



INDUSTRIAL UNIT AVAILABLE FOR LEASE

# 108 WOODBINE DOWNS BOULEVARD UNIT 1

ETOBICOKE, ON











## PROPERTY PROFILE

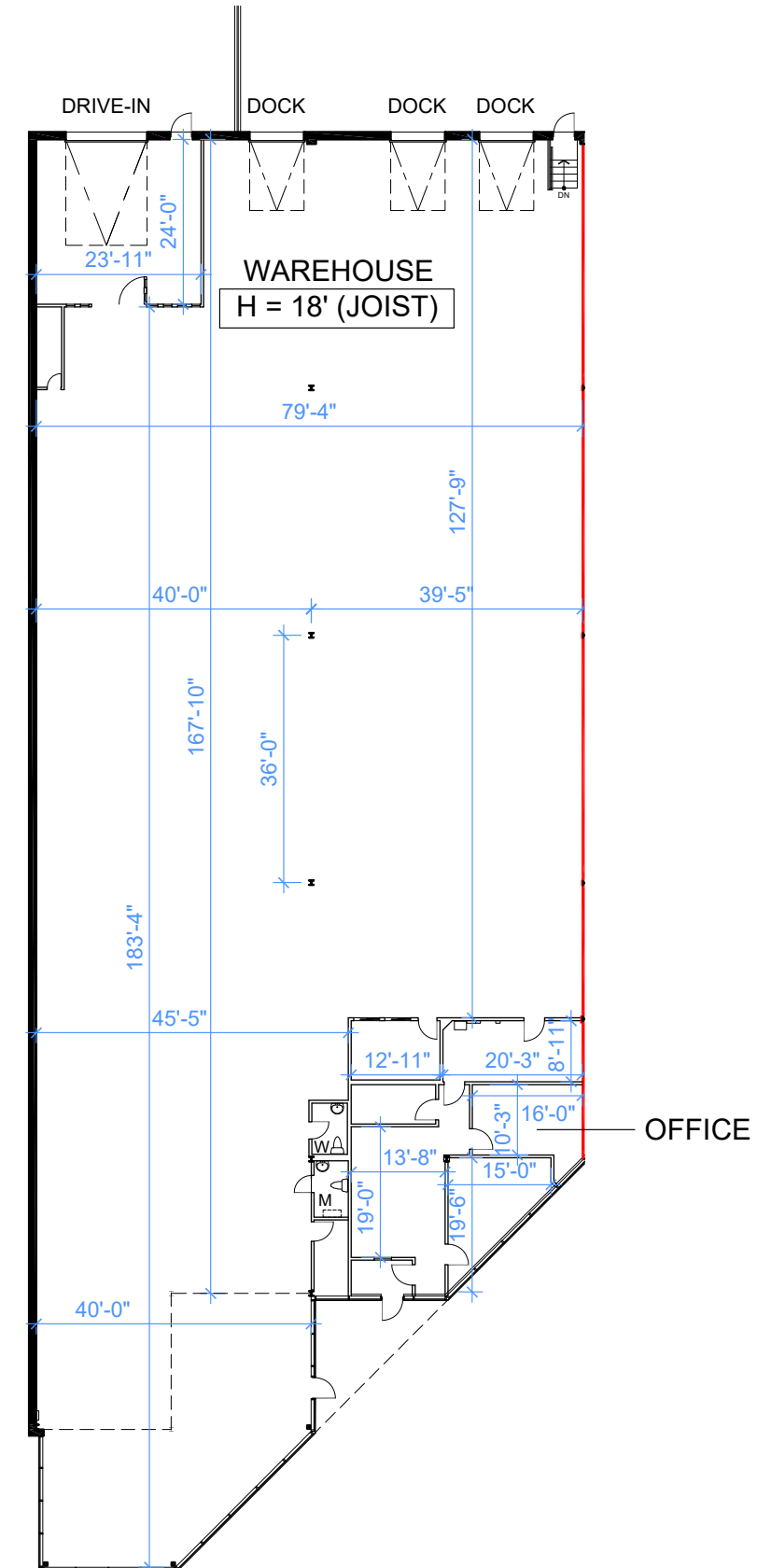
### Building Specifications

Available area	<b>15,008 sf</b>	Zoning	<b>E1</b>
Office area	<b>1,203 sf</b>	Occupancy	<b>Immediate</b>
Warehouse area	<b>113,805 sf</b>	TMI	<b>\$5.96 (est. 2026)</b>
Clear height	<b>18' 0"</b>	Asking Rate	<b>\$17.50 net psf</b>
Shipping	<b>3 T/L, 1 D/I</b>		

### Highlights

-  Recently Renovated, Well Maintained Industrial Unit In Professionally
-  Great shipping access with high door counts
-  Shipping court can easily accommodate 53' trailers
-  Easily accessible by highway 401 and public transit available nearby
-  Professionally managed building
-  Many uses permitted including outside storage under the E1 zone

## FLOOR PLAN





108 WOODBINE DOWNS BLVD, UNIT 1 | ETOBICOKE, ON



# AMENITIES + TRANSIT

- 1** Tim Hortons, McDonald's, Holiday Inn, The Keg, Fionn MacCools, McDonald's, RBC, Shell
- 2** Dr. Flea's Flea Market
- 3** Albion Mall: Beer Store, BMO, Barburrito, Canadian Tire, CIBC, Dollarama, Kumon, LCBO, No Frills, Pizza Pizza, Popeyes, Shoppers Drug Mart, Subway, Tim Hortons
- 4** Finchwood Plaza: Osmow's, Mr.Greek, Subway, Hasty Market, Wok of Asia, Burger King, Tim Hortons, Drupati's, Value Village, Mark's, McDonald's
- 5** SmartCentres Rexdale: Walmart, Dollarama, Popeyes, Fresh Value, Pet Valu, Scotiabank, Esso
- 6** Costco, Canadian Tire, Home Depot, LCBO, Firehouse Subs, Osmow's, Holy Shakes, Stacked Pancakes
- 7** Humber Polytechnic

 <b>10 min</b> from CN Intermodal (+ 15 mins to CP Intermodal)	 <b>8 min</b> Average drive time to 400-Series Highways	 <b>30 km</b> Distance to Downtown Toronto
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## DRIVE TIMES

<b>3 Mins   1.9 KM</b> Highway 427	<b>12 Mins   9.6 KM</b> Pearson Airport	<b>6 Mins   3.2 KM</b> Highway ETR 407	<b>9 Mins   10.2 KM</b> Highway 401
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## AMENITIES WITHIN 5 KM

<b>159</b> Restaurants	<b>619</b> Retail	<b>7</b> Fitness Centers	<b>28</b> Banks	<b>9</b> Gas Stations
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# OUR TEAM

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Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

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Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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