

# 610

# CORONATION DRIVE, Toronto, ON



**CUSHMAN &  
WAKEFIELD**



## 71,960 SF FOR SALE/LEASE

### BRAND NEW INDUSTRIAL FACILITY



**PETER SCHMIDT\*** B.A.A., SIOR  
Executive Vice President  
416 543 8083  
[peter.schmidt@cushwake.com](mailto:peter.schmidt@cushwake.com)

**DANIEL HUBERT\***  
Executive Vice President  
416 859 4879  
[daniel.hubert@cushwake.com](mailto:daniel.hubert@cushwake.com)

**JAMES MILDON\***  
Vice President  
416 908 4118  
[james.mildon@cushwake.com](mailto:james.mildon@cushwake.com)

**D'ARCY BAK\***  
Associate Vice President  
416 570 5447  
[darcy.bak@cushwake.com](mailto:darcy.bak@cushwake.com)





# ADVANCED BUILD, ADVANCED BUSINESS

## 610 CORONATION DRIVE, TORONTO



**CUSHMAN &  
WAKEFIELD**



**STERLING  
GROUP**





# 610

# CORONATION DR

## Toronto



### BUILDING SPECIFICATIONS

BUILDING SIZE	71,960 SF
INDUSTRIAL AREA	67,960 SF
OFFICE AREA	4,000 SF (6%) - Steel Mezzanine - Build to Suit
GROSS LAND AREA	5.49 Acres
NET LAND AREA	3.38 Acres (after conveyance to TRCA)
CLEAR HEIGHT	36' under joist
SHIPPING	12 TL Doors   1 DI Door
VEHICLE PARKING	67 vehicle parking stalls
ZONING	E 0.7 - Employment
OFFICIAL PLAN	Core Employment Area



# 610

# CORONATION DR

## Toronto



## BUILDING SPECIFICATIONS

### 36'

CLEAR HEIGHT

### 6%

OFFICE AREA  
(STEEL MEZZANINE)

### 38' x 54'

BAY SIZE

### 60'

STAGING BAY

### 12 -9'x10'

DOCK DOORS

### 1 -12'x14'

DRIVE-IN DOORS

### DOCK PACKAGE:

**LEVELLER TYPE** Hydraulic/Blue Giant

**LEVELLER CAPACITY** 19,000 lbs

**BUMPERS & SEALS** Yes

### BUILDING:

**WAREHOUSE FLOOR** 6" Slab Steel Fibre

**CONCRETE STRENGTH** 32 Mpa (4,641 psi)

**LIGHTING** LED (Warehouse & Office)

**WAREHOUSE HEAT** Ceiling-Hung Lennox Forced Air CAS Units

**POWER** 1,500 KVA Transformer  
1,200 A / 600V 3 Phase

### EXTERIOR:

**TRUCK COURT** Asphalt with concrete apron

**SHIPPING APRON** 6" concrete

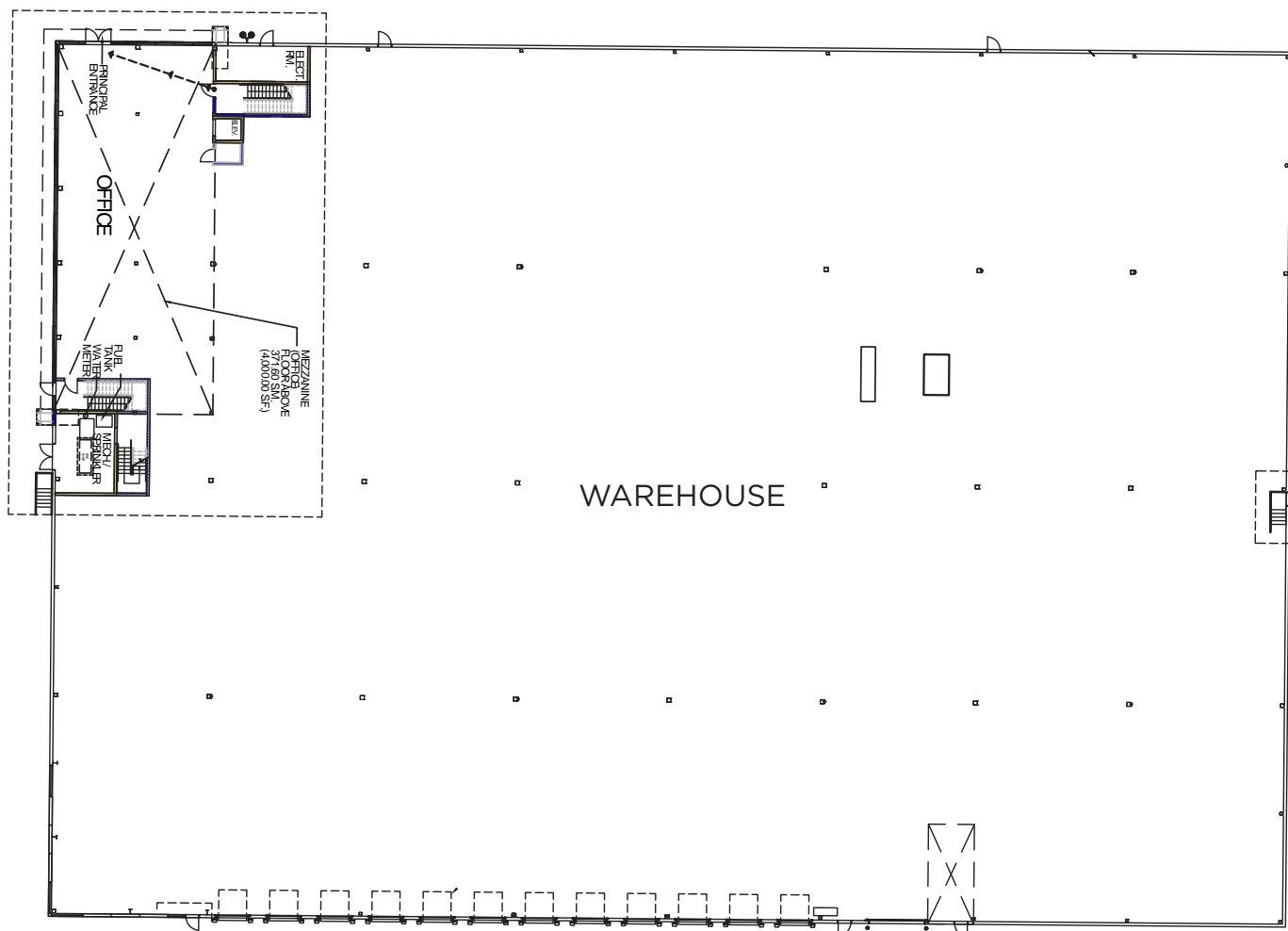
**EMPLOYEE PARKING** 60 Stalls

**IRRIGATION SYSTEM** Automated landscaping  
irrigation system included

# 610

# CORONATION DR

Toronto



67,960 SF INDUSTRIAL

4,000 SF OFFICE

71,960 SF TOTAL

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



610

**CORONATION DR**  
Toronto





# 610 CORONATION DR

Toronto





610

CORONATION DR

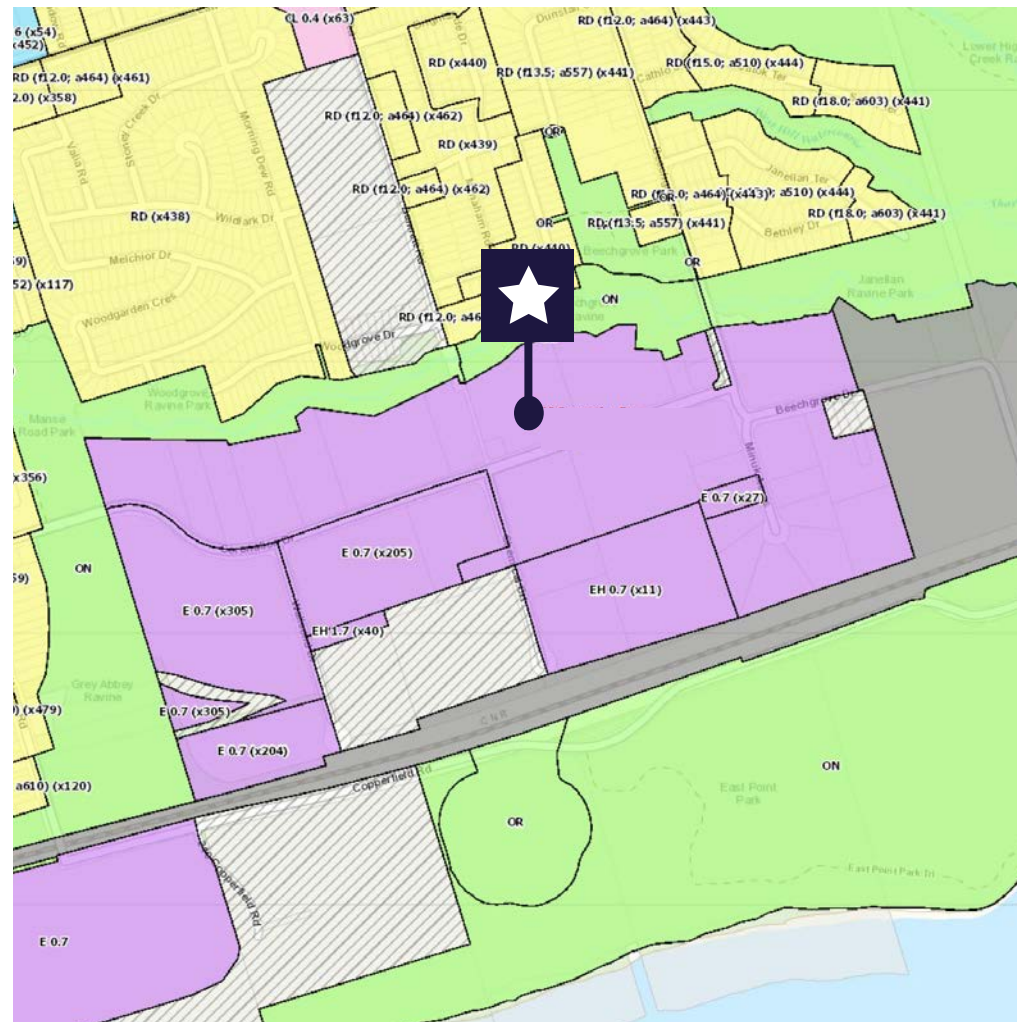
Toronto



## PERMITTED USES

Within the E zone, the following uses are permitted:

- 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
- Office
- Park
- Performing Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development & Processing
- Warehouse
- Wholesaling Use
- All Manufacturing Uses **Except:**
  1. Abattoir, slaughterhouse or animal rendering
  2. Ammunition, Firearms, Fireworks
  3. Asphalt Plant
  4. Cement or Concrete Plant
  5. Crude Petrol Oil or Coal Refinery
  6. Explosives Factory
  7. Industrial Gas Manufacturing
  8. Large Scale Smelting
  9. Primary Processing of Metals
  10. Pesticide/Fertilizer Manufacturing
  11. Petrochemical Manufacturing
  12. Primary Processing of Gypsum
  13. Primary Processing of Limestone
  14. Primary Processing of Oil-Based Paints
  15. Pulp Mill
  16. Resin, Natural or Synthetic Rubber Manufacturing
  17. Tannery





# 610

# CORONATION DR

## Toronto



## CORPORATE NEIGHBOURS





# 610

## CORONATION DR

### Toronto





# CONTACT



**PETER SCHMIDT\*** B.A.A., SIOR  
Executive Vice President  
Corporate Real Estate Services, Canada  
416 543 8083  
peter.schmidt@cushwake.com

**DANIEL HUBERT\***  
Executive Vice President  
Corporate Real Estate Services, Canada  
416 859 4879  
daniel.hubert@cushwake.com

**JAMES MILDON\***  
Vice President  
Corporate Real Estate Services, Canada  
416 908 4118  
james.mildon@cushwake.com

**D'ARCY BAK\***  
Associate Vice President  
Corporate Real Estate Services, Canada  
416 570 5447  
darcy.bak@cushwake.com

**Cushman & Wakefield ULC, Brokerage**  
**1 Prologis Boulevard, Suite 300, Mississauga, ON L5W 0G2**  
**cushmanwakefield.com | 905 568 9500**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.  
\*Sales Representative

