

51,658 SF + 1.64 ACRES OF EXCESS LAND
51 WORCESTER RD.
ETOBICOKE, ON

FOR SALE



51 WORCESTER RD.

Etobicoke, ON

THE OFFERING

Cushman & Wakefield ULC (the “Advisor”) has been engaged exclusively by **Ernst & Young Inc.**, in its capacity as Court-appointed Receiver (the “Receiver”), to market for sale **51 Worcester Road, Toronto** (the “Property”).

The Property offers the opportunity to acquire a vacant industrial facility comprising approximately **51,658 SF** on a **3.99-acre site**. With building coverage of only approximately 30%, the Property provides significant excess land and future flexibility. The improvements include **five truck-level loading doors, one drive-in door, a 2-ton crane**, and an **18-foot clear height**. The building contains approximately **23,763 SF of office area**, along with approximately **1.64 acres of surplus yard space**, which may accommodate additional parking, outdoor storage, or future expansion, subject to applicable approvals.

With great **exposure on Highway 427**, the Property benefits from a highly accessible location within the Greater Toronto Area’s established industrial market. The site offers convenient **connections to Highways 401, 427, and 410**, while **Toronto Pearson International Airport** is located less than ten minutes away. The Property also benefits from proximity to a deep labour force and key transportation infrastructure, including the **CN Intermodal Terminal in Brampton**.

Industrial fundamentals in the surrounding market remain strong, supported by limited availability and sustained occupier demand. The Property is situated among a concentration of manufacturing, warehousing, and logistics users and provides efficient access to major population centres throughout **Ontario, Quebec, and the Northeastern United States**. Its location within one of Canada’s most important distribution corridors makes it well suited for a broad range of industrial and logistics operations seeking connectivity and operational efficiency.

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PROPERTY HIGHLIGHTS

- Fantastic connectivity. Property is within minutes to Pearson International Airport and allows for immediate access to Highways 427, 401, 409 & 407.
- Great exposure on Highway 427.
- Close proximity to the Pearson International Airport, CN Rail Brampton yard and major highways.
- Zoning allows for a wide range of permitted uses.
- Low site coverage (30%).
- Building has an existing 2-ton crane.

PROPERTY DETAILS

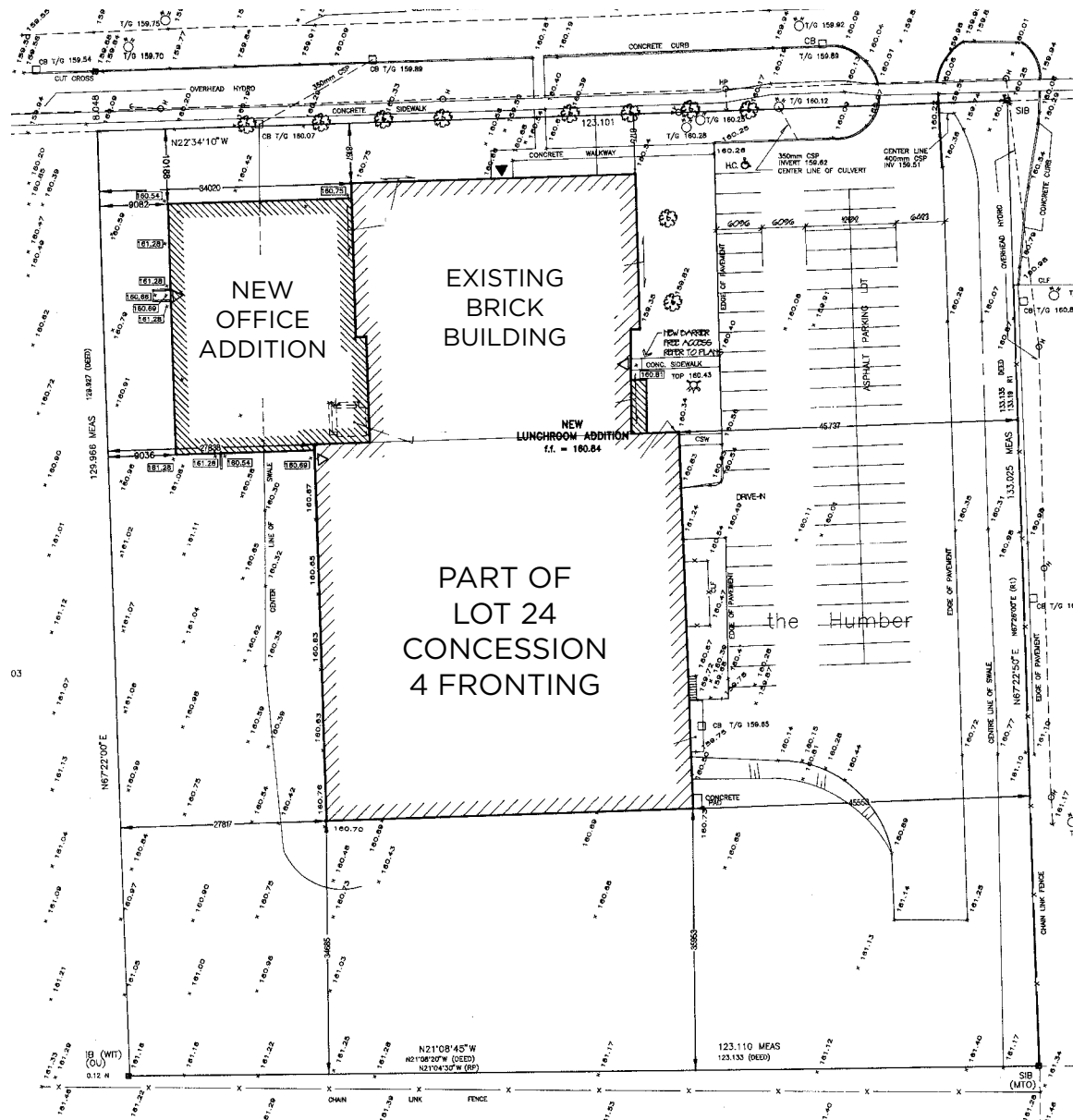
TOTAL AREA:	51,658 SF
OFFICE AREA:	23,763 SF
ACREAGE:	3.99 Acres (1.64 Acres EXCESS LAND)
SHIPPING:	5 TL, 1 DI
CLEAR HEIGHT:	18'
ZONING:	E1
SPRINKLERS:	YES
ASKING PRICE:	\$19,000,000
TAXES:	119,565.16 Annual (2026)
YEAR BUILT:	1972



Neither the Receiver nor the Advisor represent nor warrant the accuracy nor completeness of any Property-related information contained in any marketing materials, electronic data room, etc. All parties are expressly advised to conduct their own investigations, reviews, and due diligence prior to completing any transaction for the Property.

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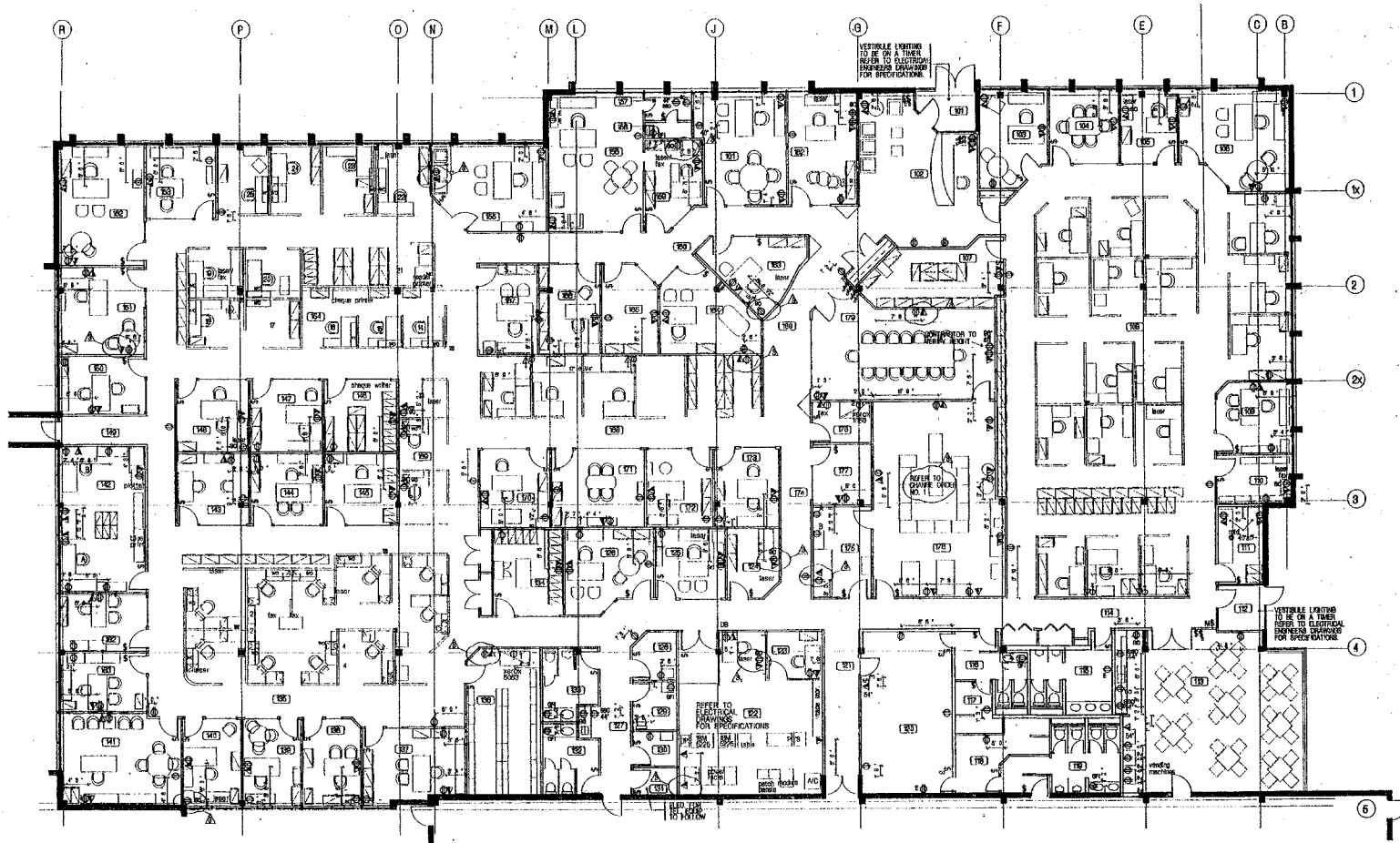
SITE PLAN



51 WORCESTER RD. Etobicoke, ON

FLOOR PLAN

OFFICE

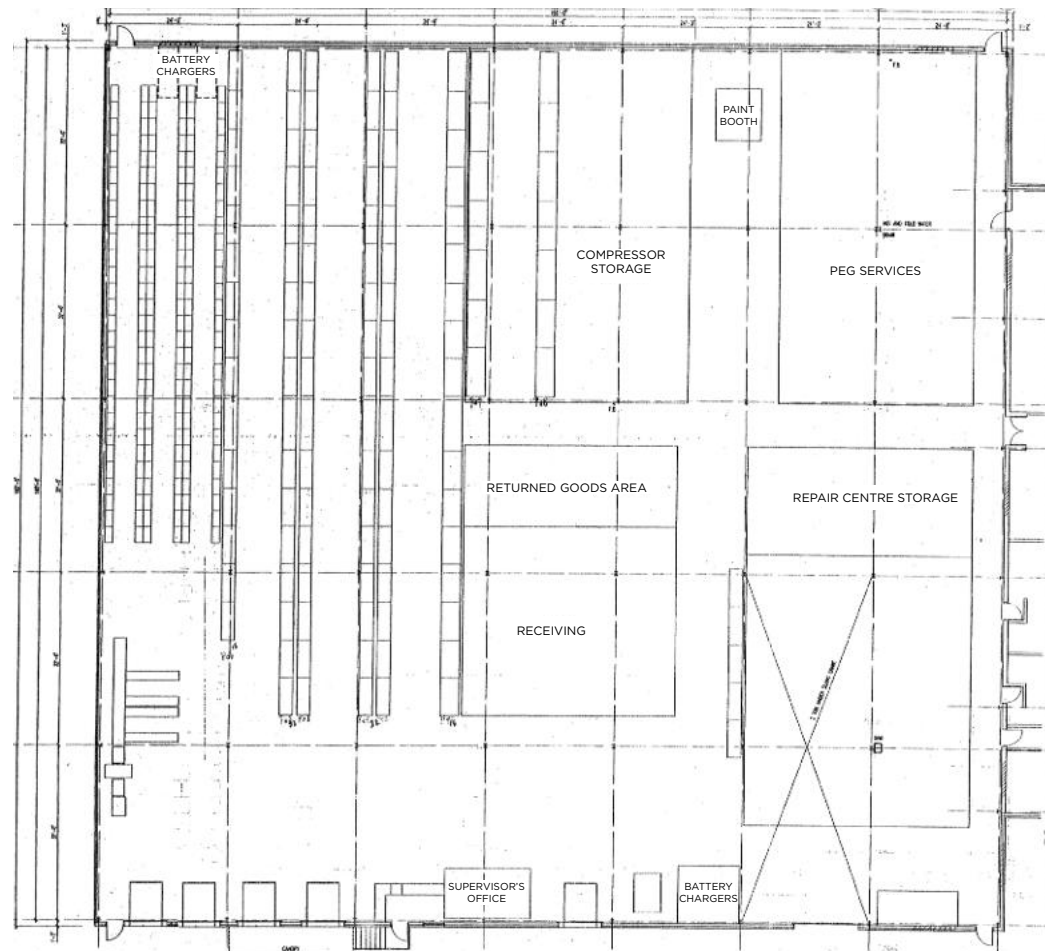


Floor plans are provided for reference only and may not reflect the current layout of the building, which has undergone modifications. All dimensions, areas, and configurations are approximate and subject to verification. The owner and brokerage assume no responsibility or liability for any inaccuracies or omissions.

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FLOOR PLAN

WAREHOUSE

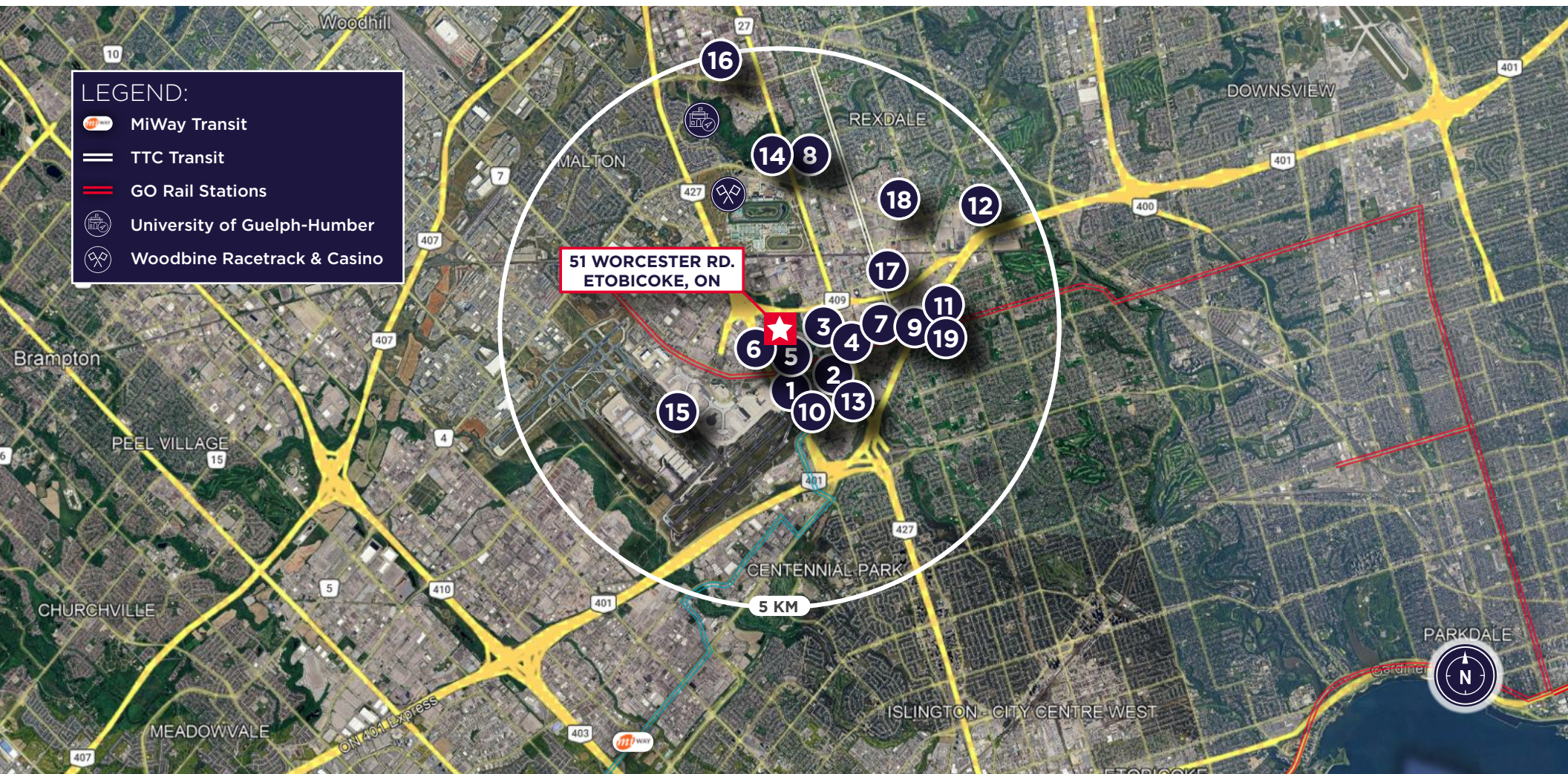


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AMENITIES MAP

- | | | | |
|-----------------------------|-----------------------------|--|------------------|
| 1. The Keg Steakhouse + Bar | 6. Ruth's Chris Steak House | 12. Costco Wholesale | 16. Petro Canada |
| 2. Chop Steakhouse & Bar | 7. Swiss Chalet | 13. Sheraton Toronto Airport Hotel & Conference Centre | 17. Esso |
| 3. Moxies | 8. Shawarma Palace | 14. Woodbine Mall | 18. Pioneer |
| 4. Jack Astor's | 9. Scaddabush | 15. Toronto Pearson Airport | 19. Shell |
| 5. Lone Star Texas Grill | 10. Starbucks | | |
| | 11. Tim Hortons | | |



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Etobicoke, ON

ZONING MAP



[Click for Zoning Information](#)

Permitted Uses:

According to municipal records the subject property is zoned E1.

Sample permitted uses include, but are not limited to:

- Manufacturing uses
- Custom workshops
- Carpenter's shop
- Printing establishment
- Industrial sales and services
- Laboratory
- Software development and processing
- Production studio
- Cold storage
- Wholesaling use
- Shipping terminal
- Building supply yard
- Vehicle service shop
- Vehicle washing establishment
- Transportation uses
- Financial institution
- Retail store associated with manufacturing
- Public works yard
- Outdoor Storage (with conditions)
- Arts studio
- Park
- Police station
- Ambulance depot

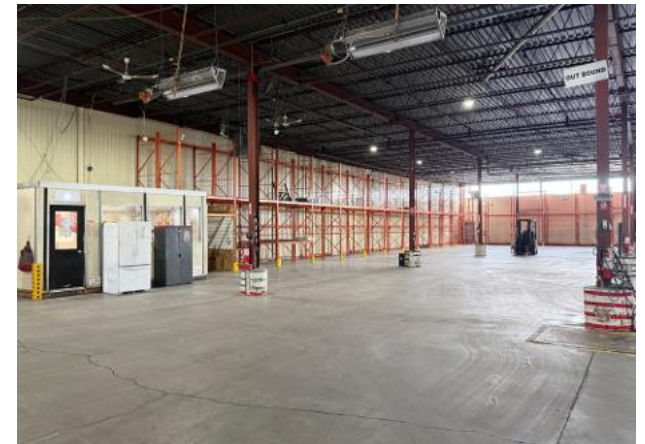
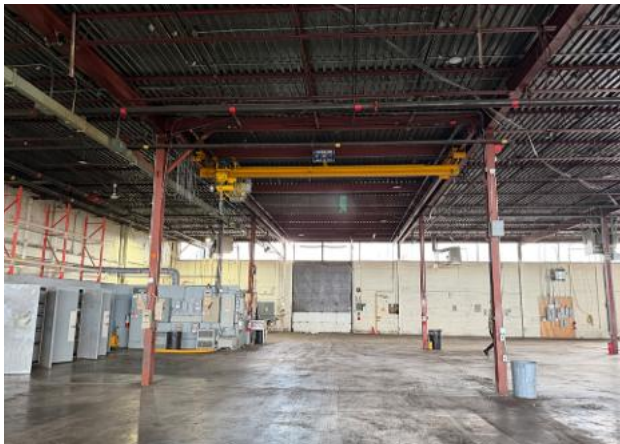
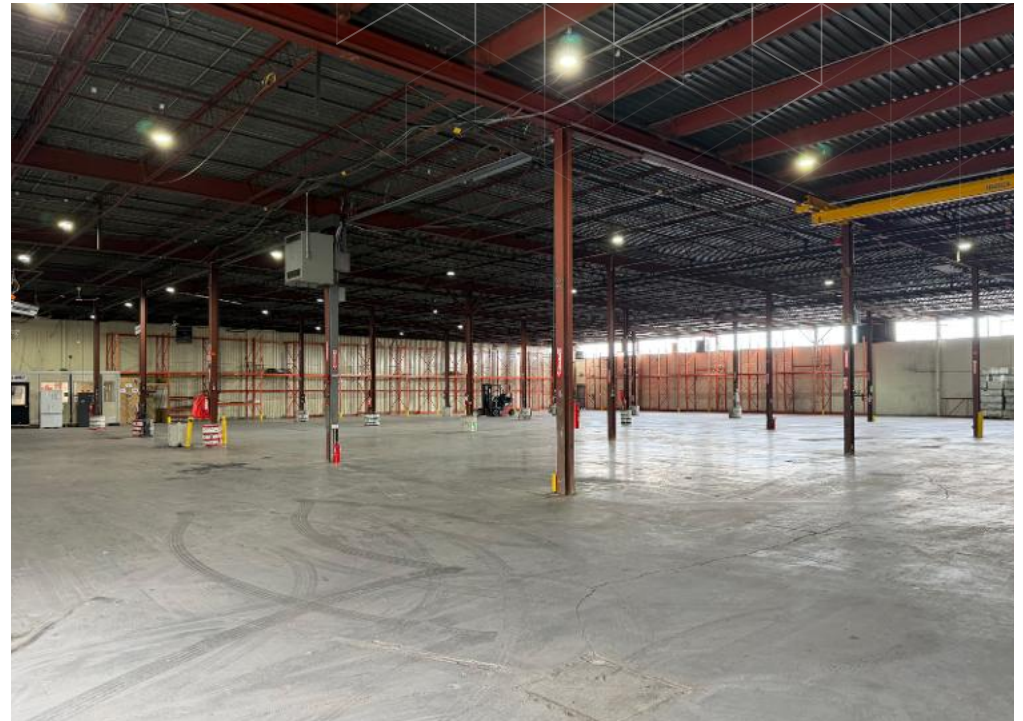
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PROPERTY AERIAL



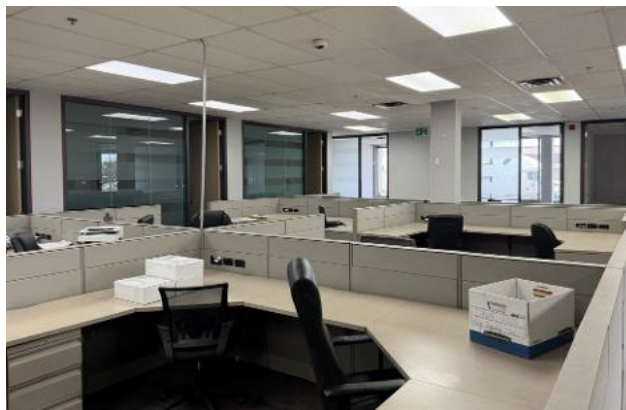
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YARD AND WAREHOUSE PHOTOS



51 WORCESTER RD.

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FOR MORE INFORMATION, CONTACT:

PRABH RATRA
Senior Associate
+1 905 501 6413

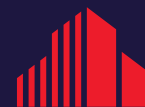
prabh.ratra@cushwake.com

RICHARD BURTON, SIOR
Vice President
+1 905 501 6415

richard.burton@cushwake.com

ZACK PARENT, SIOR
Senior Vice President
+1 905 501 6441

zack.parent@cushwake.com



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WAKEFIELD**