



FOR LEASE

**22 & 24 INGRAM DRIVE**  
TORONTO, ON



CUSHMAN &  
WAKEFIELD



# 22 & 24 INGRAM DRIVE

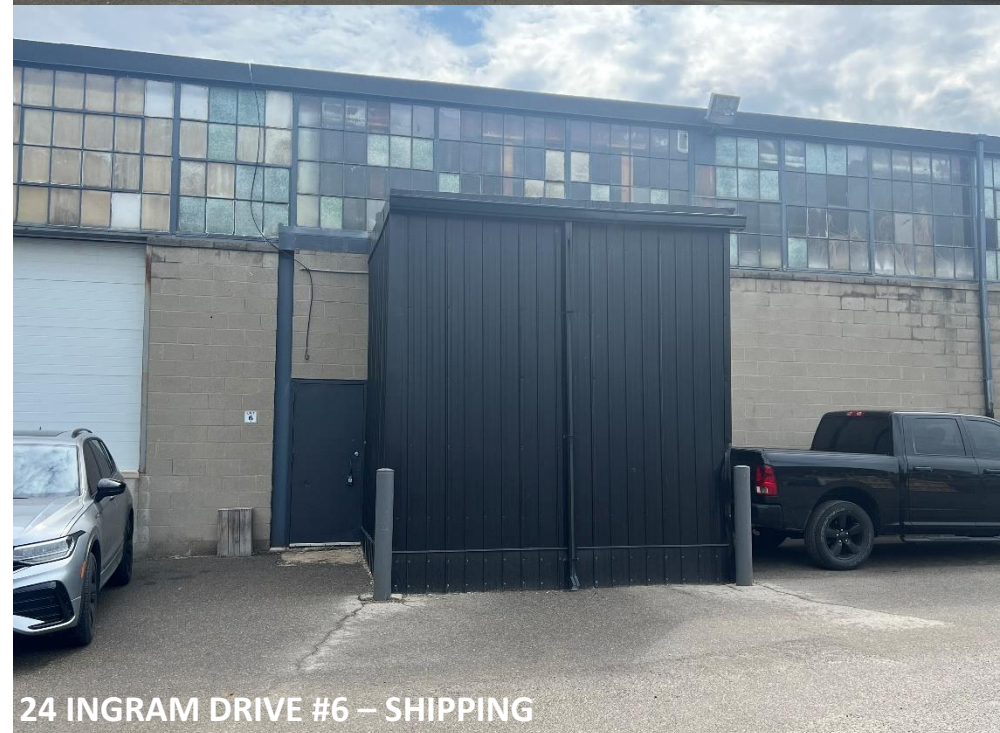
## TORONTO, ON

### PROPERTY DETAILS

Address	22 Ingram Dr #2	24 Ingram Drive #2	24 Ingram Dr #6
Unit Size	5,000 sf	4,500 sf	5,005 sf
Ceiling Height	25'11"	11'3	18'4"
Shipping	1 DI	1 DI	1 TL
Power	100A/208V	TBC	100A/208V
Zoning	E1.0	E1.0	E1.0
Net Rent	\$16.95 psf	\$19.95 psf	\$16.95 psf
TMI	\$5.85	\$5.85	\$5.85

### PROPERTY HIGHLIGHTS

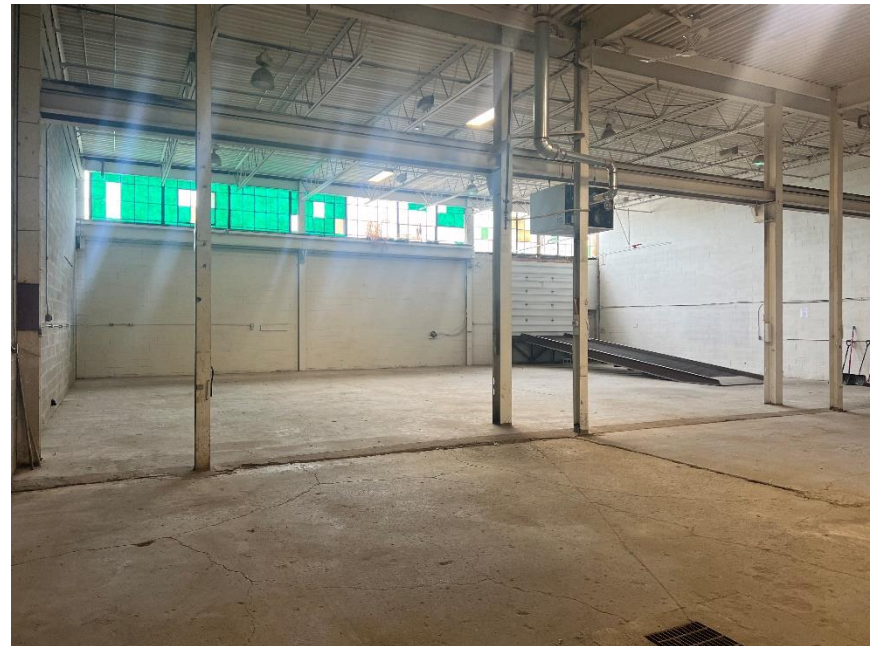
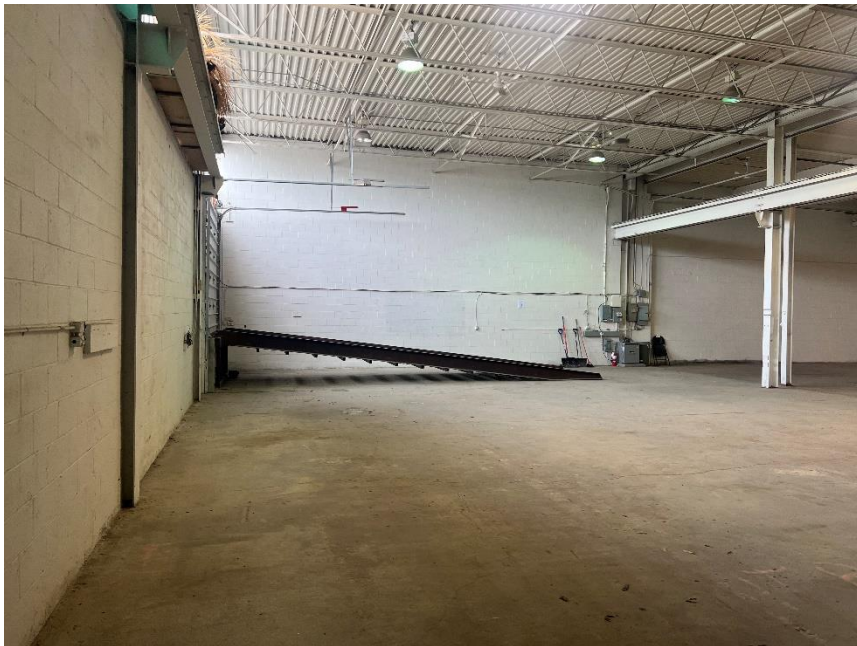
- Multiple units available – Unit #2 is equipped with spray booth suitable for automotive
- Excellent location within steps to Keele Street and public transit
- Clean and well-maintained units
- Easy access to Highways 401 and Allen Road





# 22 & 24 INGRAM DRIVE TORONTO, ON

## 24 INGRAM DRIVE #6 – INTERIOR IMAGES





# 22 & 24 INGRAM DRIVE

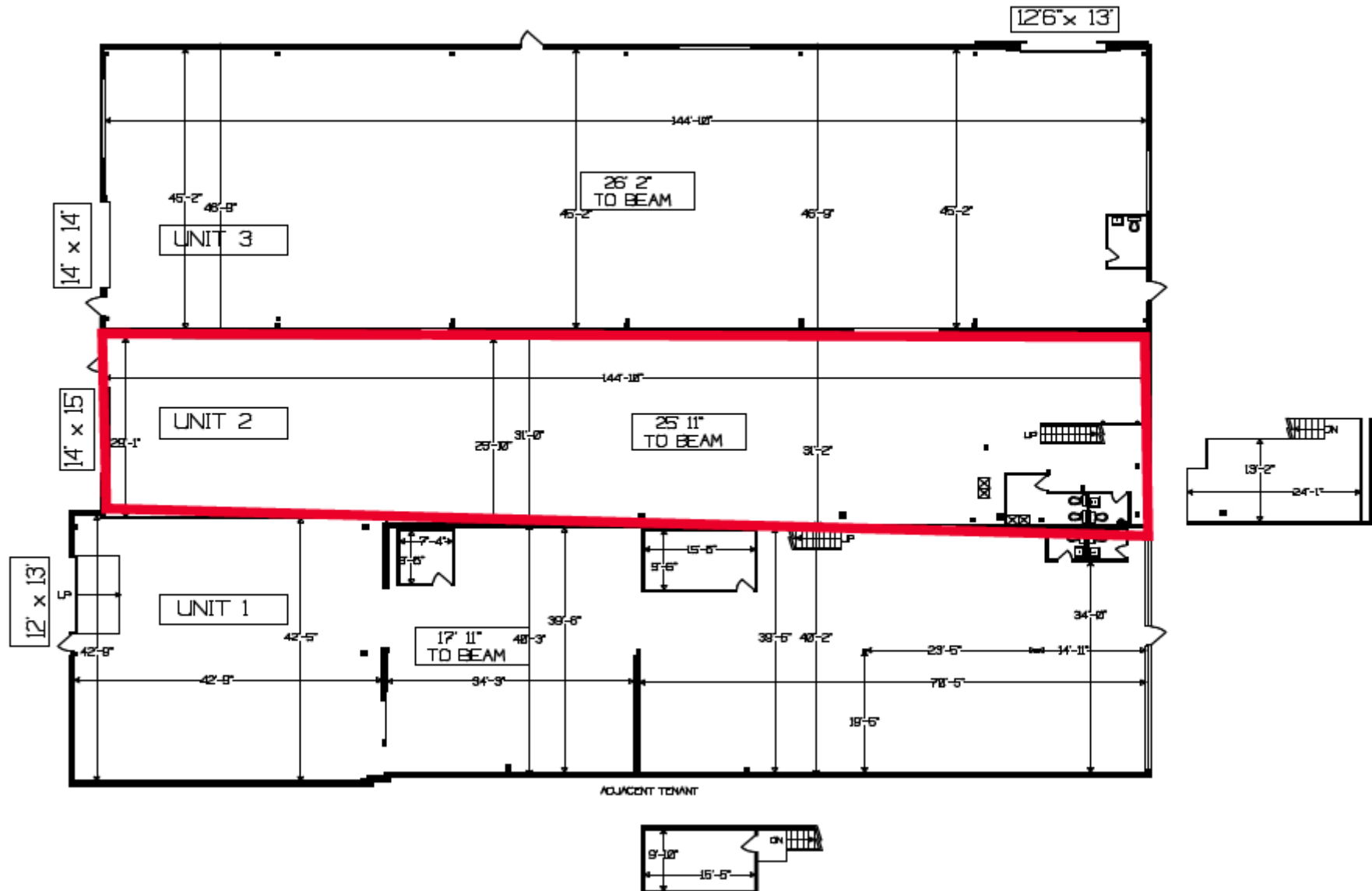
TORONTO, ON

22 INGRAM DRIVE #2 – INTERIOR IMAGE



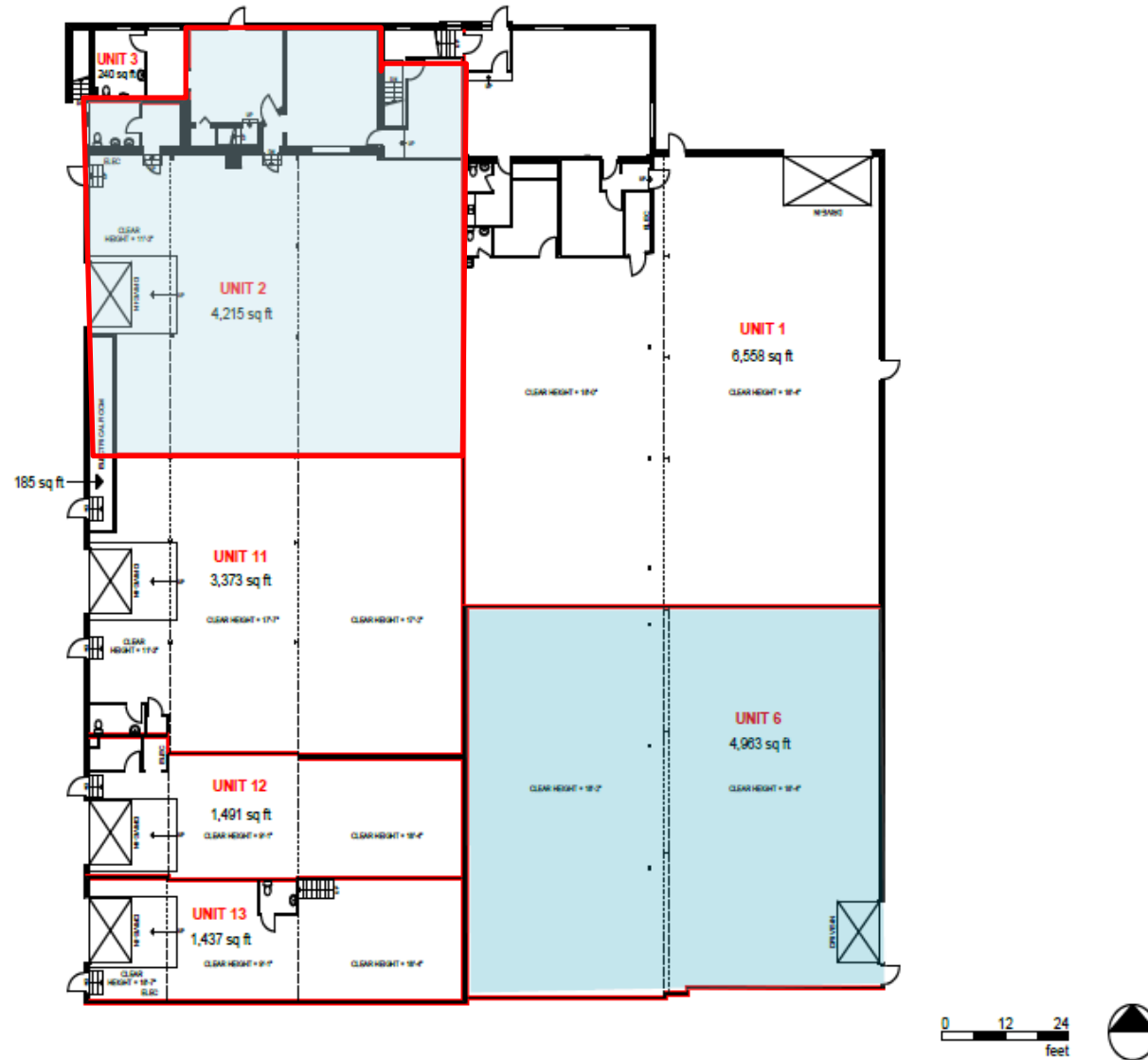
# 22 & 24 INGRAM DRIVE TORONTO, ON

22 INGRAM DRIVE #2 – FLOOR PLAN



# 22 & 24 INGRAM DRIVE TORONTO, ON

## 24 INGRAM DRIVE #2 & 6 – FLOOR PLAN



# 22 & 24 INGRAM DRIVE

## TORONTO, ON

### ZONING PERMITTED USES:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Manufacturing
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use



### PERMITTED USES (AS PER ZONING) WITH CONDITIONS

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marihuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment



**FOR MORE INFORMATION, CONTACT:**

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