

FREESTAND W/ YARD



29,228 SF + 1.7 ACRES AVAILABLE **FOR LEASE**

254 ATTWELL DRIVE

ETOBICOKE, ON



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PROPERTY HIGHLIGHTS

- Premium location
- Freestanding building with yard located in the heart of Toronto's West Humber-Clairville industrial hub
- Air-conditioned warehouse
- Professional office space with high-end finishes
- Immediate proximity to Pearson Airport and major 400-series highways
- Both truck level and drive-in shipping
- Crane rails in place to support overhead cranes
- Access to ample amenities, public transportation & large employment base
- Ideal for warehouse distribution, light manufacturing, contractors and/or a corporate headquarters
- Great curb appeal
- LED lighting in warehouse

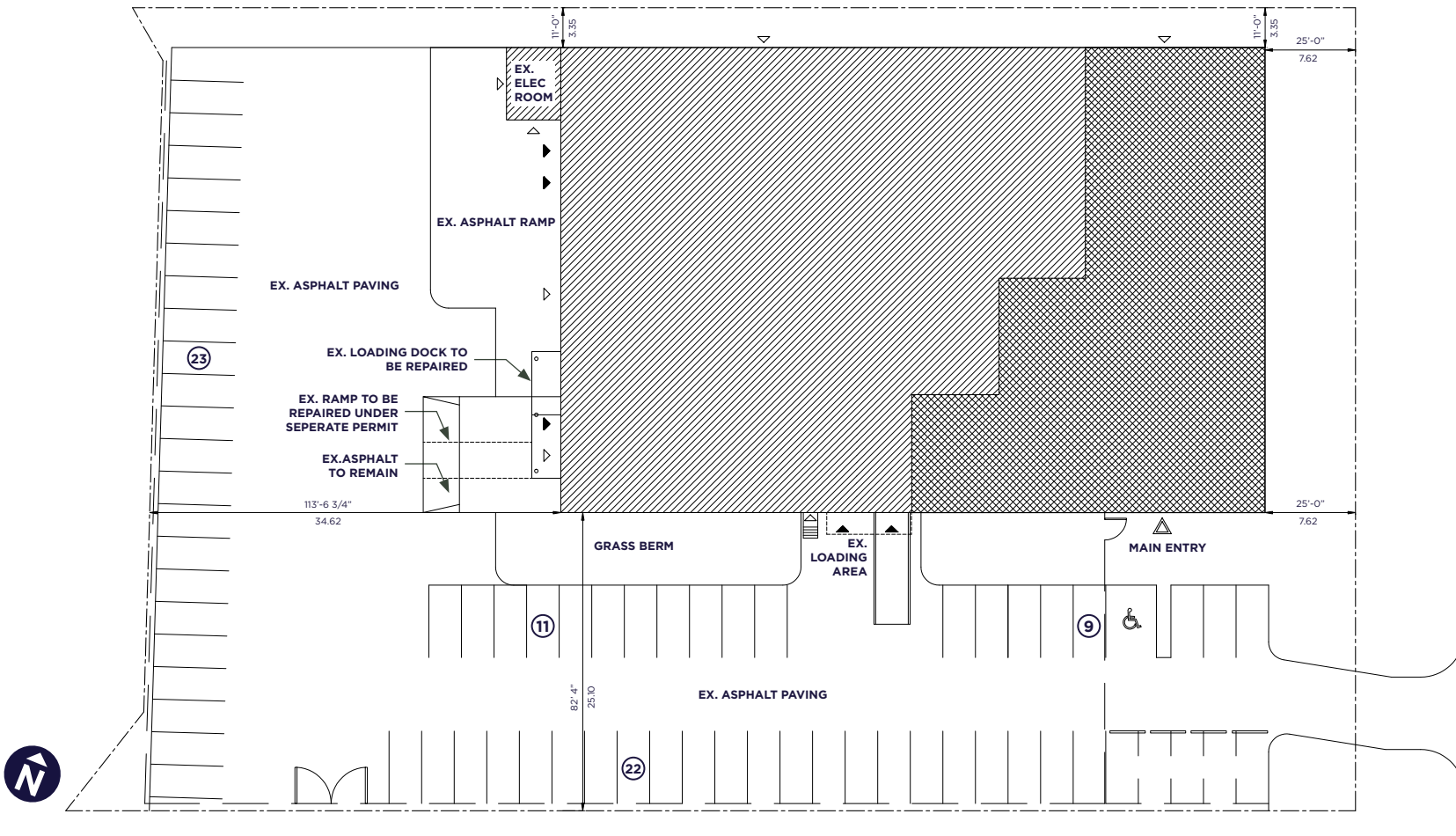
PROPERTY DETAILS

TOTAL SIZE:	29,228 SF
OFFICE SIZE:	30%
ACREAGE:	1.7 Acres
SHIPPING:	3 Truck Level, 1 Drive-in
CLEAR HEIGHT:	18'
ZONING:	E1
SPRINKLERS:	Yes
ASKING PRICE:	\$21.95 PSF NET
TAXES 2025:	\$4.22 PSF
POSSESSION DATE:	November 1st, 2026

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FLOOR PLAN



254 ATTWELL DRIVE ETOBICOKE, ON



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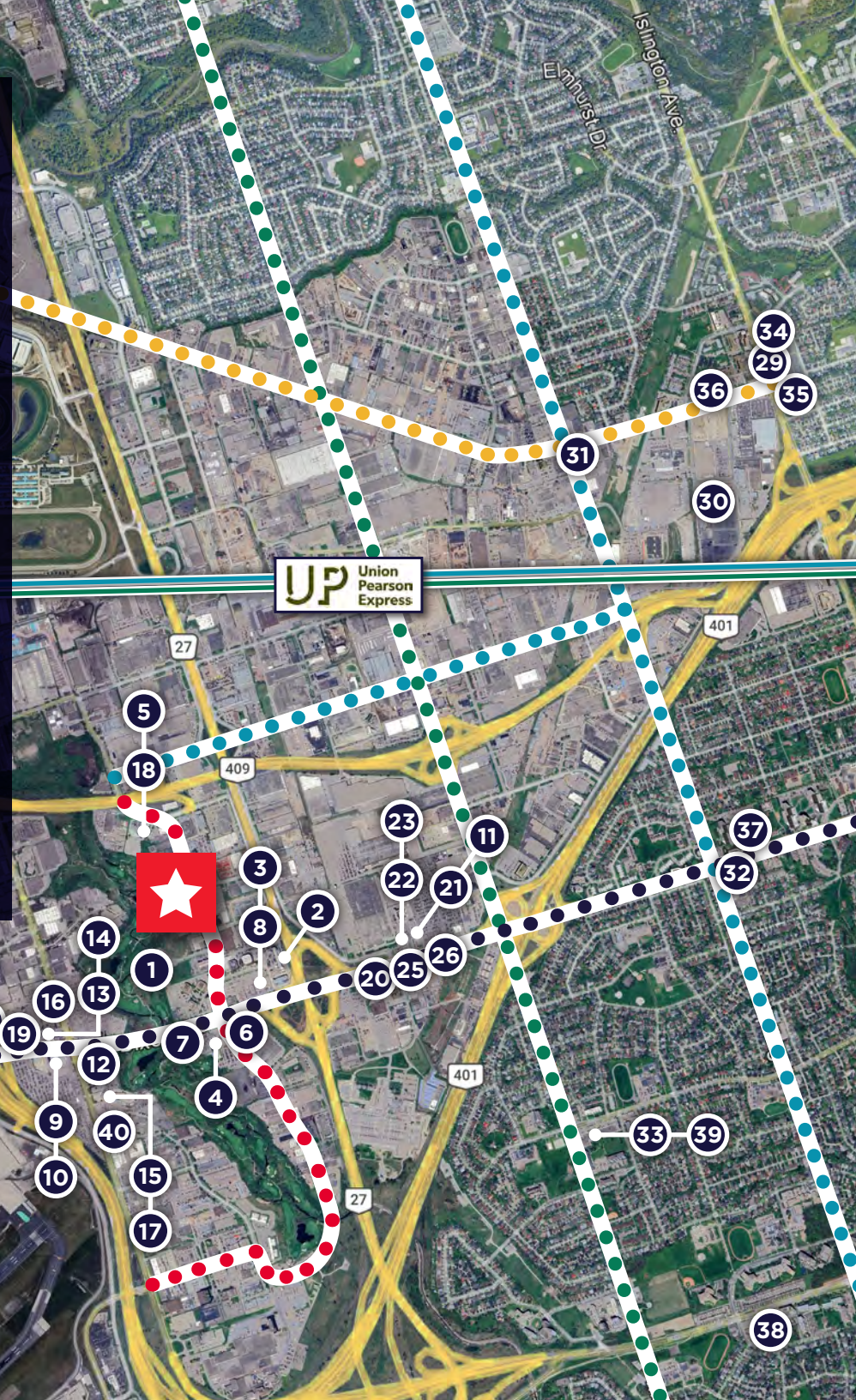
AMENITIES

- | | |
|--------------------------------------|-----------------------------------|
| 1 Moxies Dixon Road Restaurant | 21 Burger King |
| 2 The Cannery Kitchen and Social | 22 Tim Hortons |
| 3 Scaddabush Italian Kitchen & Bar | 23 Harvey's |
| 4 Olio Grille | 24 Bistro YYZ & Patio |
| 5 Attwell Food | 25 Shell |
| 6 Montana's BBQ & Bar | 26 Petro-Canada & Car Wash |
| 7 Chop Steakhouse & Bar | 27 Petro-Canada |
| 8 Jack Astor's Bar & Grill Airport | 28 Shell |
| 9 Turtle Jack's Etobicoke | 29 Scotiabank |
| 10 Starbucks Coffee Company | 30 BMO Bank of Montreal |
| 11 Pür & Simple | 31 RBC Royal Bank |
| 12 Wayside Social - Eatery Cafe Bar | 32 TD Canada Trust Branch and ATM |
| 13 Church's Texas Chicken | 33 RBC Royal Bank |
| 14 Lone Star Texas Grill | 34 Fresh Value |
| 15 Chuck's Roadhouse Bar & Grill | 35 Walmart |
| 16 Westside Social | 36 Rexdale Grocers |
| 17 The Bistro - Eat. Drink. Connect. | 37 Beyond Convenience |
| 18 Joseph's Hotdog Stand | 38 Metro |
| 19 Crosswinds Restaurant and Bar | 39 Starfish Market Etobicoke |
| 20 Starbucks Coffee Company | 40 Brazilian Market |

BUS ROUTES

- 112 ●●●●●●●●
- 52 ●●●●●●●●
- 45 ●●●●●●●●
- 46 ●●●●●●●●
- 37 ●●●●●●●●

TORONTO PEARSON INTERNATIONAL AIRPORT





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