

16

INGRAM DRIVE

TORONTO, ON

16



VIRTUAL  
PRODUCTION  
HOUSE

10,758 SF

FOR LEASE

FREESTANDING  
BUILDING

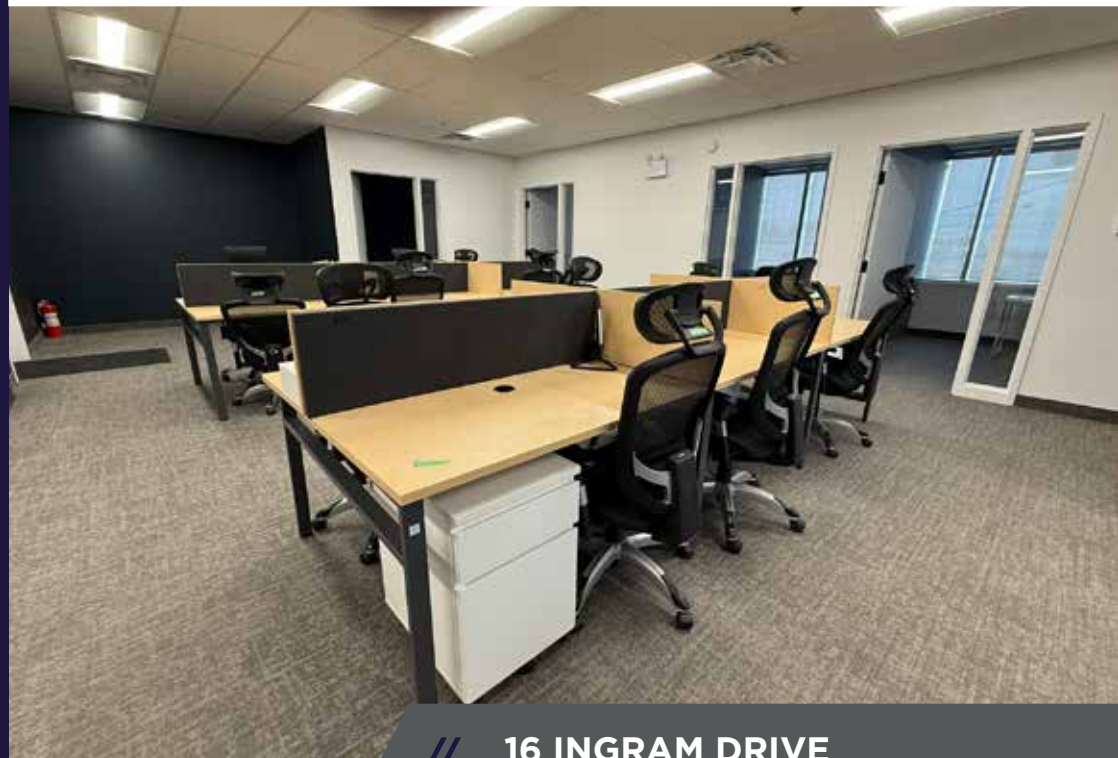


CUSHMAN &  
WAKEFIELD

# // BUILDING SPECIFICATIONS

<b>INTERSECTION</b>	Keele Street & Lawrence Avenue
<b>BUILDING SIZE</b>	10,758 SF
<b>OFFICE</b>	1,900 SF
<b>CLEAR HEIGHT</b>	21'
<b>SHIPPING</b>	3 Drive In Doors
<b>ZONING</b>	E 1.0
<b>POWER</b>	1,000A/600V
<b>NET RENT</b>	\$25.00 psf
<b>TMI</b>	\$5.14 psf

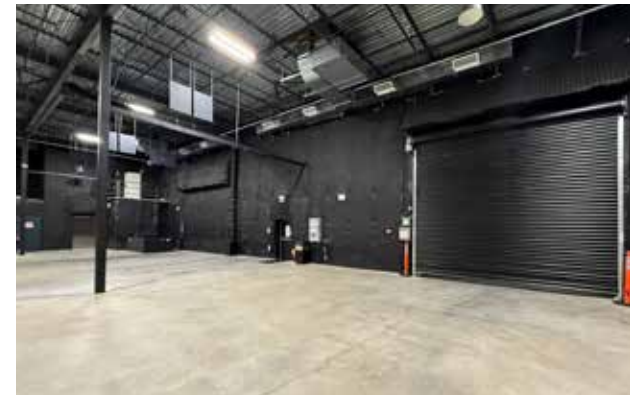
- Freestanding, Fully Air Conditioned Two Storey Building
- Insulated Walls and Ceilings
- Passenger Elevator to Fully Furnished 2nd Floor Office
- Steps to Keele Street and Public Transit
- Minutes to Highways 401 and Allen Road



// **16 INGRAM DRIVE**  
TORONTO, ON



# // PHOTOS



# // E 1.0 ZONING PERMITTED USES

## 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
- 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 & TRANSIT



**16 INGRAM DRIVE**



**31** | RESTAURANTS / FAST CASUAL DINING LOCATIONS



**10** | SHOPPING / DINING LOCATIONS



**10** | GYM / FITNESS LOCATIONS



**7** | HOTELS / LODGING LOCATIONS

### TRANSIT



Station  
Go Line



Rapid  
Transit Lines



Station  
MiWay



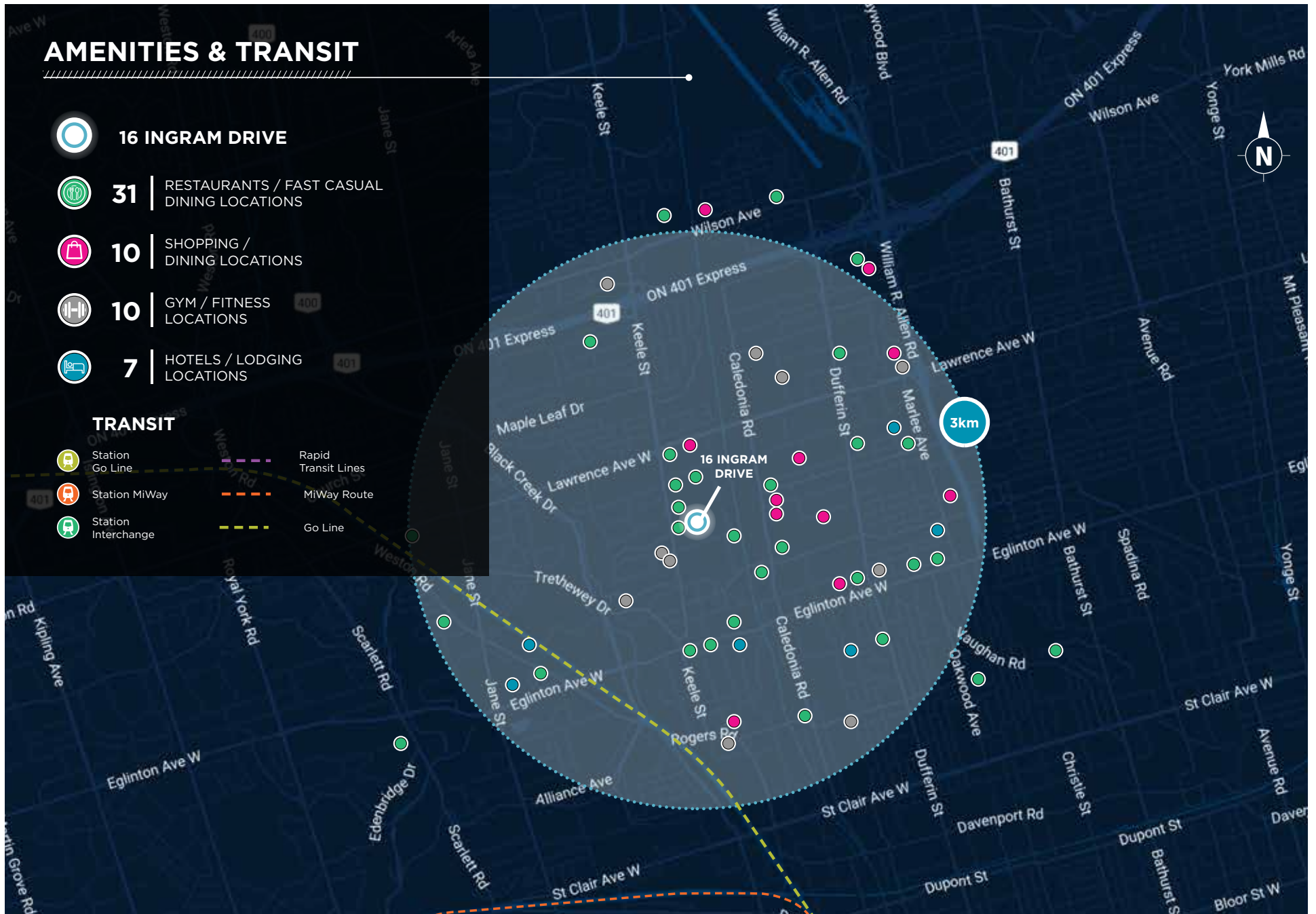
MiWay Route



Station  
Interchange



Go Line





## DRIVE TIMES / DISTANCE

DESTINATION	DISTANCE	TIME
Highway 401	2.8 km	5 mins
Highway 400	5.7 km	8 mins
Downsview Park GO Station	7.9 km	14 mins
Highway 407	12.4 km	11 mins
Highway 27	12.4 km	14 mins
Billy Bishop Toronto City Airport	13.2 km	42 mins
Highway 427	14.7 km	13 mins
Hwy 407 station	14.9 km	18 mins
Pearson International Airport	16.1 km	15 mins (VIA 409)
CP Intermodal	29.4 km	27 mins



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