

# INDUSTRIAL FOR LEASE

## 65 SKYWAY AVENUE

ETOBICOKE, ONTARIO



### Property Highlights

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



### Property Details

<b>LOCATION</b>	Skyway Avenue & Dixon Road
<b>BUILDING AREA</b>	16,500 SF Office 121,000 SF Warehouse 137,500 SF Total Area
<b>CLEAR HEIGHT</b>	15'6" - 20'6"
<b>SHIPPING</b>	1 Drive In   4 Truck Level
<b>AVAILABILITY</b>	30 Days
<b>ZONING</b>	E1.0
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	600 Volts   2,000 Amps
<b>TMI</b>	\$4.50
<b>NET RENTAL RATE</b>	<b>\$16.50</b>



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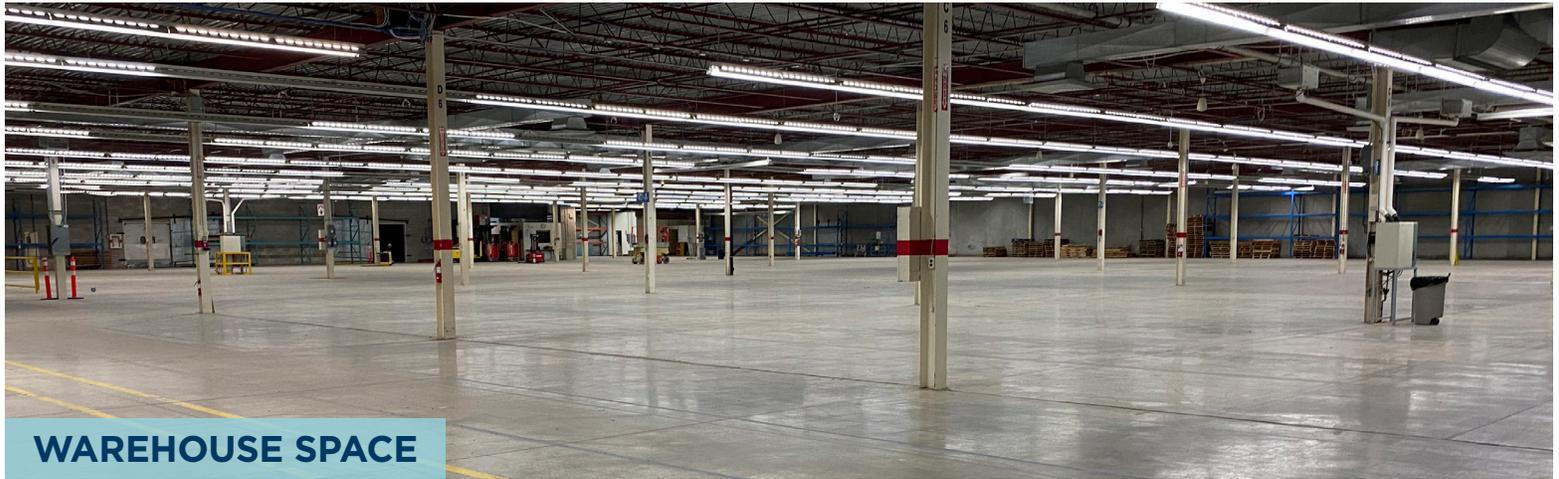
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# PROPERTY PICTURES



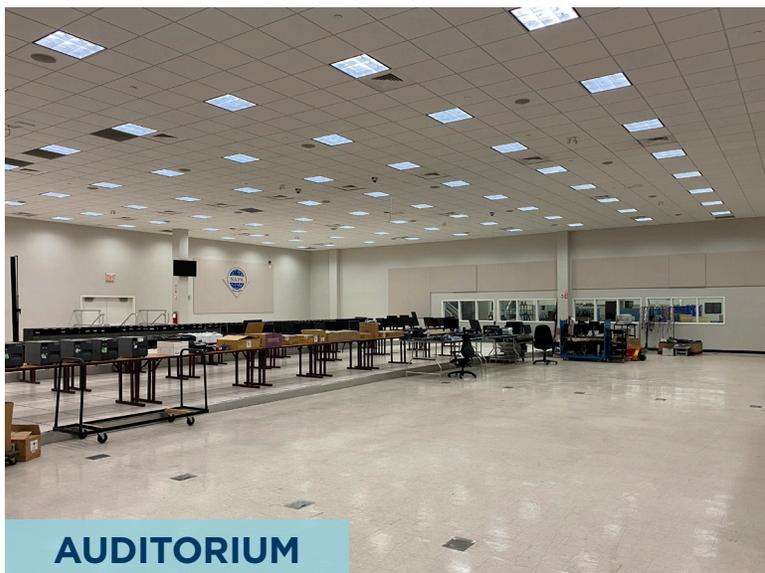
**WAREHOUSE SPACE**



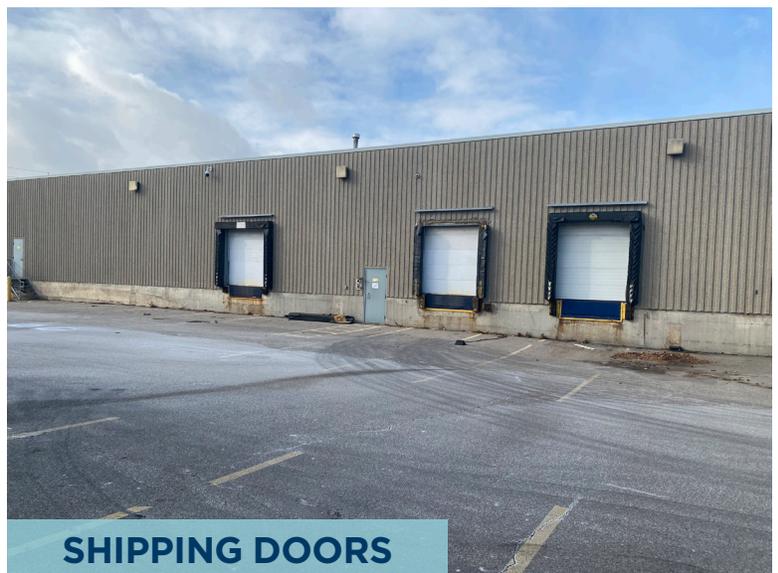
**OPEN CONCEPT SPACE**



**PRIVATE OFFICE**



**AUDITORIUM**



**SHIPPING DOORS**

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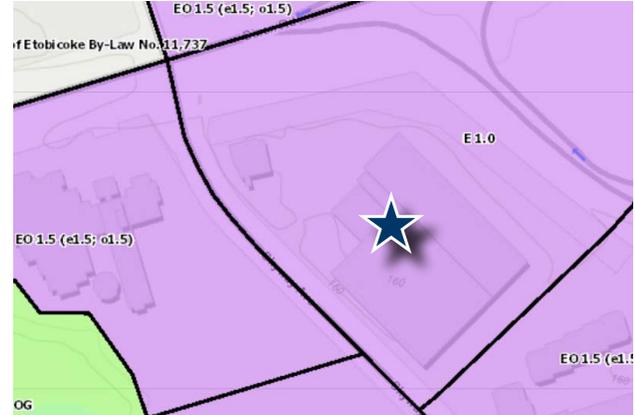
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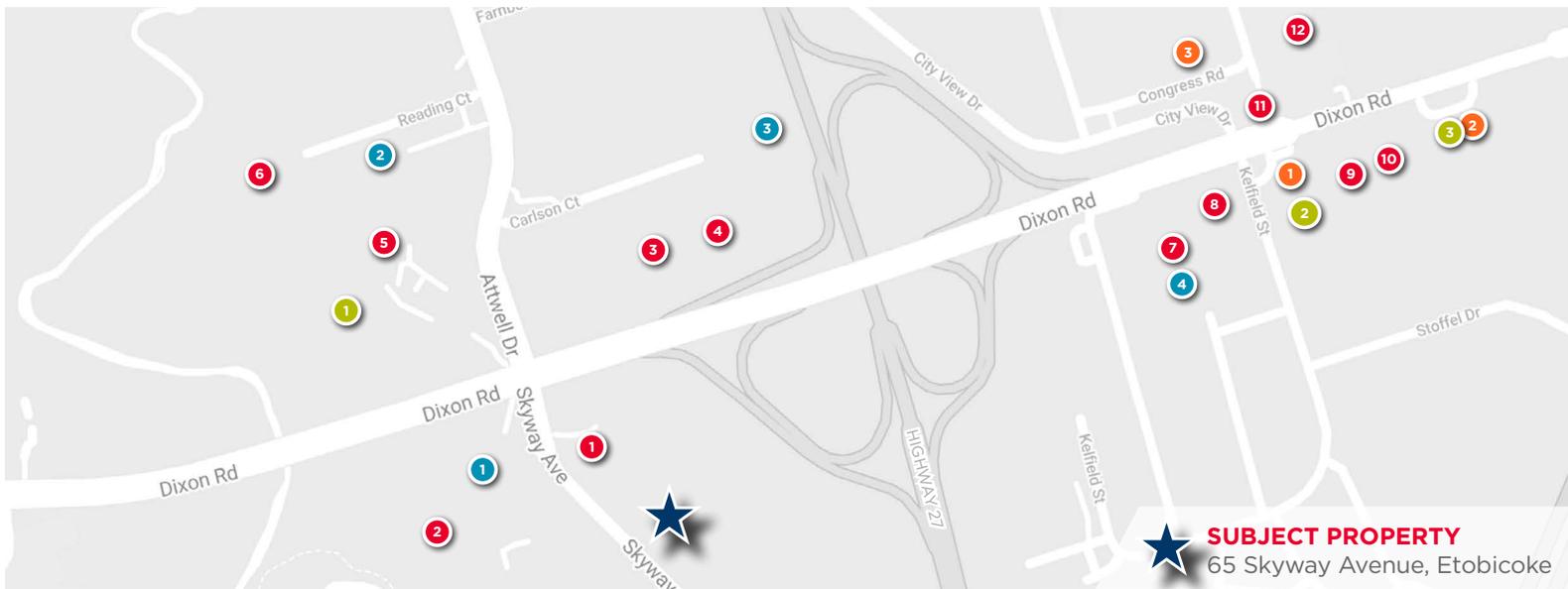
### Zoning

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 and
- Processing Warehouse
- Wholesaling Use



### Amenities Map



#### Restaurants

- 1 Montana's
- 2 Chop Steakhouse & Bar
- 3 Boston Pizza
- 4 Jack Astor's Bar & Grill
- 5 Cafe One Fifty
- 6 Moxies

- 7 Ginko Japanese
- 8 Starbucks
- 9 Freshii
- 10 Sushi-Ya Japan
- 11 Harvey's
- 12 Tim Hortons

#### Hotels

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

#### Gas Station

- 1 Shell
- 2 Petro-Canada
- 3 ChargeLab

#### Banks

- 1 HSBC Banks
- 2 BMO
- 3 RBC

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