

For Lease: Industrial

100 North Queen Street

Etobicoke, ON



Lennard:

For Lease: Industrial

100 North Queen Street Etobicoke, ON

Full
Building



Total Area
72,764 SF
Industrial Area
69,126 SF
Office Area
7,276 SF



Clear Height
14'1" - 18'6"



Shipping
7 Truck Level
1 Drive In



Lease Rate
\$16.95 PSF Additional Rent
\$5.00 PSF (2025)



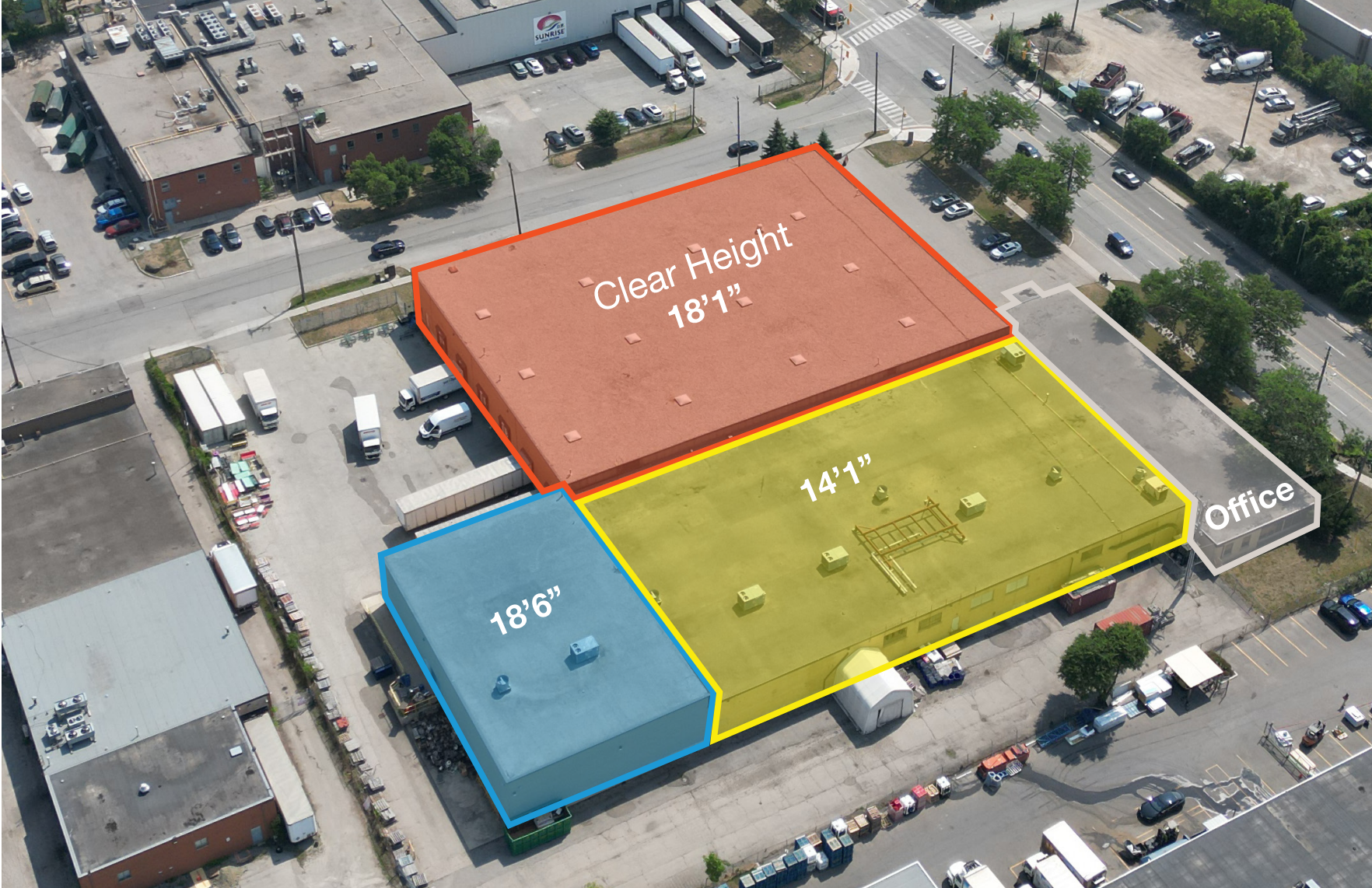
Possession Date
February 1, 2026



Parking
40 Spots



Power
4,000 Amps / 600 Volts

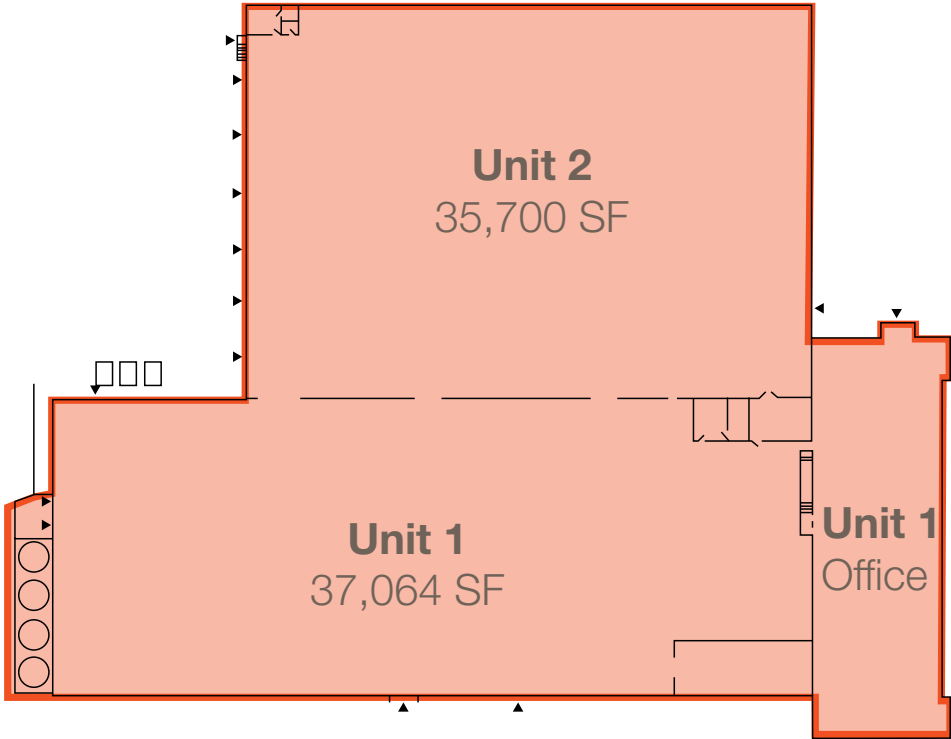


Property Highlights

Exceptional freestanding industrial facility offering 72,764 SF with functional clear heights ranging from 14' to 18'6". The building provides 7 truck-level doors and 1 drive-in door with full 53' trailer access, ensuring efficient shipping and logistics. Supported by 4,000 amps / 600 volts of power, this site is ideal for warehousing, distribution, or light manufacturing users. With a small office component of approximately 3,600 SF, the building balances efficiency with flexibility. Positioned on a high-visibility corner across from national retailers and seeing over 30,000 vehicles daily, the property benefits from excellent exposure and branding opportunities. Easy access to Highways 427, QEW, and 401 ensures connectivity across the GTA.

Extras

Ample shipping, heavy power, T5 lighting, skylights, and rooftop HVAC units. E1.0 zoning allows for diverse industrial and service uses. Exceptional opportunity in a sought-after Etobicoke node.



For Lease: Industrial

100 North Queen Street Etobicoke, ON

Unit 1



Total Area
37,064 SF
Industrial Area
29,788 SF
Office Area
7,276 SF



Clear Height
14'1" - 18'6"



Shipping
3 Truck Level
1 Drive In



Lease Rate
\$17.49 PSF
Additional Rent
\$5.00 PSF (2025)



Possession Date
February 1, 2026



Parking
20 Spots



Power
4,000 Amps / 600 Volts

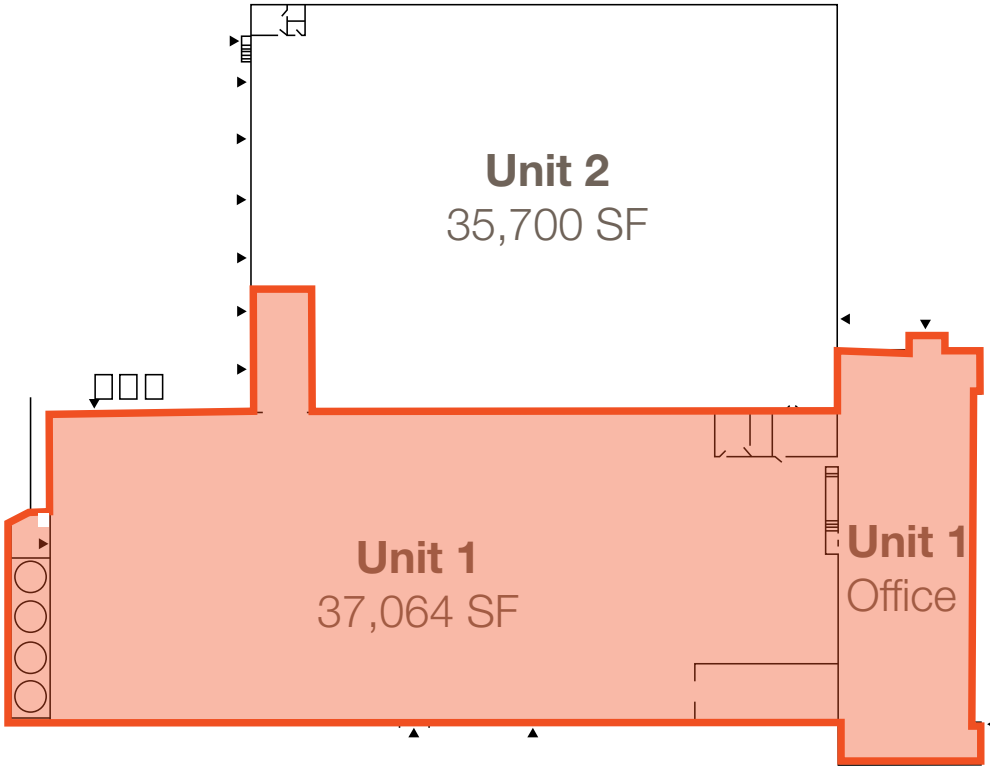


Property Highlights

Functional front portion of the building providing 37,000 SF with immediate availability. Features include approximately 14' clear height, multiple truck-level doors, and 53' trailer-compatible shipping for large-scale distribution. Office space is incorporated to support day-to-day administration, while abundant power and natural light via skylights enhance productivity. This space is ideally suited for companies seeking a prime Etobicoke address with strong exposure to North Queen Street.

Extras

Heavy power supply (4,000A / 600V), rooftop HVAC units, and direct access to public transit. Excellent signage potential with high daily traffic counts. Close proximity to Highways 427, QEW, and 401.



For Lease: Industrial

100 North Queen Street Etobicoke, ON

Unit 2



Total Area
35,700 SF
Industrial Area
35,700 SF
Office Area
TBD



Lease Rate
\$17.49 PSF Additional Rent
\$5.00 PSF (2025)



Possession Date
February 1, 2026



Parking
20 Spots



Power
4,000 Amps / 600 Volts



Clear Height
18'1"



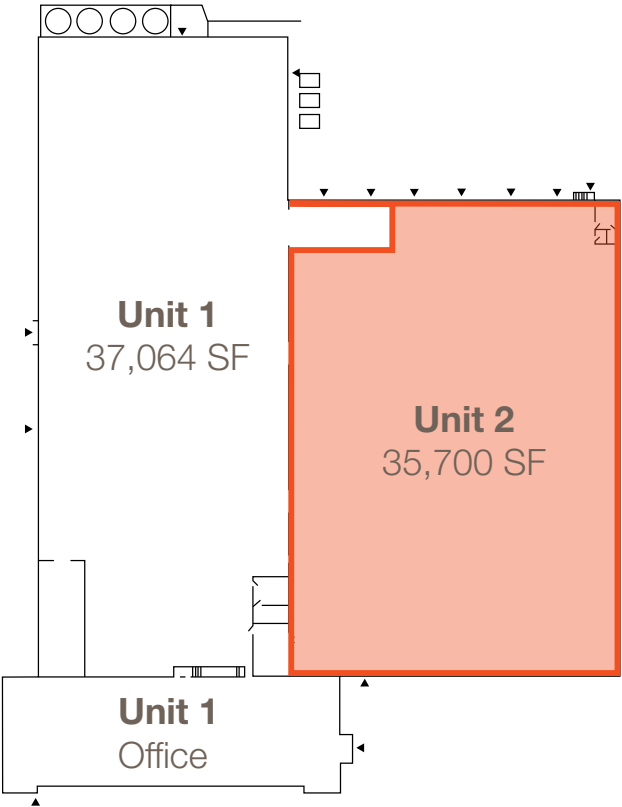
Shipping
4 Truck Level

Property Highlights

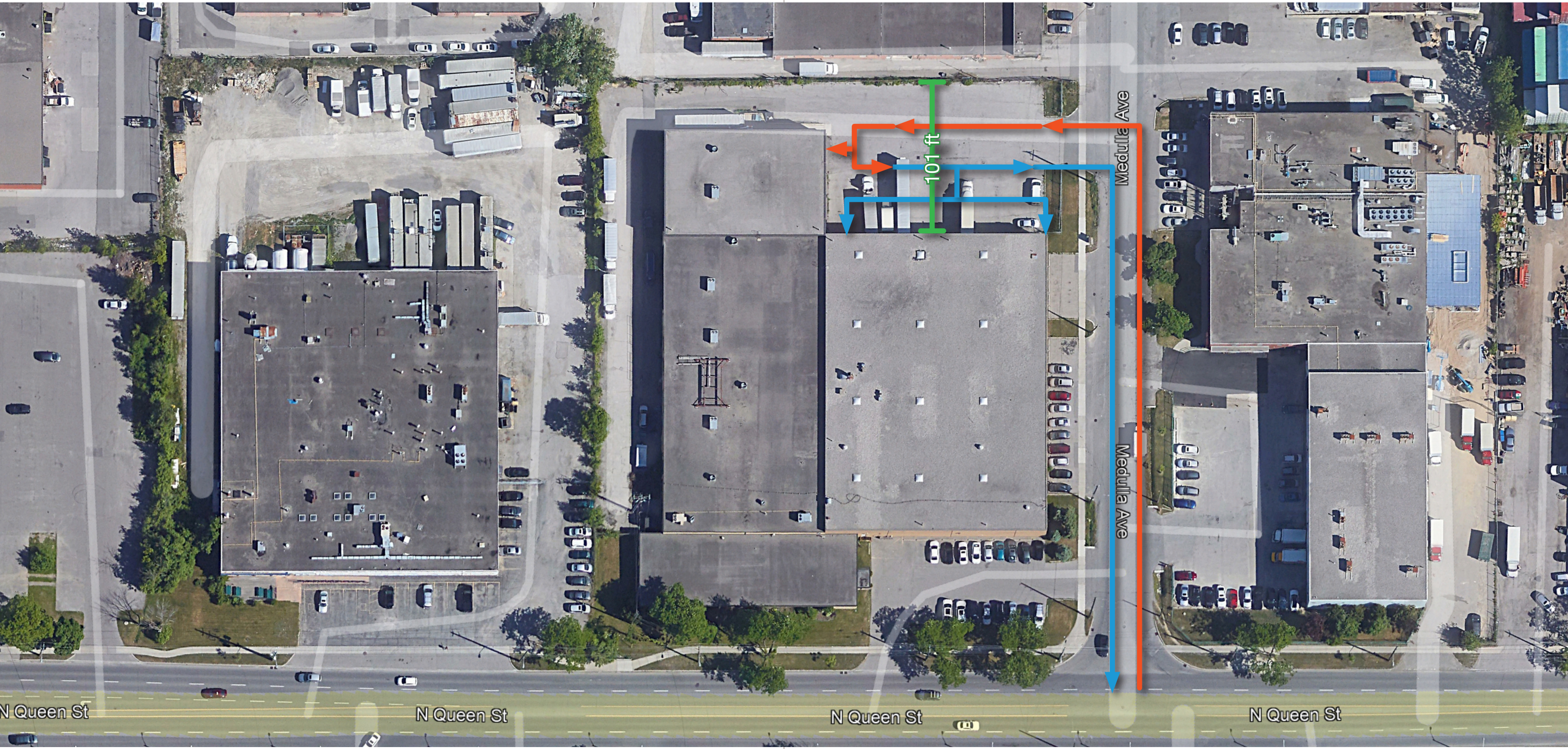
Rear portion of the building delivering 35,700 SF with 18'1" clear height, designed for warehousing, logistics, or light manufacturing. Equipped with multiple shipping doors, including truck-level and drive-in access with 53' trailer maneuverability, the unit supports flexible operational needs. The layout provides efficient racking capacity and maneuverability, while the property's location offers outstanding accessibility to major highways.

Extras

T5 lighting, skylights, rooftop HVAC units, and strong power capacity. E1.0 zoning permits a wide range of employment uses. Available Q1 2026, offering excellent timing for occupiers planning ahead.



Shipping Access:



Zoning:

E 1.0 - Employment Industrial Zone

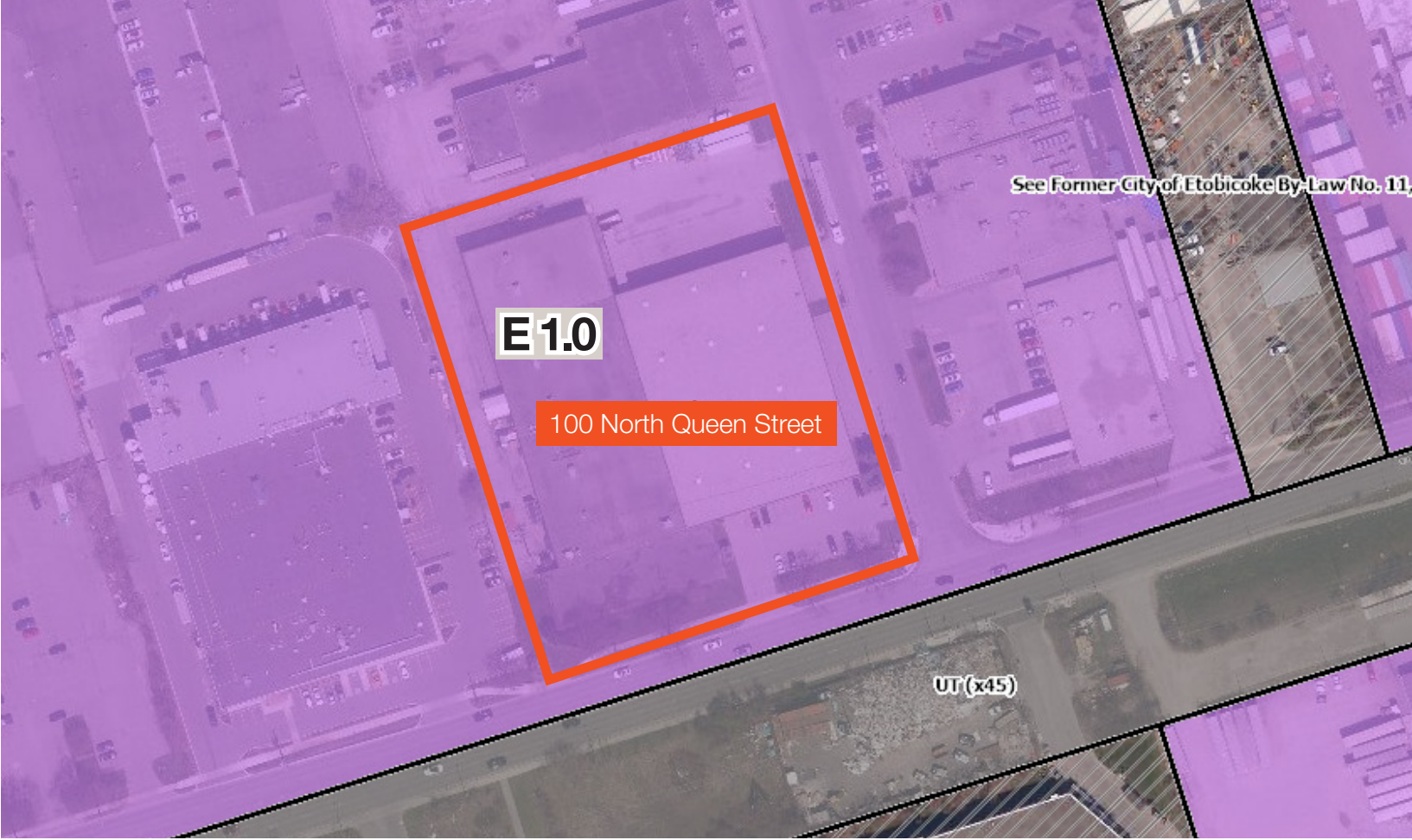
Permitted Uses

- 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
 - 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

All Manufacturing Uses except:

 - 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - 2) Ammunition, Firearms or Fireworks Factory;
 - 3) Asphalt Plant;
 - 4) Cement Plant, or Concrete Batching Plant;
 - 5) Crude Petroleum Oil or Coal Refinery;
 - 6) Explosives Factory;
 - 7) Industrial Gas Manufacturing;
 - 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - 9) Pesticide or Fertilizer Manufacturing;
 - 10) Petrochemical Manufacturing;
 - 11) Primary Processing of Gypsum;
 - 12) Primary Processing of Limestone;
 - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - 14) Pulp Mill, using pulpwood or other vegetable fibres;
 - 15) Resin, Natural or Synthetic Rubber Manufacturing;
 - 16) Tannery

For more zoning information, please visit City of Toronto’s Website: https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm



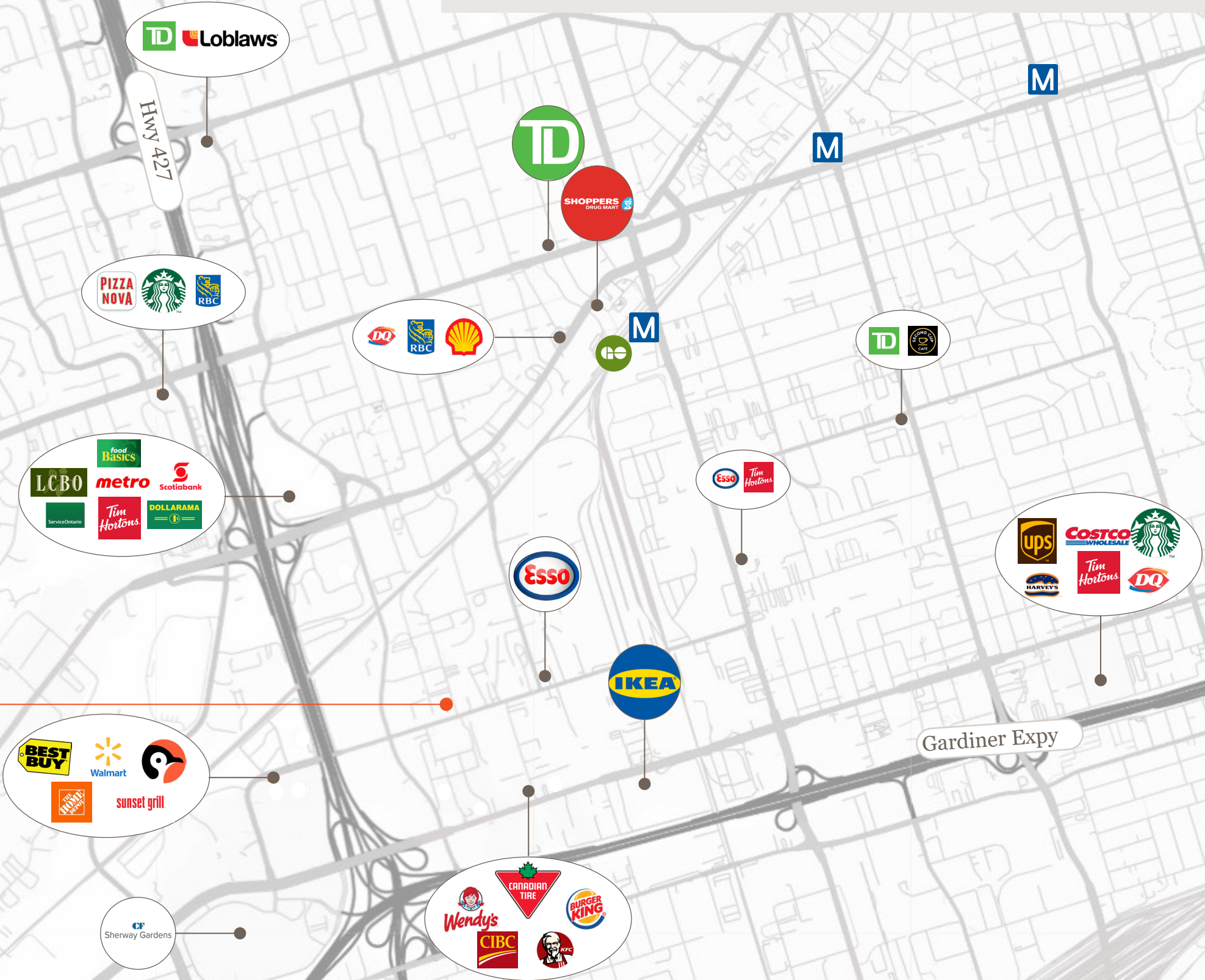
Permitted Uses With Conditions

- 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
 - Shipping Terminal
 - Take-out Eating Establishment
 - Transportation Use
 - Vehicle Depot
 - Vehicle Fuel Station
 - Vehicle Repair Shop
 - Vehicle Service Shop
 - Vehicle Washing Establishment

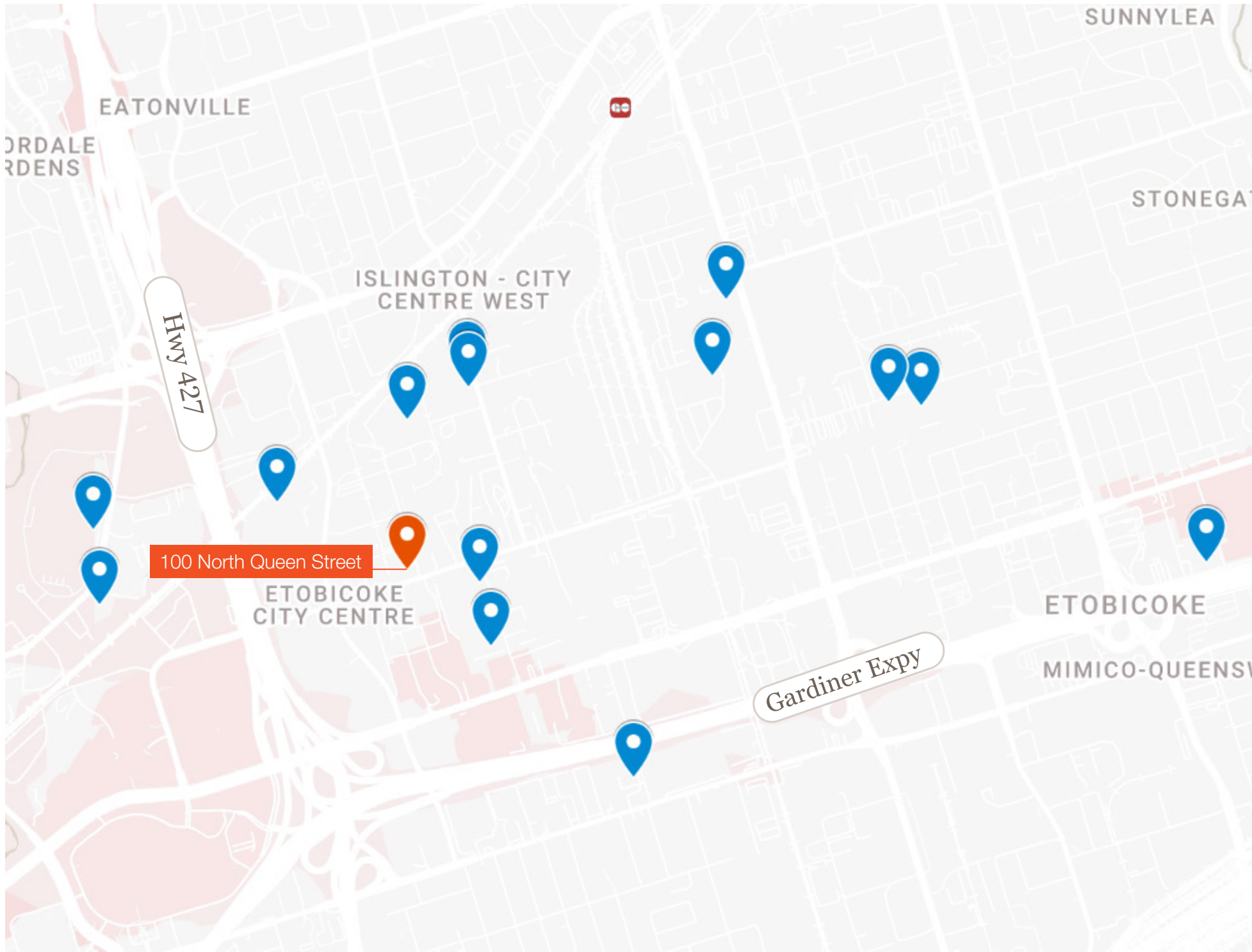


Toronto Pearson
International Airport

Amenity Map: Etobicoke, ON



Neighbouring Companies



Purolator	Canada's premier courier and logistics company
Canada Post	Canada's primary postal and parcel delivery service.
Blanco Canada Inc	Canadian subsidiary of a global leader in kitchen sinks and faucets.
Wajax	Prominent Canadian distributor of industrial products and services
Bell Canada	One of Canada's largest telecom providers
DECIEM	Global skincare brand DECIEM's central distribution facility
Kinectrics Inc	International authority in power systems testing and engineering
Metro Distribution Centre	Centralized hub powering one of Canada's top grocery chains
Canadian Linen & Uniform Service	Nationwide provider of uniforms and facility services
Coleman Containers	Longstanding Ontario-based packaging manufacturer
Lush Cosmetics	Flagship ethical cosmetics production site serving North America
Cascades Recovery	Specialized national recycling and resource recovery operation
EMCO	Leading Canadian plumbing and building supply distributor
Tire Discounters Group	Ontario-based tire wholesaler and distributor



Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



Lennard:

Trevor Jackson*
Senior Vice President
905.917.2029
tjackson@lennard.com

Elise Ngo-Wong*
Associate Vice President
416.915.5679
elise@lennard.com

Lennard Commercial Realty, Brokerage
201-60 Columbia Way
Markham, ON L3R 0C9
905.752.2220
lennard.com

*Sales Representative
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.