

# NEW CONSTRUCTION

For Lease | 16 Ingram Drive | Toronto, ON



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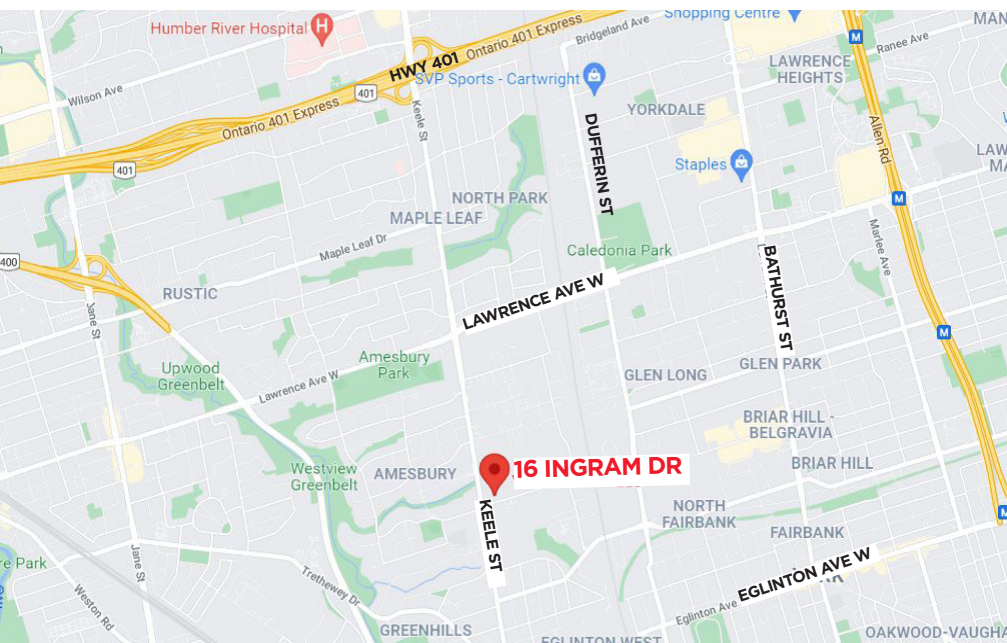
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# 16 INGRAM DRIVE, TORONTO, ON

Brand new construction, targeting occupancy in Q1 2022. This small freestanding, two story building is serviced by a freight elevator to the second floor office area of approx. 2,000 SF. Located within steps to Keele Street, adjacent to McDonalds and within minutes to Highway 401, Allen Road & TTC.



**Intersection:** Keele Street & Ingram Drive

**Size:** 8,858 sf - ground floor  
1,900 sf - second floor  
10,758 sf - total

**Clear Height:** 21'

**Shipping:** 2 DI

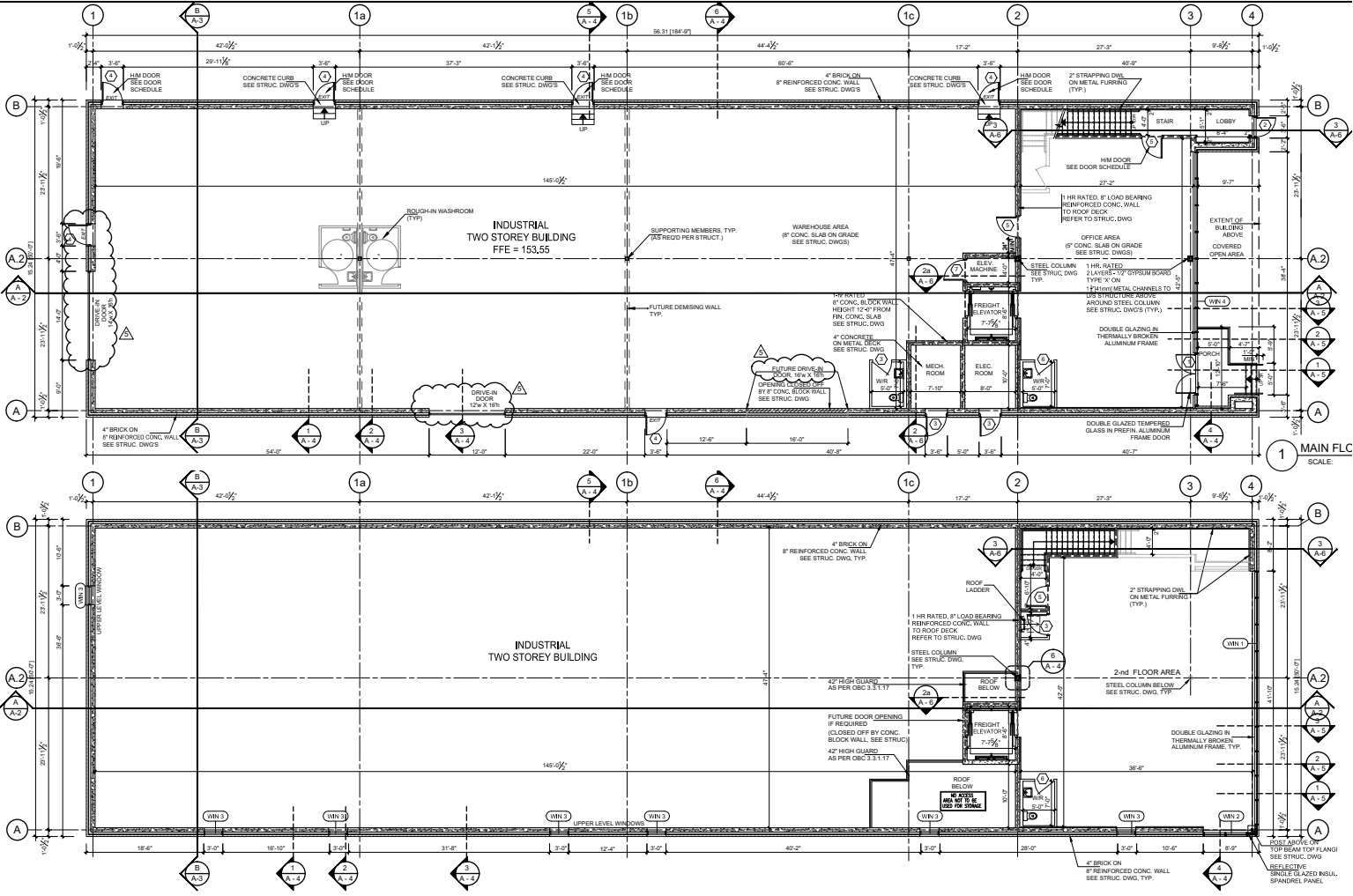
**Zoning:** E1.0

**Net Rent:** \$22.50 psf

**TMI** \$4.50 psf (est)

**Occupancy** Q1 2022

# FLOOR PLAN

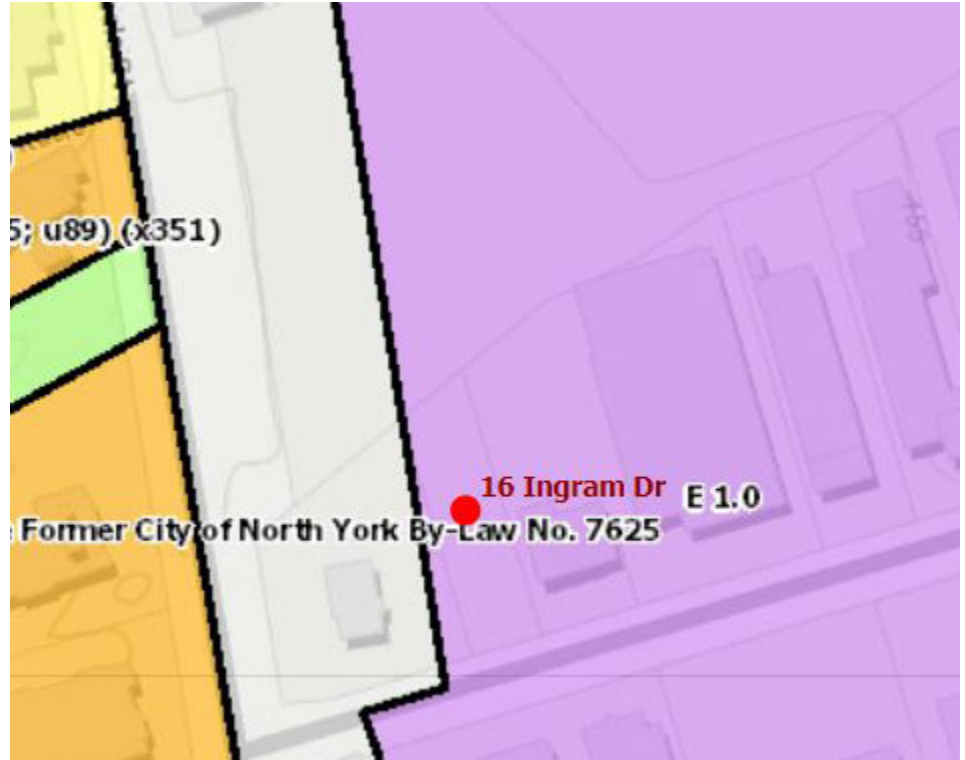


# ZONING

## ZONED E 1.0

### PERMITTED USES

- 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
  - Manufacturing (exclusions below)
  - Office
  - 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
- Manufacturing excluded: Abattoir, Slaughterhouse or Rendering of Animals Factory, Ammunition, Firearms or Fireworks Factory; Asphalt Plant; Cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery Explosives Factory; Industrial Gas Manufacturing; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; Pesticide or Fertilizer Manufacturing; Petrochemical Manufacturing, Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing.



### USE WITH CONDITIONS

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marihuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store



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