

FOR SALE OR LEASE

25 DYAS ROAD

TORONTO, ONTARIO

N NICOLA
WEALTH
REAL ESTATE

**CUSHMAN &
WAKEFIELD**



ADDRESS
25 Dyas Road
Toronto, ON



LOT SIZE
4.13 Acres



ZONING
EO 1.5 (E1.5; O1.0)



STOREYS
1



RENTABLE AREA
74,717 sq. ft.



TMI
\$3.45 PSF



TEMPERATURE
controlled facility



CLEAR HEIGHT
13'5" – 16'1"



LOADING AREA
3 truck level & 1
drive in doors



POWER
600V/1,600A



PARKING
214 surface
parking stalls



AVAILABLE
Immediate
Occupancy



REALTY TAX
\$195,758.54
(2023)

FOR LEASE | \$17.95 PSF



FOR SALE | \$26.15M

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CURRENT OFFICE/INDUSTRIAL GLA

TRUCK / DRIVE IN DOORS

16'-1" CEILING HEIGHT

TRUCK LEVEL DOORS

DRIVE-IN DOOR

MEZZANINE 1

MEZZANINE 2

DOCK

DRIVE-IN

SPRINKLER

BATTERY BACKUP

ELEC VAULT

ELEC

Dimensions: 16'-1", 15'-8", 13'-5", 12'-6", 7'-6", 6'-10"

North Arrow



ZONING

25 Dyas Road is zoned Employment Industrial Office Zone (E.O.). This designated zoning allows for a variety of uses including the following permitted uses:

PERMITTED USES:

“E” ZONING PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Bindery
- Carpenter’s Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Industrial Sales & Service Use
- Laboratory
- Police Station
- Printing Establishment
- Production Studio
- Self-storage Warehouse
- Service Shop
- Veterinary Hospital
- Warehouse
- Wholesaling Use

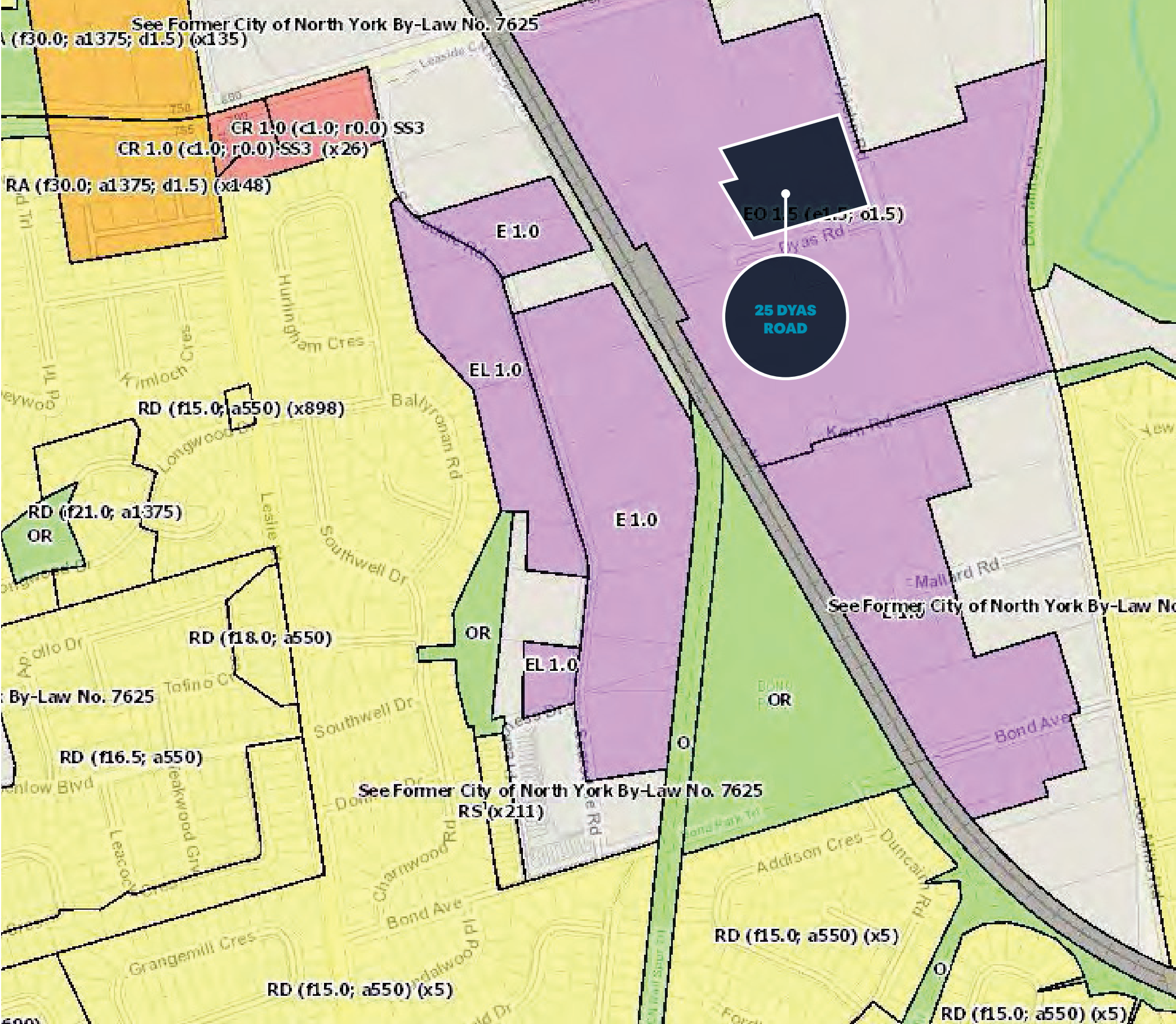
“O” ZONING PERMITTED USES

- Art Gallery
- Automated Banking Machine
- Club
- Community Centre
- Education Use
- Financial Institution
- Library
- Message Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Software Development & Processing
- Wellness Centre

USES PERMITTED WITH CONDITIONS:

- Apparel and Textile Manufacturing Use
- Beverage Manufacturing Use
- Clay Product Manufacturing Use
- Cogeneration Energy
- Computer, Communications, Electronics, or Optical Media Manufacturing Use
- Contractor’s Establishment
- Food Manufacturing Use
- Furniture Manufacturing Use
- Medical Equipment and Supplies Manufacturing Use
- Metal Products Manufacturing Use
- Open Storage
- Pharmaceutical and Medicine Manufacturing Use
- Plastic Product Manufacturing Use
- Public Utility
- Renewable Energy
- Transportation Product and Vehicle Manufacturing Use
- Transportation Use
- Drive Through Facility
- Eating Establishment
- Hotel
- Outdoor Patio
- Personal Service Shop
- Place of Assembly
- Place of Worship
- Public Parking
- Recreation Use
- Retail Service
- Retail Store
- Take-out Eating Establishment
- Vehicle Fuel Station

Information is subject to change without notice. Landlord takes no responsibility for such changes should they occur.



TRANSPORTATION

25 Dyas Road is located within walking distance to TTC transit route #95 which travels east and west along York Mills Road. The westbound route provides direct access to the Yonge-University-Specina Subway line and an immediate transfer to GO Bus transit routes traveling north, west and east of the city. Less than 2 minutes away via eastbound transit is the intersection of Don Mills Road, where TTC route #25 (Don Mills) is attainable and provides commuters with easy access to Pape Station on the Bloor-Danforth Subway Line. The property sits approximately 2 kilometers west of Don Valley Parkway and 4 kilometers south of Highway 401 at Leslie Street providing quick and easy access routes to the Downtown core. Additionally, the property is positioned just west of the future Downtown Relief Line.



DRIVE TIMES

3 MINUTES

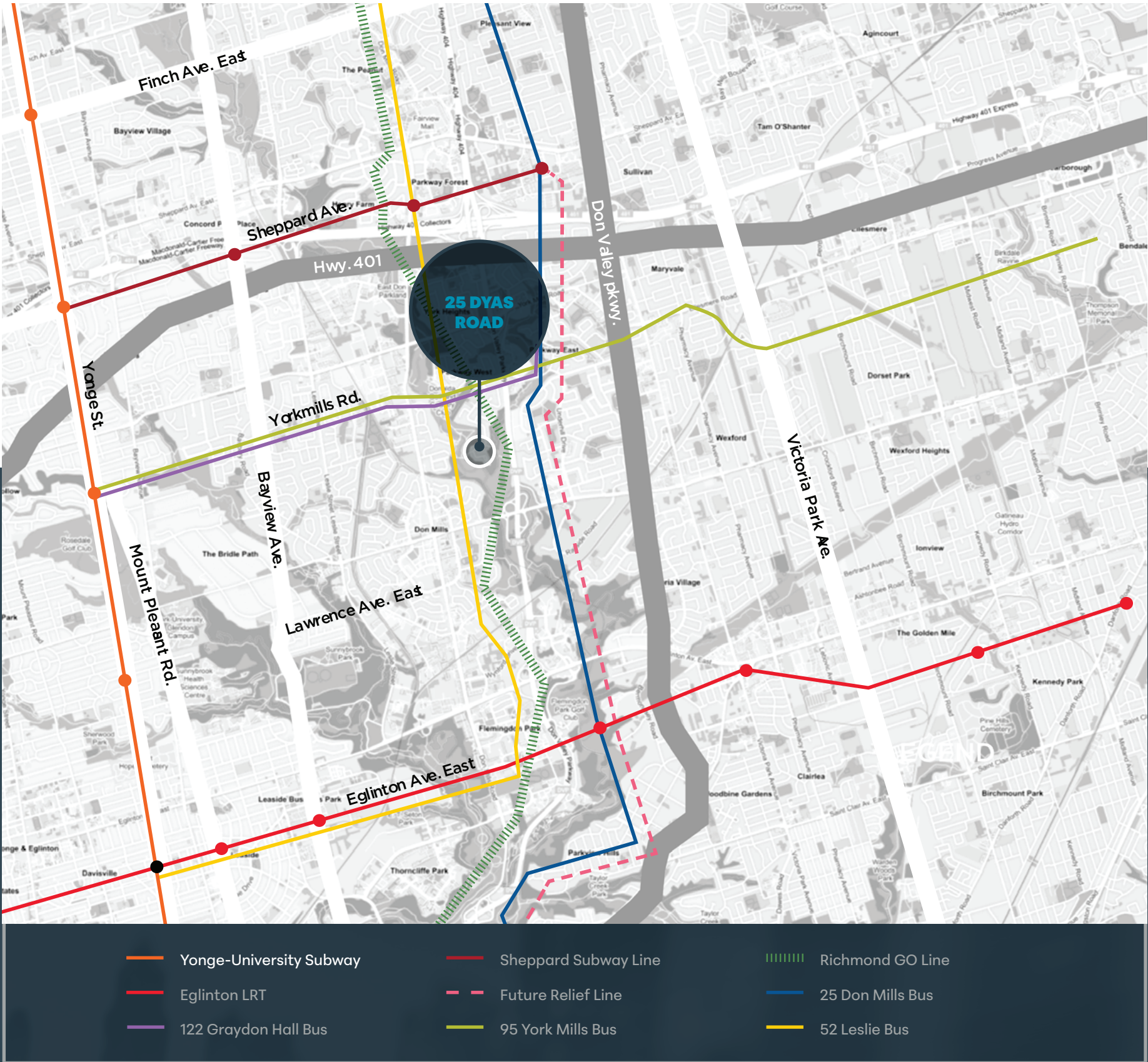
Don Valley Parkway & Bond Park

5 MINUTES

Oriele GO Station & Shops at Don Mills

8 MINUTES

Fairview Shopping Centre, Bayview Village Shopping Centre, York Mills Station, Science Centre Station, Don Mills Station



AREA AMENITIES

- 44

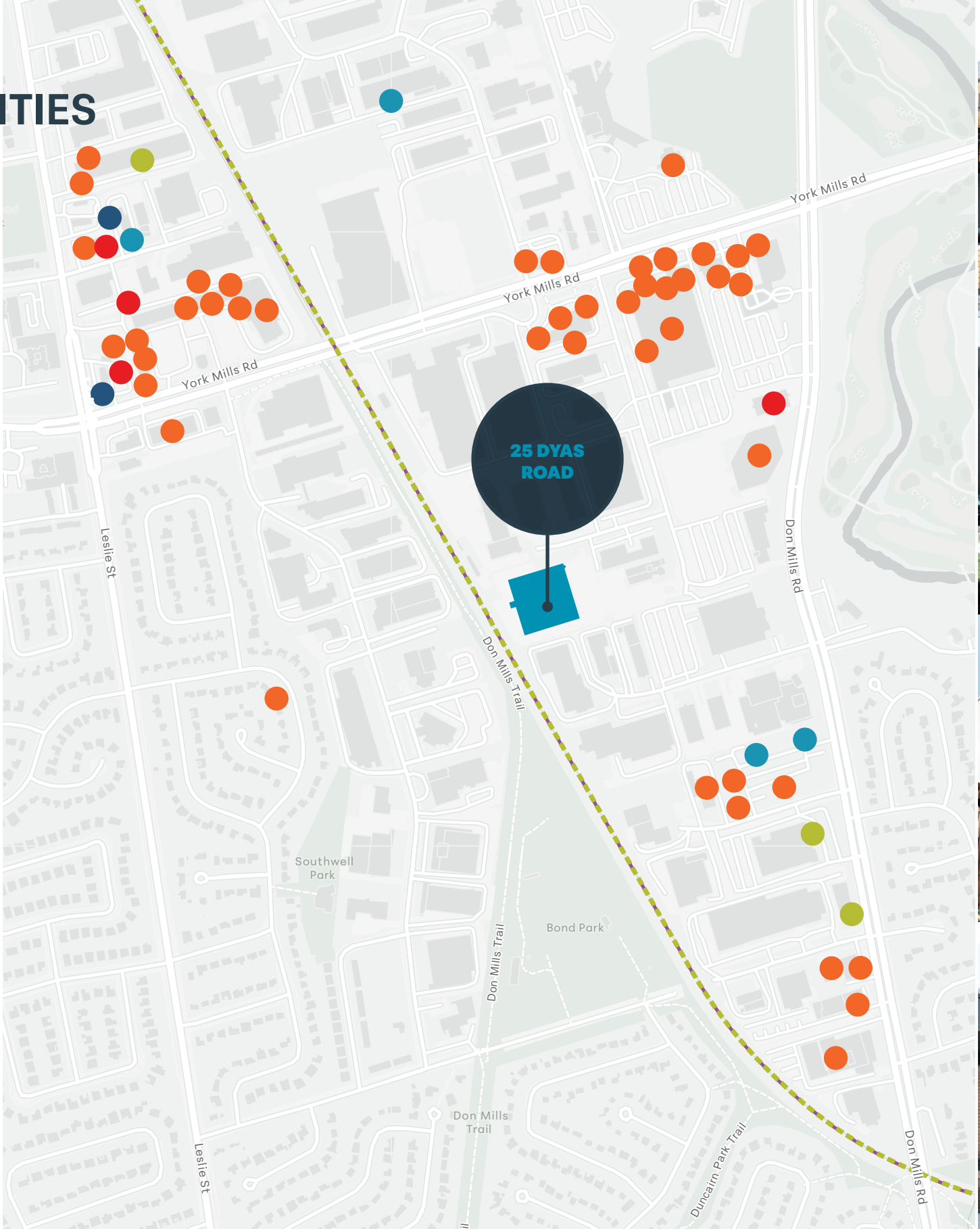
FOOD
- 2

FUEL
- 4

RETAIL
- 3

FITNESS
- 4

BANKING



LABOUR DEMOGRAPHICS

1KM Radius

Total Population	4,663
Daytime Population	15,868
HH Income	\$189,636
Trades/Transportation/Equipment Operations Employees	133
Processing/Manufacturing/Utilities Employees	12

3KM Radius

Total Population	103,965
Daytime Population	111,272
HH Income	\$129,764
Trades/Transportation/Equipment Operations Employees	3,637
Processing/Manufacturing/Utilities Employees	1,296

5KM Radius

Total Population	338,477
Daytime Population	334,038
HH Income	\$136,510
Trades/Transportation/Equipment Operations Employees	12,900
Processing/Manufacturing/Utilities Employees	4,745

LOCAL SUITABILITY SCORE:

76

Suitable



FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

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