



For Lease: Industrial

133 Milvan Drive

5,700 SF Industrial Unit Available in Toronto, ON

Lennard:

lennard.com

Unit B



Total Area
5,700 SF



Office Area
20%



Shipping
1 TL



Clear Height
14'



Zoning
E 1.0



Net Rent
\$19.50 PSF

Additional Rent
\$6.20 PSF

Property Highlights

- Approximately 5,700 SF of specialized food-use space with HACCP certification
- **Temperature-controlled infrastructure:** 505 SF refrigeration, 540 SF freezer and 198 SF blast freezer
- Functional layout featuring private offices, open workspace, lunchroom, warehouse and washroom/changerooms
- Abundant natural light throughout production, preparation and storage areas
- Approx. 12' ceiling height, ideal for food production and storage operations
- Excellent connectivity to major highways and public transit for employees, suppliers and distribution operations



133 Milvan Drive, Unit B



Zoning: E 1.0 - Employment Industrial Zone

Permitted Uses

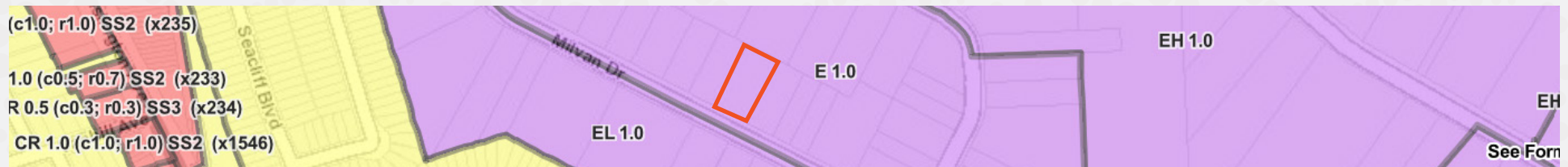
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- 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

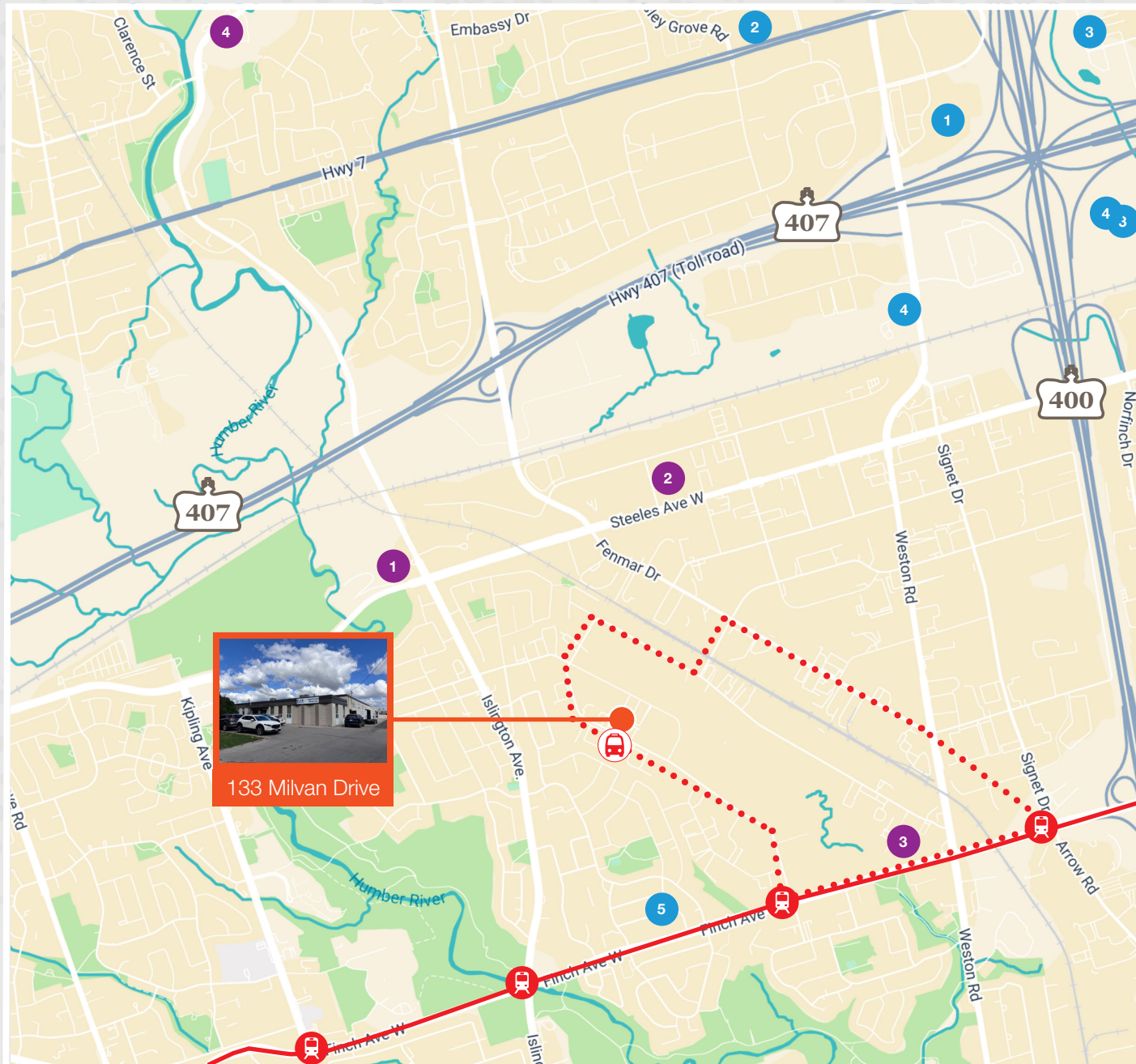
Permitted Uses With Conditions

- 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

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



Amenities



Shopping

- 1 Costco Wholesale
- 2 Fortinos
- 3 Wal-Mart Supercentre
- 4 IKEA
- 5 Shoppers Drugmart

Restaurants

- 1 Tim Hortons, Esso
- 2 Wendy's
- 3 McDonald's
- 4 Memphis BBQ

Transit

-  TTC Bus Route 119
-  Line 6 (Finch West) LRT (to Finch West Subway Station)

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