

INDUSTRIAL & OFFICE SPACE FOR LEASE



100 WESTMORE DRIVE

 **100 WESTMORE DR | ETOBICOKE, ON**
2 UNITS AVAILABLE

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YOUR SUCCESS IS OUR TARGET.

UNIT CONFIGURATIONS

UNIT 12A:

TOTAL SIZE:	1,679 SF
ASSET TYPE:	Office
NET RATE:	\$12.00 PSF
T.M.I.:	\$9.69 PSF (2026)
AVAILABILITY:	Immediate

*3 Months Net-Free for 3-Year Term
5 Months Net-Free for 5-Year Term*

UNIT 19:

TOTAL SIZE:	2,330 SF
OFFICE SIZE:	1,110 SF
INDUSTRIAL SIZE:	1,220 SF
SHIPPING:	1 Drive In
CLEAR HEIGHT:	15' 10"
NET RATE:	\$17.95 PSF
T.M.I.:	\$5.52 PSF (2026)
AVAILABILITY:	September 1, 2026



PROPERTY HIGHLIGHTS



PROFESSIONALLY OWNED & MANAGED



PROXIMITY TO HWY 400 SERIES

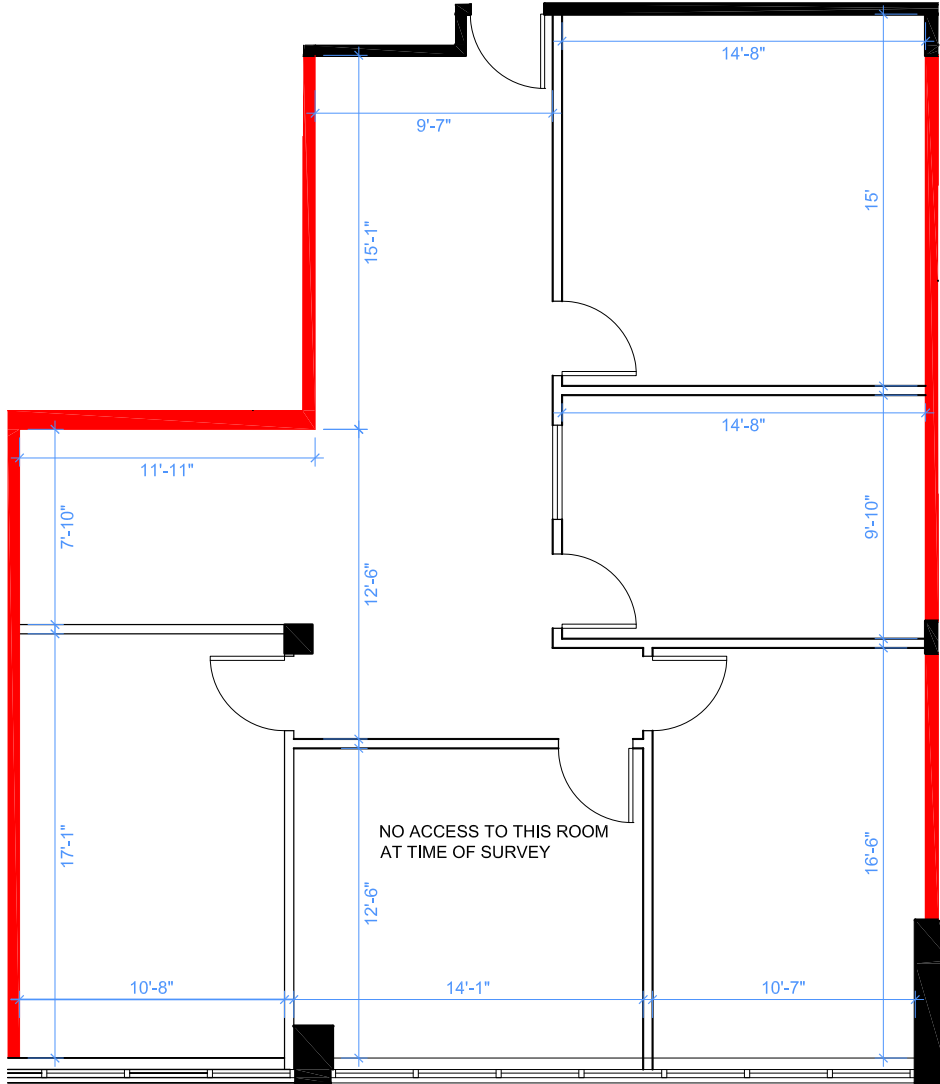


AMPLE ON-SITE PARKING

- **Unit 12A:** Newly renovated second floor office space with 5 privates
- **Unit 19:** Current layout has approx. 48% office

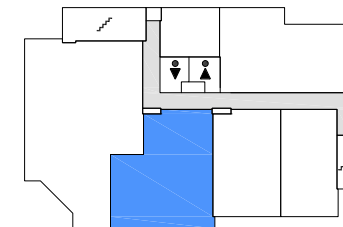


UNIT 12A



AREA SUMMARY

	RENTABLE AREA
UNIT 12A	1,679 S.F.

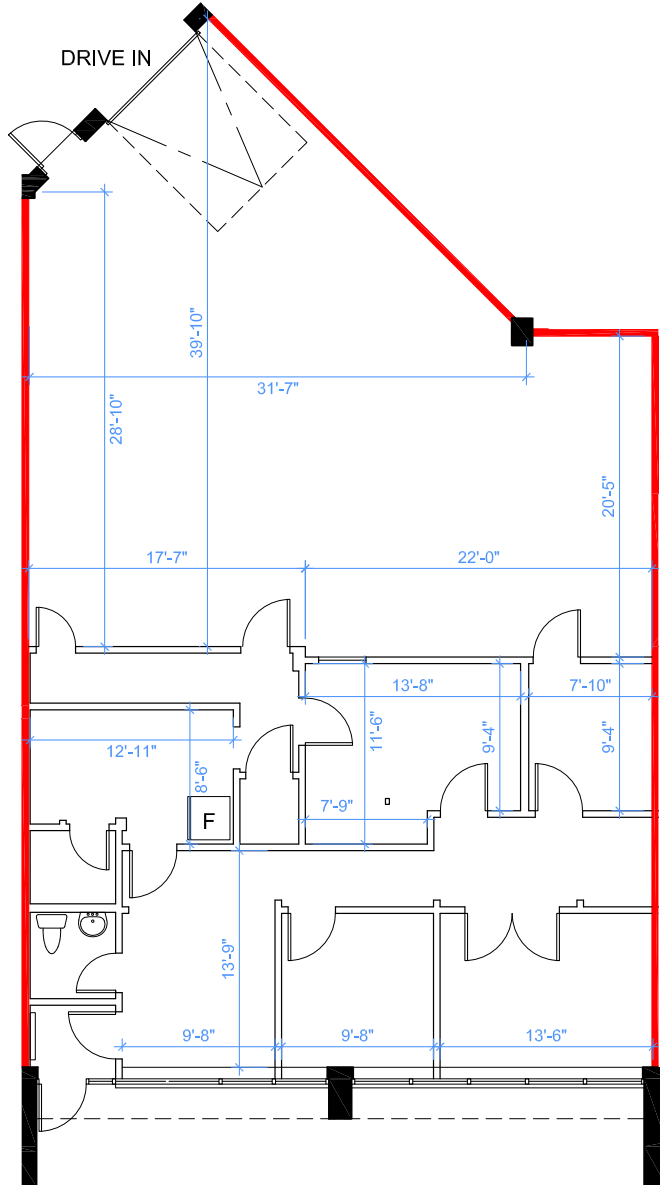


KEY PLAN

DEMISING WALL

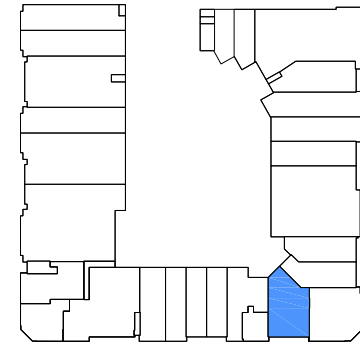


UNIT 19



AREA SUMMARY

	RENTABLE AREA
OFFICE	1,110 S.F.
WAREHOUSE	1,220 S.F.
TOTAL	2,330 S.F.

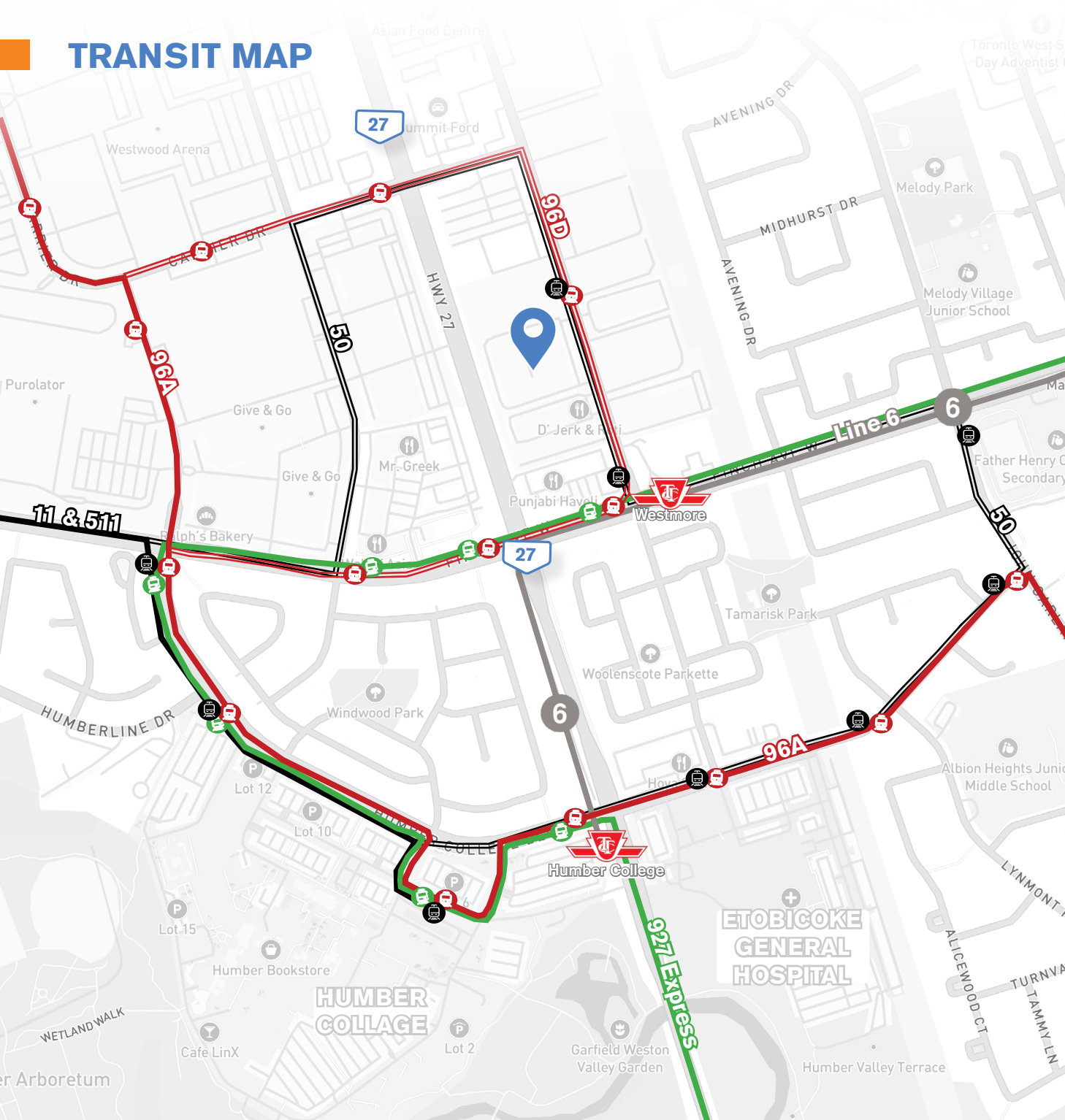


KEY PLAN

DEMISING WALL



TRANSIT MAP



NEARBY BUS ROUTES

 96A & 96D

 927D Highway 27 Express

 11, 50, 511

 Line 6

100 WESTMORE DRIVE offers strong accessibility for both office and industrial users, located just east of Highway 27 and north of Finch Avenue West with direct access via Westmore Drive. The property is well-served by TTC routes connecting to Humber College and Westmore stations, providing convenient commuting options for employees. Immediate access to Highways 27, 427, 401, and 409, along with close proximity to Toronto Pearson International Airport, ensures efficient regional connectivity for distribution, service commercial, and office operations within this established employment node.

AMENITIES MAP



DRIVE
 **TIMES**

2 MIN | 500 M

DRIVE TO
HWY 27

4 MIN | 1.7 KM

DRIVE TO
HWY 427

12 MIN | 8.9 KM

DRIVE TO TORONTO
PEARSON AIRPORT

THE TEAM

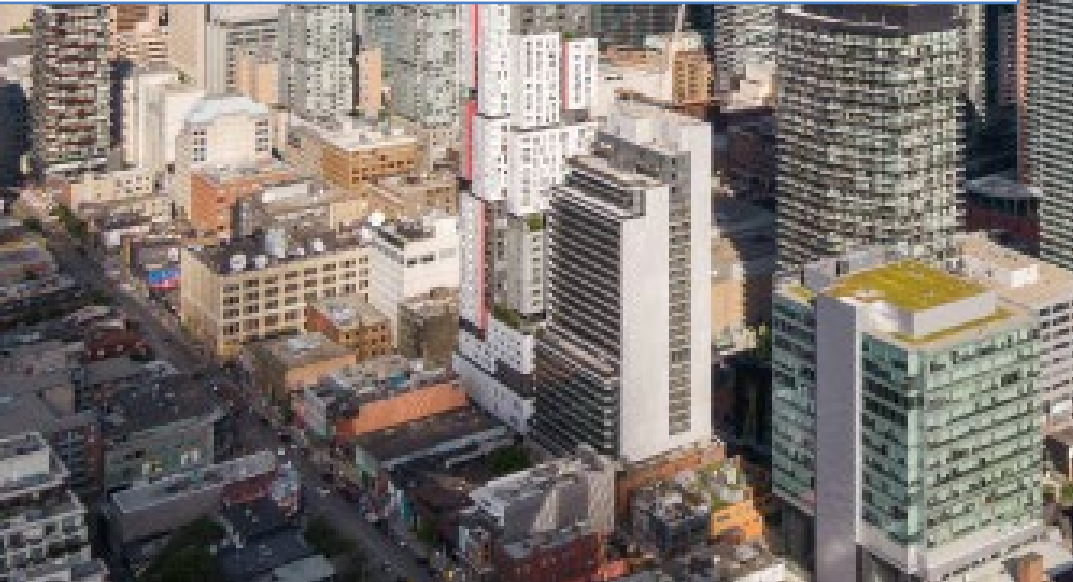


PURE INDUSTRIAL is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca



SPEAR REALTY is a brokerage specializing in GTA real estate, land, development, and investment. We thrive on scouting real estate solutions throughout the GTA, while elevating the process with unsurpassed service and professional excellence.

Honed by years of success, Spear Realty values its role as a trusted real estate partner, taking the time to understand every client's goals through a well-established collaborative network, certified local-market expertise and professional excellence.

Spear's inclusive philosophy is committed to solutions that are strictly in the space user's best interest and free from the conflict of interests. Spear's mission is to define and understand the client's business and financial as well as non-financial drivers, applying our comprehensive knowledge of real estate markets and business strategy to design and implement solutions that achieve our clients' goals.

spearrealty.ca

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100 WESTMORE DR, ETOBICOKE, ON | UNIT 12A & 19



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