



National AAA Single - Tenant Investment

115 Manville Road

Freestanding industrial building with automotive
& outside storage zoning

Lennard:

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115 Manville Road

Freestanding Industrial Building with Outside Storage
located near Warden Avenue and Eglinton Avenue E



Lot Size

1.91 Acres

Building Size

6,299 SF



Lot Dimensions

217.56' Frontage

383.56' Depth



Clear Height

24'



Shipping Doors

7 Drive-In



Crane

2



Asking Price

\$4,795,000

Taxes (2023)

\$36,394.30

Insurance

\$9,014



Zoning

E 1.0 & EH 1.0

(Outside storage & automotive
repair permitted)



Listing Agents

Cole Braithwaite*

Vice President

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Property Highlights

- AAA National Tenant with long term lease
- Triple Net Carefree Lease
- Rare Automotive and Outside Storage zoning
- Large Corner Lot
- Fenced yard
- Second floor mezzanine office
- Kitchenette
- 3 Washrooms

115 Manville Road

Tenant Profile

Name:

Cooper Equipment Rentals



About:

Cooper Equipment Rentals Ltd. is a full-service construction equipment rental company, servicing contractors across Canada. We specialize in the rental of compact, aerial and heavy construction equipment while providing a wide range of supplies, along with unparalleled service and support.

Renewal Rate Start Date:

June 1, 2023

Lease Net Rates:

Year	Yearly
1	\$250,000 Net
2	\$250,000 Net
3	\$260,000 Net
4	\$260,000 Net
5	\$260,000 Net

Lease Notes:

- 1 X 5 Year Options to Renew
- Tenant has been at the building for over 10 Years

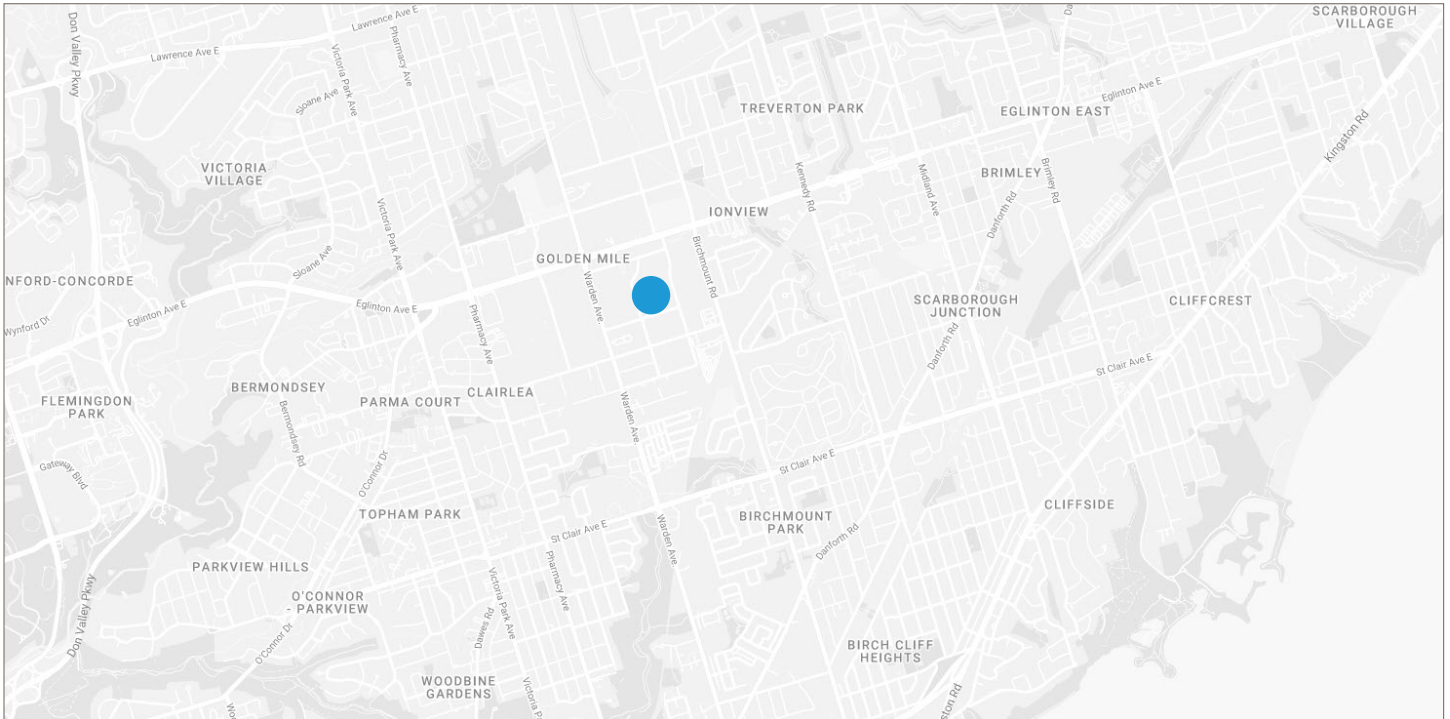
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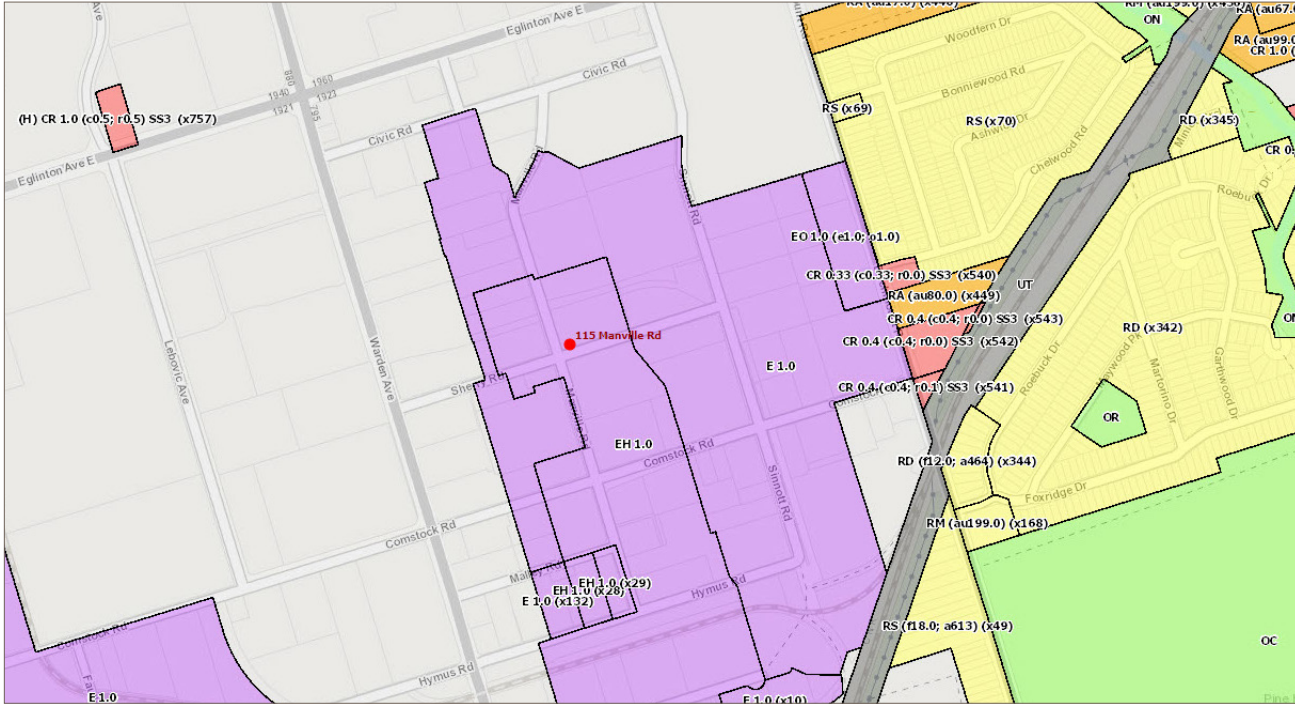
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Zoning



The subject property is zoned Employment Heavy Industrial Zone (EH) and Employment Industrial Zone (E).

In the EH zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
 - 1) Ammunition, Firearms or Fireworks Factory;
 - 2) Crude Petroleum Oil or Coal Refinery;
 - 3) Explosives Factory;
 - 4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station [By-law: OMB PL130592]

Use with Conditions - EH Zone

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

- Open Storage (1)

Source: City of Toronto Zoning By-law 569-2013, as amended (Office Consolidation)
For additional information on Zoning and Permitted Uses, please contact the City of Toronto

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Zoning

In the E zone, the following uses are permitted:

- 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
- 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
- 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 [By-law: OMB PL130592]

Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Eating Establishment (1,19,30)

Source: City of Toronto Zoning By-law 569-2013, as amended (Office Consolidation)
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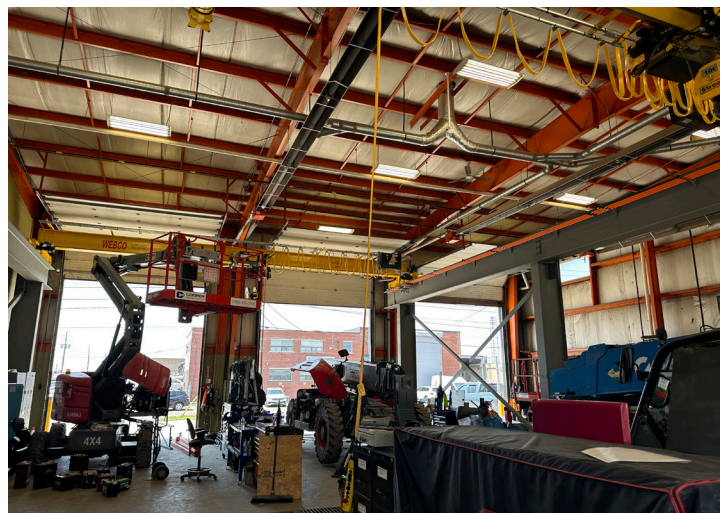
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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.