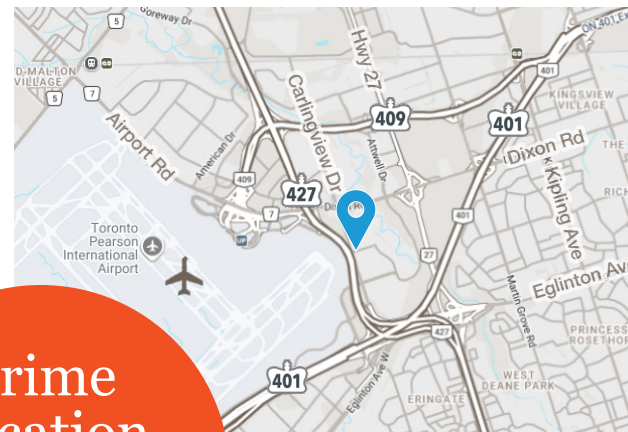


10 Meteor Drive

Toronto | 14,571 SF on 0.67 Acres

Gil Gordon*, SIOR, Sr VP
416.822.7332
ggordon@lennard.com

For Sale



Prime
Location
for Servicing
Airport, GTA &
Downtown

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020 • lennard.com

*Sales Representative

10 Meteor Drive



Total Size
14,571 SF

Office Area Retail Store
7,404 SF **1,040 SF**

Warehouse Labs
2,643 SF **2,063 SF**



Lot Size
0.667 Acres



Shipping
2 Truck-Level Doors
(1 with Drive-In Ramp)



Power
400 Amps @ 600 Volts

Solar Panels
12.7 KW Solar Panels
(± \$16,000 revenue per year)



Clear Height
14' Clear



Fire Safety
Sprinklers
Throughout & Monitored



Zoning
E 1.0 Industrial



Possession
Immediate



Asking Price
\$7,250,000

Realty Tax
\$46,498.73 (2026)
\$3.19 PSF

Property Highlights

- Rare Industrial Building with High Percentage Office Buildout
- Ideal Office/Service Location
- Central GTA location, easy access to major highways and international airport
- Ideal wholesale pick up area
- LED lighting throughout
- Tri-vision billboard on roof: Exposure to Hwy 427
- Revenue from solar panels
- Upper office area at rear is self-contained and includes kitchen, 4-piece washroom
- Separate flammable storage area

Lennard:

Gil Gordon*, SIOR, Sr VP
905.247.9261 • ggordon@lennard.com

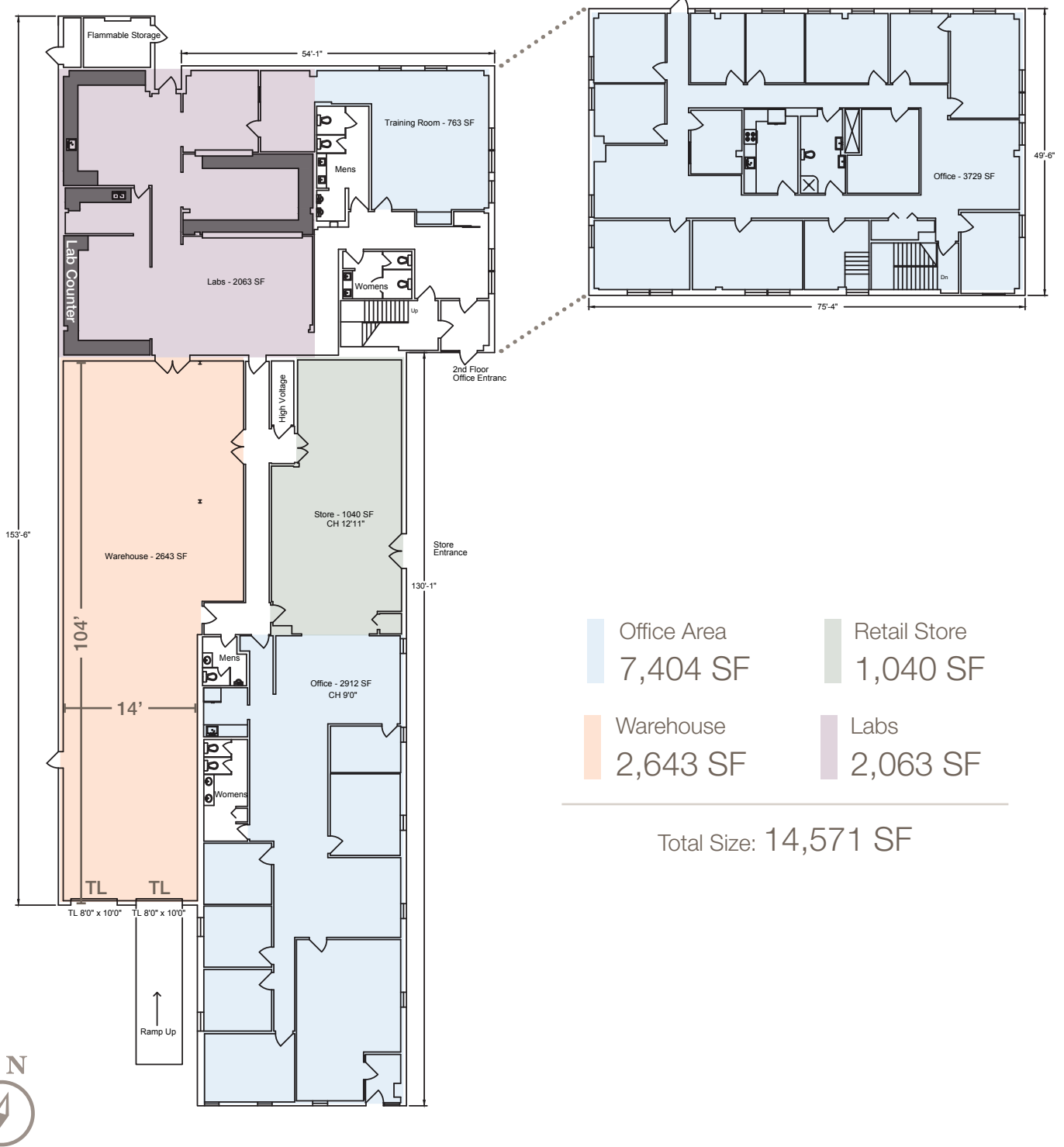
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10 Meteor Drive | Floor Plan



2nd Floor



 Office Area 7,404 SF	 Retail Store 1,040 SF
 Warehouse 2,643 SF	 Labs 2,063 SF

Total Size: 14,571 SF



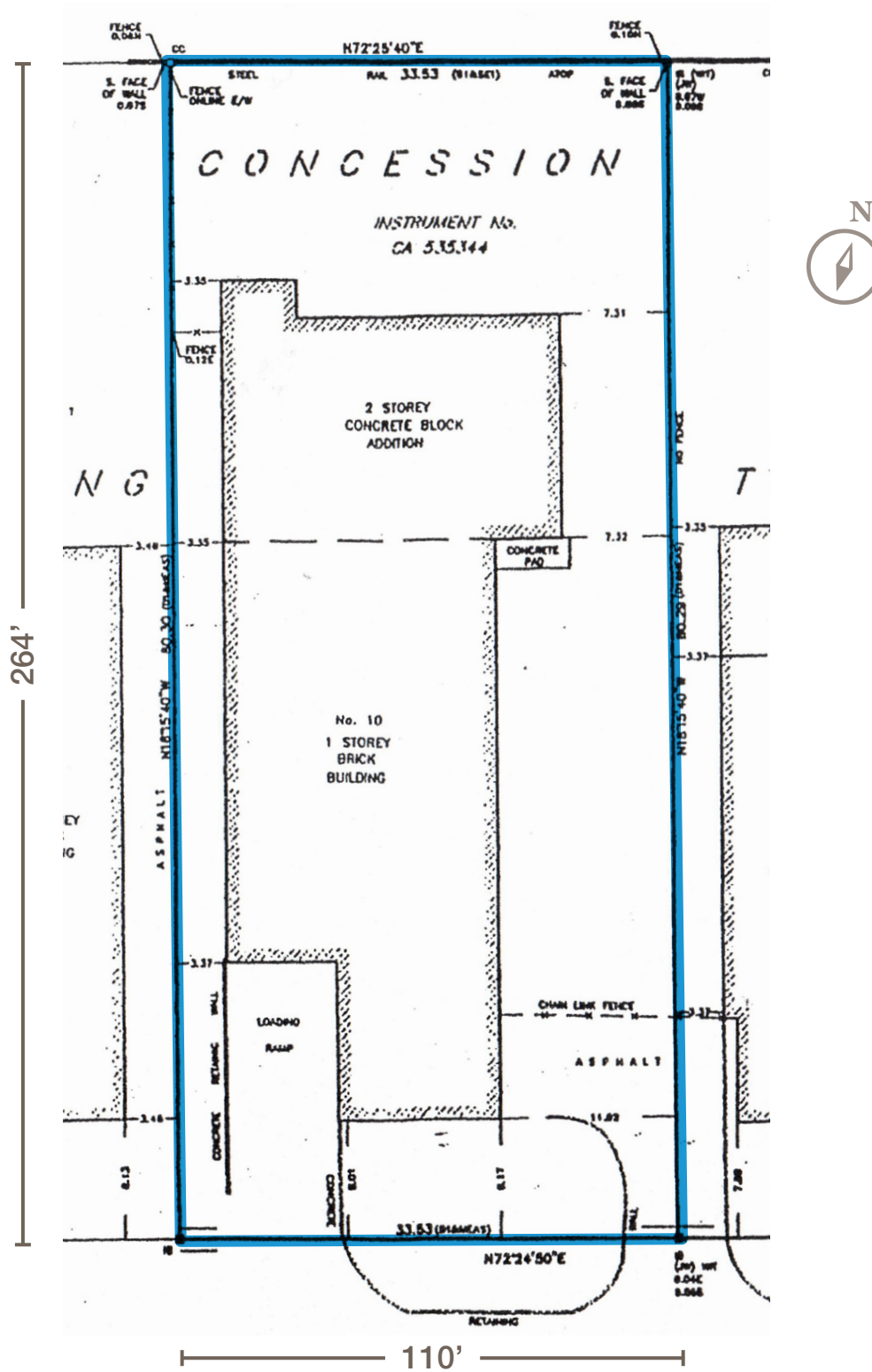
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10 Meteor Drive | Survey



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E 1.0 Industrial

In the E zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter/Kennel
- Artist Studio
- Bindery
- Carpenter's Shop
- Contractor's Establishment
- Custom Workshop
- Industrial Sales and Service Use
- Laboratory
- Manufacturing (except abattoir, firearms, asphalt, cement, explosives, industrial gas, smelting, pesticide, petrochemical, pulp mill, resin, rubber, tannery)
- Performing Arts Studio
- Pet Services
- Printing Establishment
- Production Studio
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

Exception E 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

(A) The outdoor storage or parking of motor vehicles for a Vehicle Repair Shop is not permitted in the front yard; and

(B) A minimum 3 metre landscaping strip, except for a driveway, must be provided abutting the front lot line along the entire frontage.

In the E zone, the following uses are permitted if they comply with the specific conditions for each (See Clause 60.20.20.100 for more details):

- Body Rub Service (32)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- **Open Storage (10)**
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Retail Service (3)
- Retail Store (4,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18)

See Toronto By-law 569-2013 for complete list

(10) Open Storage

(i) must be associated with a permitted use other than a recovery facility;

(ii) may not be located in a yard that abuts a lot in the Residential Zone category or the Residential Apartment Zone category;

(iii) may not be in the front yard;

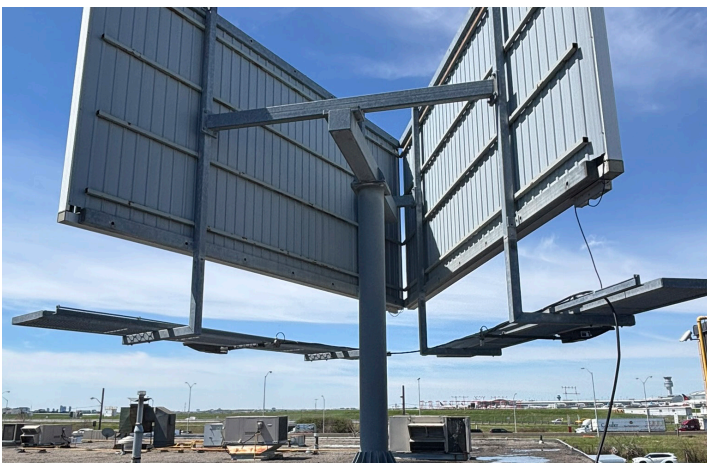
(iv) must be a minimum of 7.5 metres from any lot line;

(v) must be less than 30% of the lot area;

(vi) may be no higher than the permitted maximum height of a building on the lot; and

(vii) must be enclosed by a fence; and

10 Meteor Drive | Property Photos



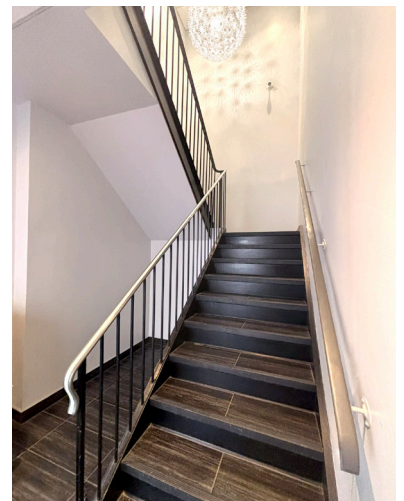
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10 Meteor Drive | Property Photos



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