

22 & 24 INGRAM DRIVE TORONTO, ON



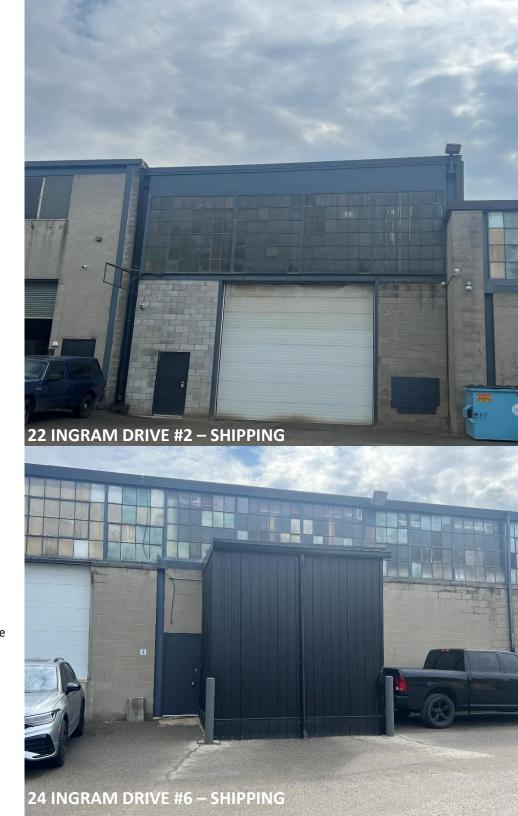
22 & 24 INGRAM DRIVE TORONTO, ON

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
тмі	\$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



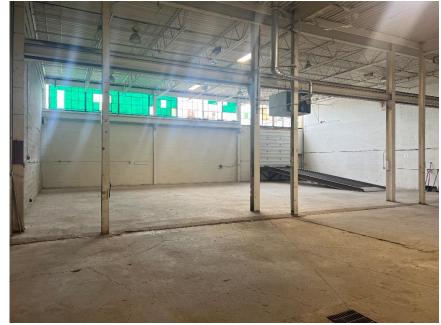
TORONTO, ON





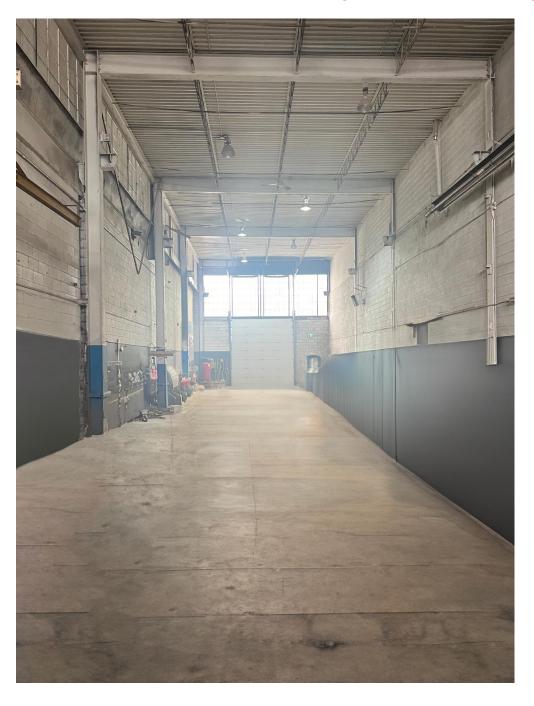






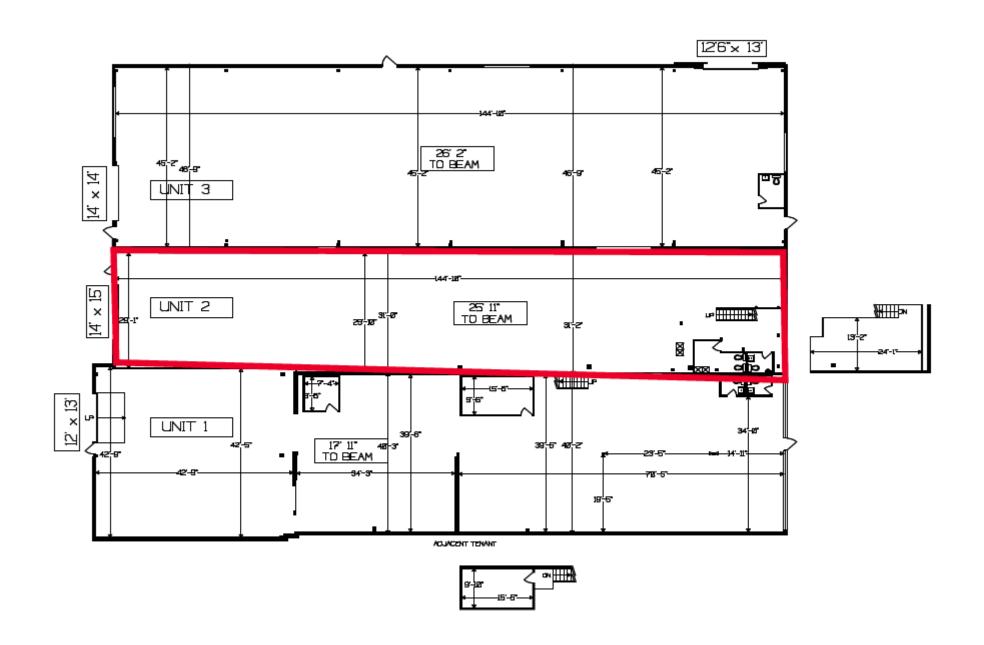
TORONTO, ON

22 INGRAM DRIVE #2 – INTERIOR IMAGE



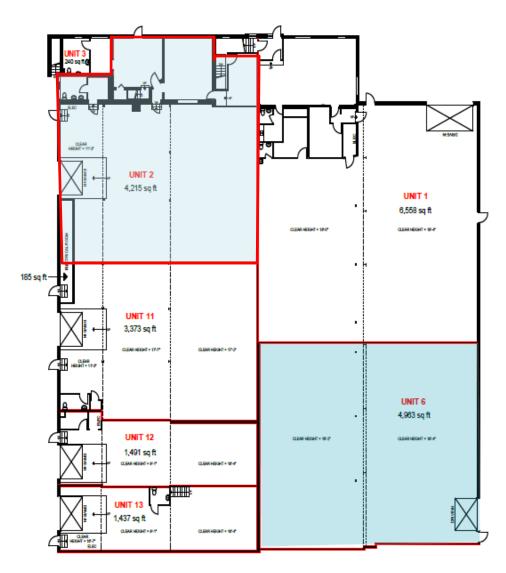
TORONTO, ON

22 INGRAM DRIVE #2 - FLOOR PLAN



TORONTO, ON

24 INGRAM DRIVE #2 & 6 - FLOOR PLAN



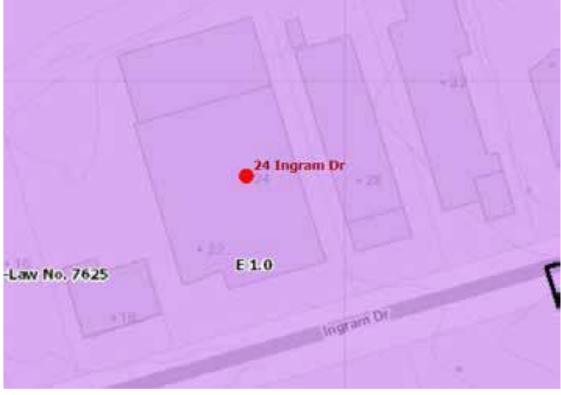




22 & 24 INGRAM DRIVE TORONTO, ON

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



GORAN BRELIH, SIOR

Executive Vice President, Broker 416 756 5456 goran.brelih@cushwake.com

DIANA MCKENNON

Sales Representative 416 642 5356 diana.mckennon@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confi- dential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.