

# 14 Connell Court

Industrial For Lease in Etobicoke



# 14 Connell Court



Net Rent  
**\$14.50 PSF**  
Taxes (TMI)  
**\$4.80 PSF**



Power  
**1,200 Amps**  
**600 Volts**



Available Space  
**36,951 SF**  
Office Space  
**8,375 SF**  
Industrial Space  
**27,981 SF**



Shipping  
**2 Truck Level Doors**  
**1 Drive-in Door**



Clear Height  
**14' - 17' 9"**



Availability  
**Immediate**

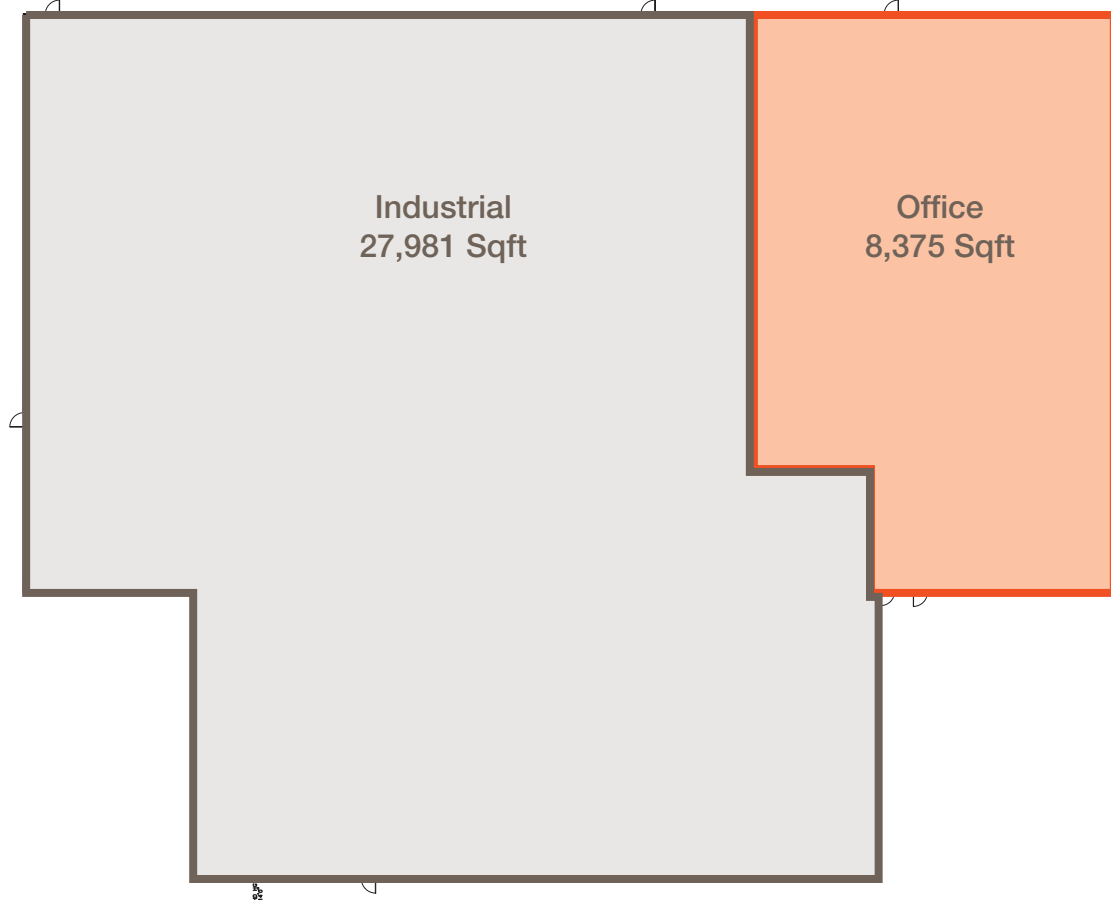


Zoning  
**E 1.0**



## Property Highlights

- Freestanding industrial building available for lease in a highly strategic location.
- Rare internal shipping functionality, perfectly suited for tenants requiring temperature controlled logistics
- Situated with immediate access to highways QEQ and 427.
- Offering quick access to Ontario Food Terminal and Pearson Airport.
- Ideal for logistics, distribution, and light manufacturing.



# Shipping





# 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
- Marijuana 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](https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm)

# Amenities Map



# Photos





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