

24
INGRAM DRIVE

TORONTO, ON



**MULTIPLE UNITS
AVAILABLE**

 **CUSHMAN &
WAKEFIELD**

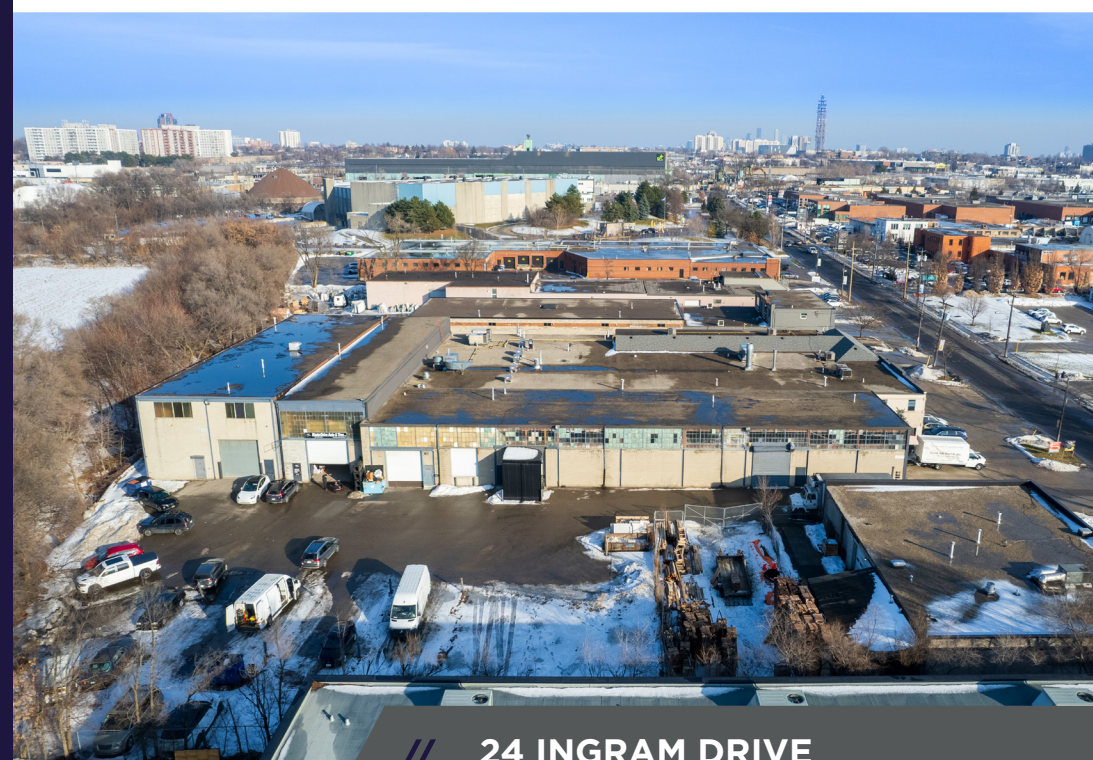
// 24 INGRAM DRIVE

PROPERTY DETAILS

ADDRESS	Unit 12	Unit 2	Unit 6
UNIT SIZE	1,650 SF	4,500 SF	5,050 SF
CEILING HEIGHT	14'	11'3"	18'4"
SHIPPING	1 DI	1 DI	1 TL
ZONING	E1.0	E1.0	E1.0
NET RENT	\$19.95 PSF	\$20.95 PSF	\$16.95 PSF
TMI	\$6.65 PSF	\$6.65 PSF	\$6.65 PSF
OCCUPANCY	May 1, 2026	Immediate	Immediate

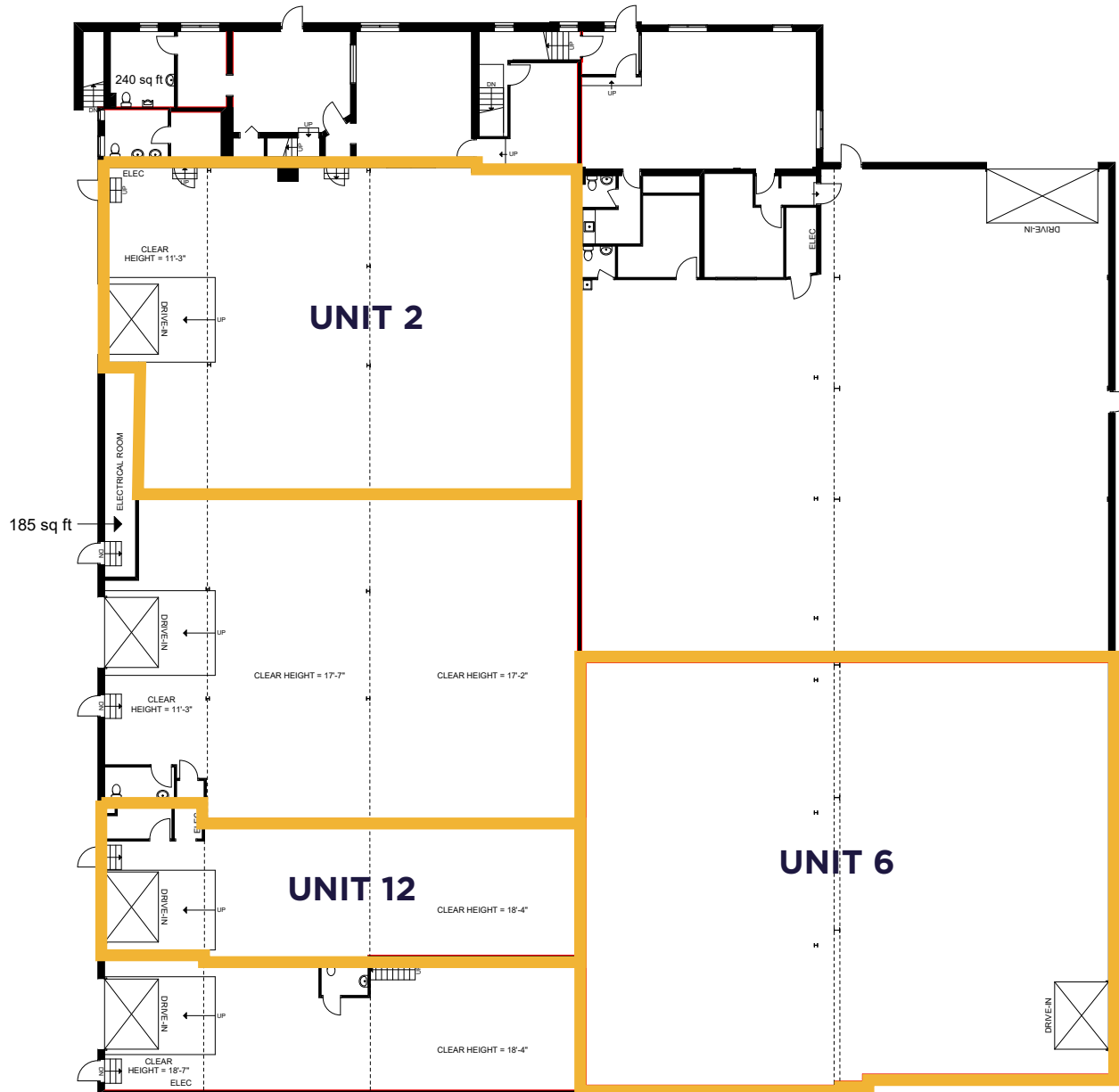
PROPERTY HIGHLIGHTS

- Multiple units available from 1,650 sf
- Excellent location within steps to Keele Street and public transit
- Clean and well-maintained units
- Easy access to Highways 401 and Allen Road



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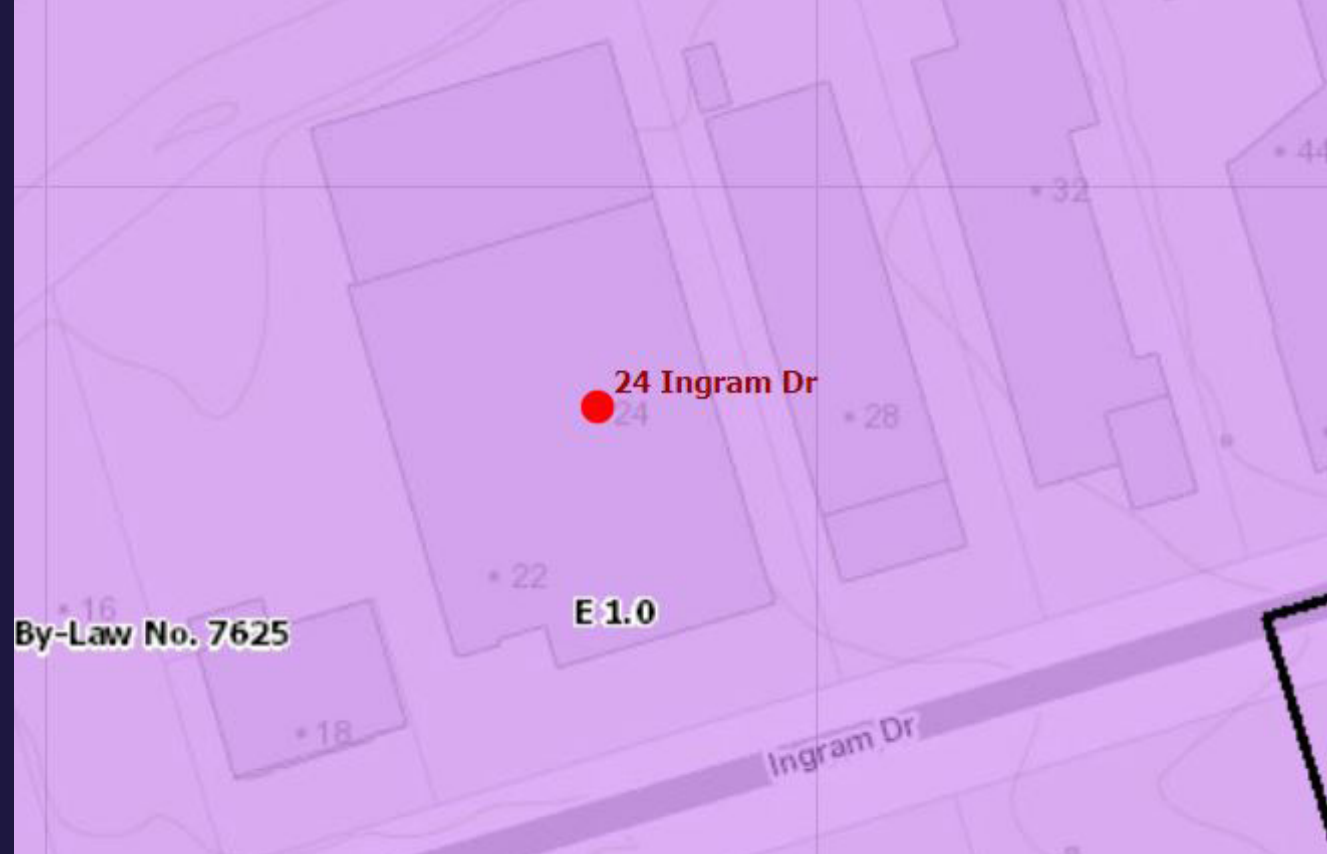
// FLOOR PLAN



// 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



Permitted Uses (as per Zoning) with Condition:

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marijuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment

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