

High Power – 2000 Amps

FOR LEASE

65 SKYWAY AVENUE

ETOBICOKE, ON

**High Quality Industrial Building
Near Pearson Airport**

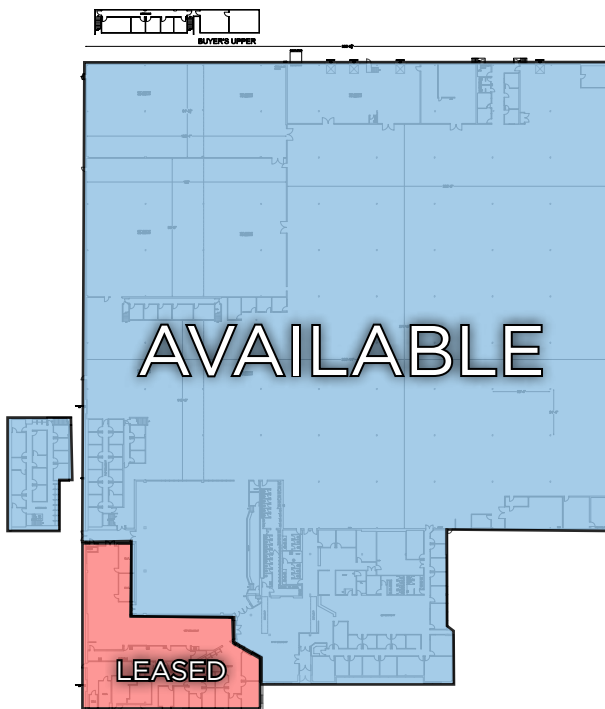


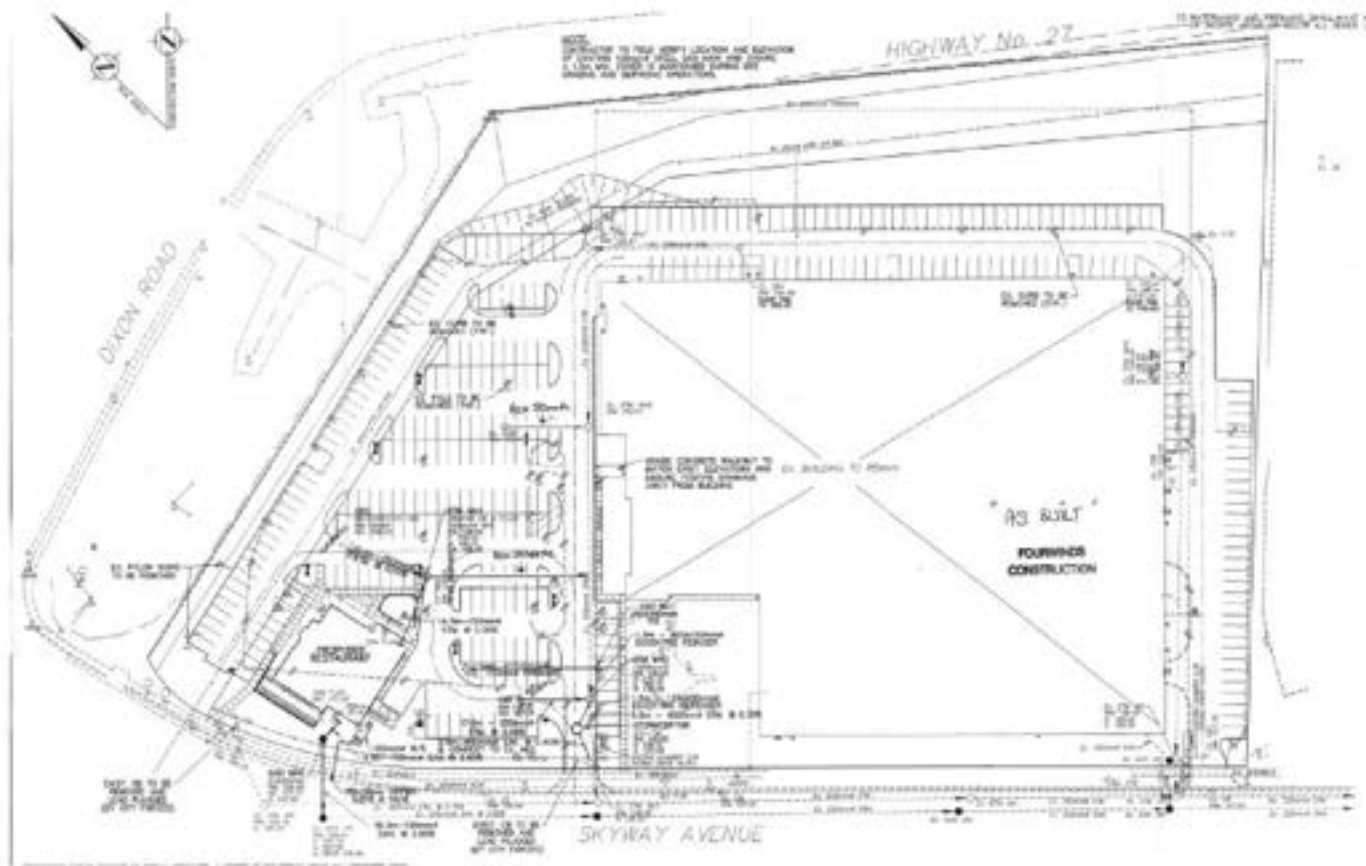
LEASE OPPORTUNITY

- Rare opportunity to lease quality industrial building in central GTA location
- Ample employee parking
- Heavy power supply of 2000 Amps
- Quick, easy access to Hwy 401, 409 & 427
- Walking distance to public transportation and nearby amenities
- Well built office space, renovated lobby and 7,989 SF auditorium
- Warehouse has A/C, automatic levelers, humidifiers & a potential cooler room

LEASE DETAILS

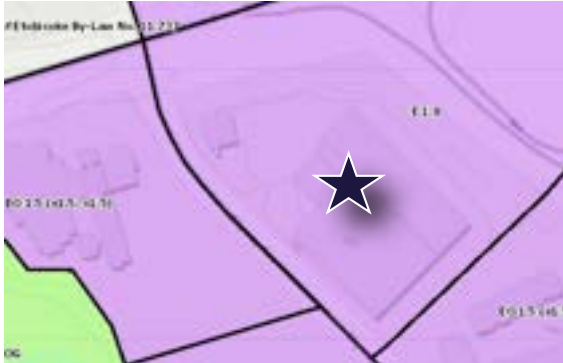
AVAILABLE AREA	119,401 SF Warehouse 7,989 SF Auditorium 13,570 SF Office <hr/> 140,960 SF Total Area
CLEAR HEIGHT	15'6" - 20'6"
SHIPPING	1 Drive In 4 Truck Level
AVAILABILITY	30 Days
ZONING	E1.0
SPRINKLERS	ESFR
POWER	600 Volts 2,000 Amps
TMI	\$4.50
NET RENTAL RATE	\$16.50





SITE PLAN

ZONING



Permitted Uses - Sample permitted used in an E1.0 - Employment zone include, but are not limited to:

- 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
- Laboratory
- Manufacturing
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development
- Processing Warehouse
- Wholesaling Use

PROPERTY PHOTOS



WAREHOUSE SPACE



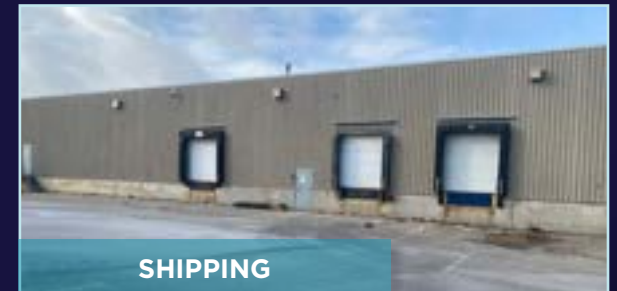
OPEN CONCEPT



PRIVATE OFFICE



AUDITORIUM

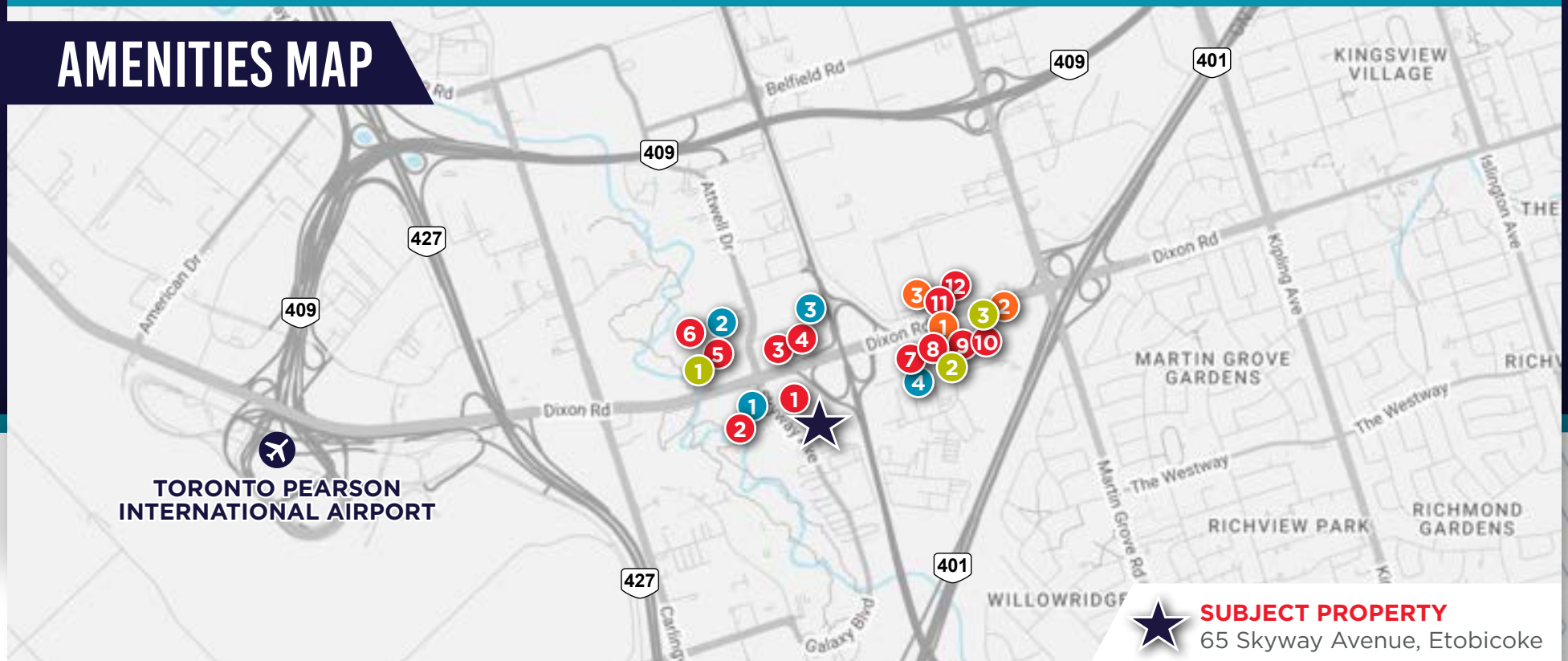


SHIPPING



LOBBY

AMENITIES MAP



Restaurants

- | | |
|----------------------------|-------------------|
| 1 Montana's | 7 Ginko Japanese |
| 2 Chop Steakhouse and Bar | 8 Starbucks |
| 3 Boston Pizza | 9 Freshii |
| 4 Jack Astor's Bar & Grill | 10 Sushi-Ya Japan |
| 5 Cafe One Fifty | 11 Harvey's |
| 6 Moxies | 12 Tim Hortons |

Hotels

- | |
|-----------------------------|
| 1 Sheraton |
| 2 Residence Inn by Marriott |
| 3 Crowne Plaza |
| 4 Delta Hotels |

Gas Station

- | |
|----------------|
| 1 Shell |
| 2 Petro-Canada |
| 3 ChargeLab |

Bank

- | |
|--------------|
| 1 HSBC Banks |
| 2 BMO |
| 3 RBC |



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