



FOR LEASE

66 GERVAIS DRIVE

TORONTO, ONTARIO



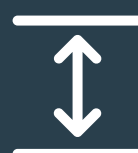
CUSHMAN &
WAKEFIELD



ADDRESS
60 Gervais Drive



RENTABLE AREA
23,297 sq. ft.



CLEAR HEIGHT
14'



LOCATION
Easy access to
DVP & 401



LOADING AREA
2 Truck Level Can
Accommodate 53'



ZONING
MO - Industrial
Office Business
Park Zone



TEMPERATURE
Full A/C



POWER
800A/600V

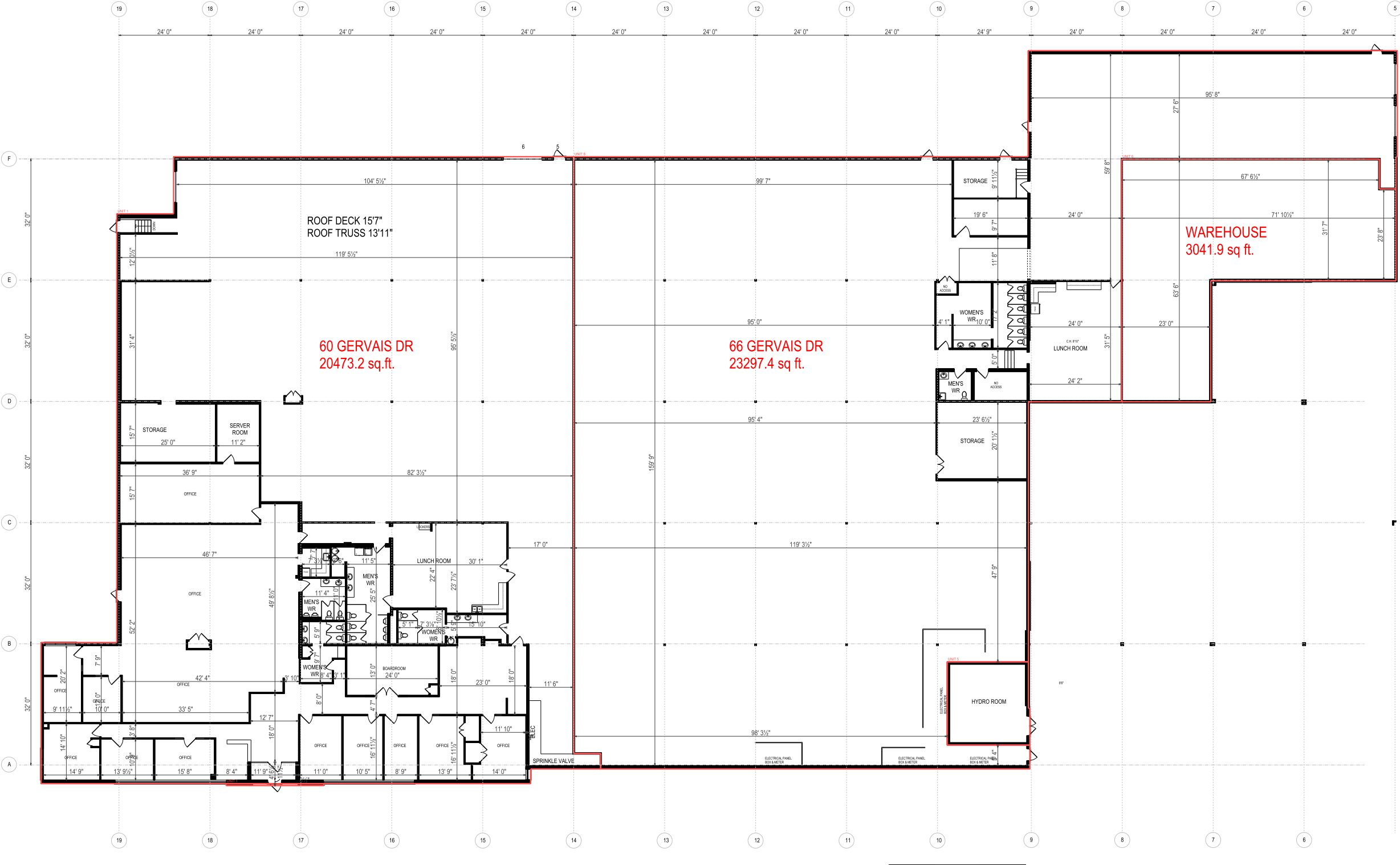


PARKING
Ample Parking

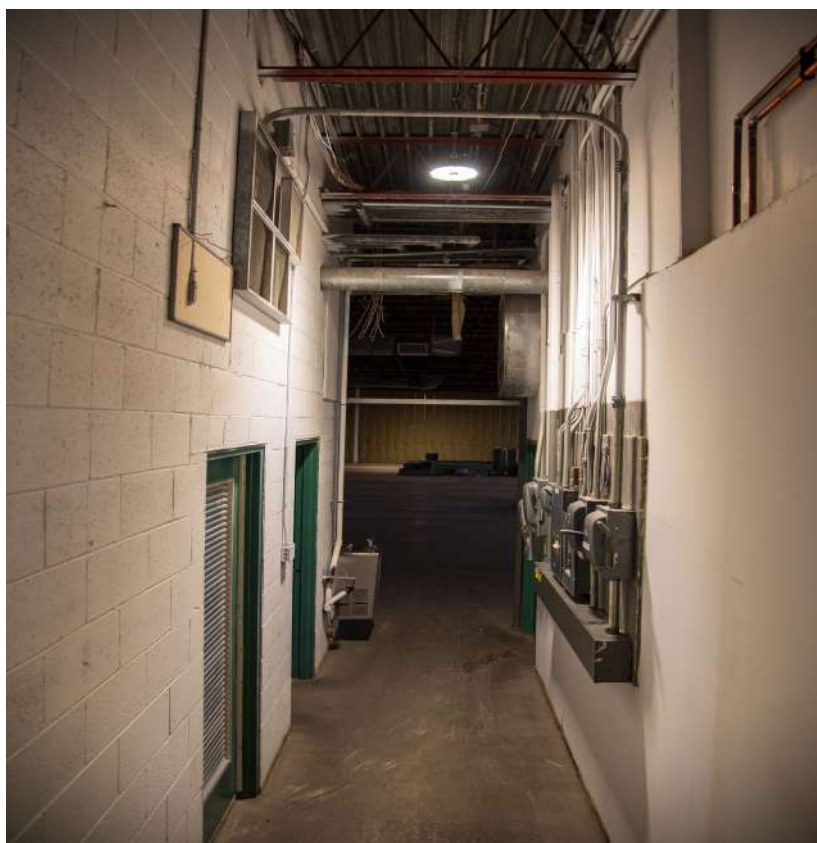
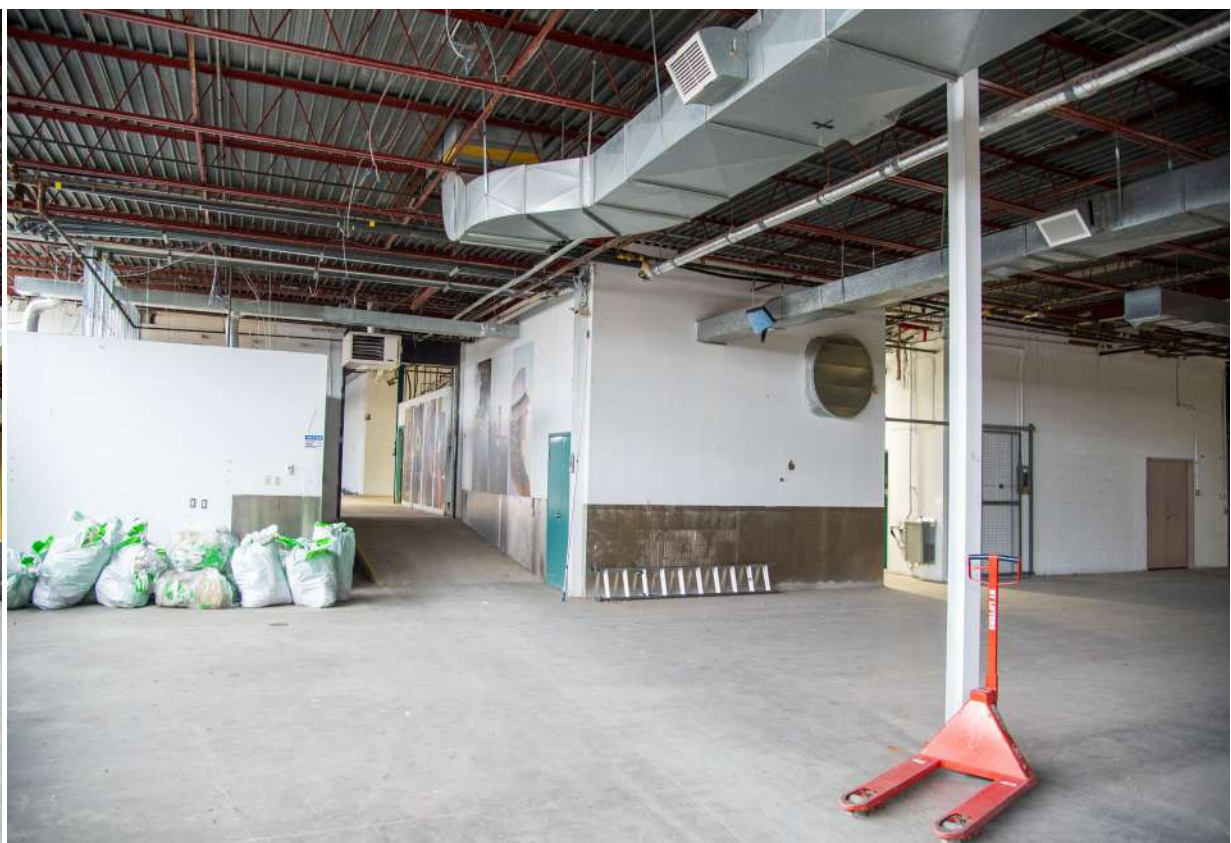
FOR LEASE - \$16.00 PSF | TMI - \$5.00 PSF



FLOOR PLAN



PICTURES



ZONING

66 Gervais Drive is zoned Industrial Ofifce Business Park Zone - MO. This designated zoning allows for a variety of uses including the following permitted uses:

PERMITTED USES:

“MO” ZONING PERMITTED USES

- Adult education school
- Artist studio
- Car rental agency
- College
- Commercial gallery
- Commercial school
- Communications and broadcasting
- Community centre
- Day nursery
- Financial institution
- Fitness centre
- Gasoline station
- Health science research laboratory
- Hotel
- Industrial sales and service
- Laundry
- Manufacturing
- Museum
- Office uses
- Outdoor cafe
- Park
- Personal service shop
- Place of worship
- Public library
- Research laboratory
- Restaurant
- Retail store
- Service shop
- Service station
- Showroom
- Theatre
- University uses

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



TRANSPORTATION

66 Gervais Drive is conveniently located within walking distance to TTC transit route #122, which travels north and south along Graydon Hall Drive and connects directly to Don Mills Station on the Sheppard Subway Line. From Don Mills Station, commuters can transfer to multiple TTC routes and access Fairview Mall, one of the city's major shopping and transit hubs. The property is also situated just minutes from TTC route #25 (Don Mills), providing direct access southbound to Pape Station on the Bloor-Danforth Subway Line and northbound to Steeles Avenue and the city's northern edge. For drivers, 60 Gervais Drive offers excellent accessibility, positioned less than 2 kilometers east of the Don Valley Parkway and approximately 4 kilometers south of Highway 401, facilitating efficient travel throughout the Greater Toronto Area. The location is ideal for commuters seeking seamless transit connectivity and quick access to major arterial routes.



DRIVE TIMES

6 MINUTES

Don Valley Parkway & Bond Park

8 MINUTES

Oriole GO Station & Shops at Don Mills

11 MINUTES

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



AREA AMENITIES



50

FOOD



2

FUEL



4

RETAIL



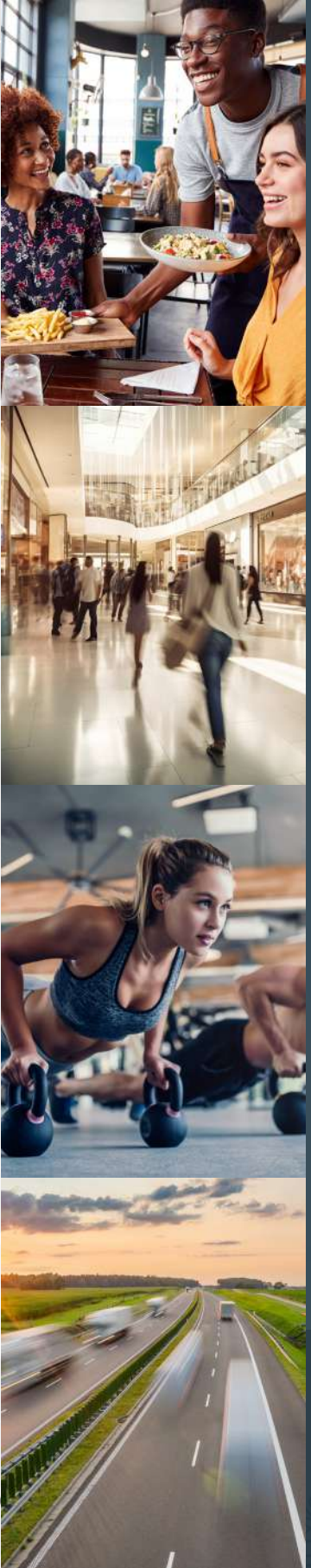
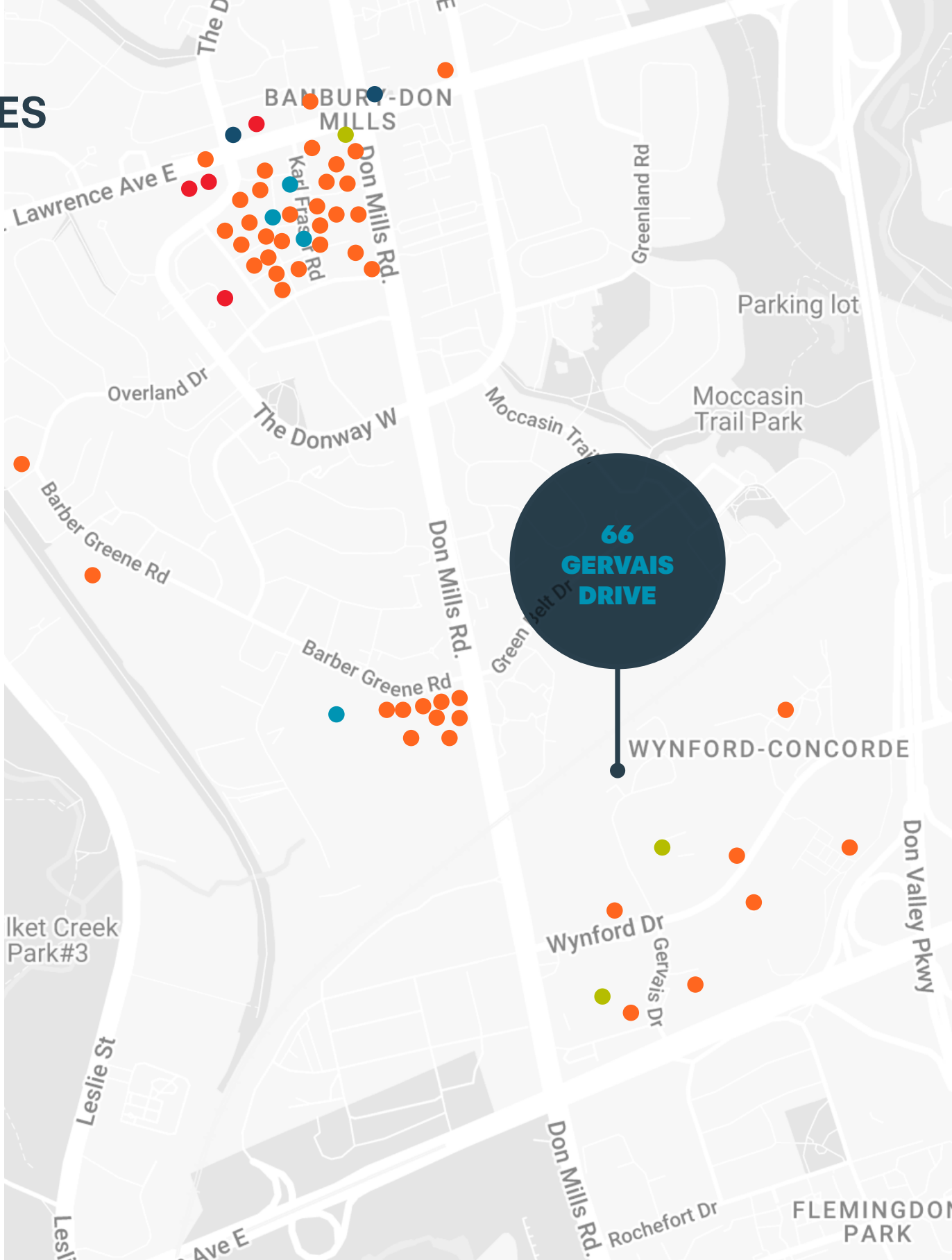
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FITNESS



4

BANKING



LABOUR DEMOGRAPHICS

1KM Radius

Total Population	13,255
Daytime Population	22,085
HH Income	\$102,267

3KM Radius

Total Population	106,062
Daytime Population	123,773
HH Income	\$108,872

5KM Radius

Total Population	327,476
Daytime Population	337,635
HH Income	\$137,063

LOCAL SUITABILITY SCORE:



Suitable



FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

GORAN BRELIH, B.SC.ENG., SIOR
Executive Vice President
Direct: 416.756.5456
goran.brelih@cushwake.com

DIANA MCKENNON
Sales Representative
Direct: 416.642.5356
diana.mckennon@cushwake.com

66 GERVAIS DRIVE
TORONTO, ONTARIO



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