

For Lease: Industrial

168 Rexdale Boulevard Unit 1 & 2

Etobicoke, ON



Lennard:

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168 Rexdale Boulevard Etobicoke, ON

Conveniently located within six minutes to Pearson Airport. Easy access to Highways 401, 409, 427 in five minutes.

\$ Taxes \$5.25 PSF **Lot Size 2.79 acres** **Availability Immediate**

Unit 1 & 2
Available Space
25,458 SF

\$ Net Rent \$17.00 PSF

Shipping 2 TL, 1DI

Clear Height 14'-16' 6"

Unit 1
Available Space
6,806 SF

\$ Net Rent \$20.00 PSF

Shipping 1 TL

Clear Height 16' 6"

Unit 2
Available Space
18,652 SF

\$ Net Rent \$18.00 PSF

Shipping 1 TL, 1 DI

Clear Height 14'

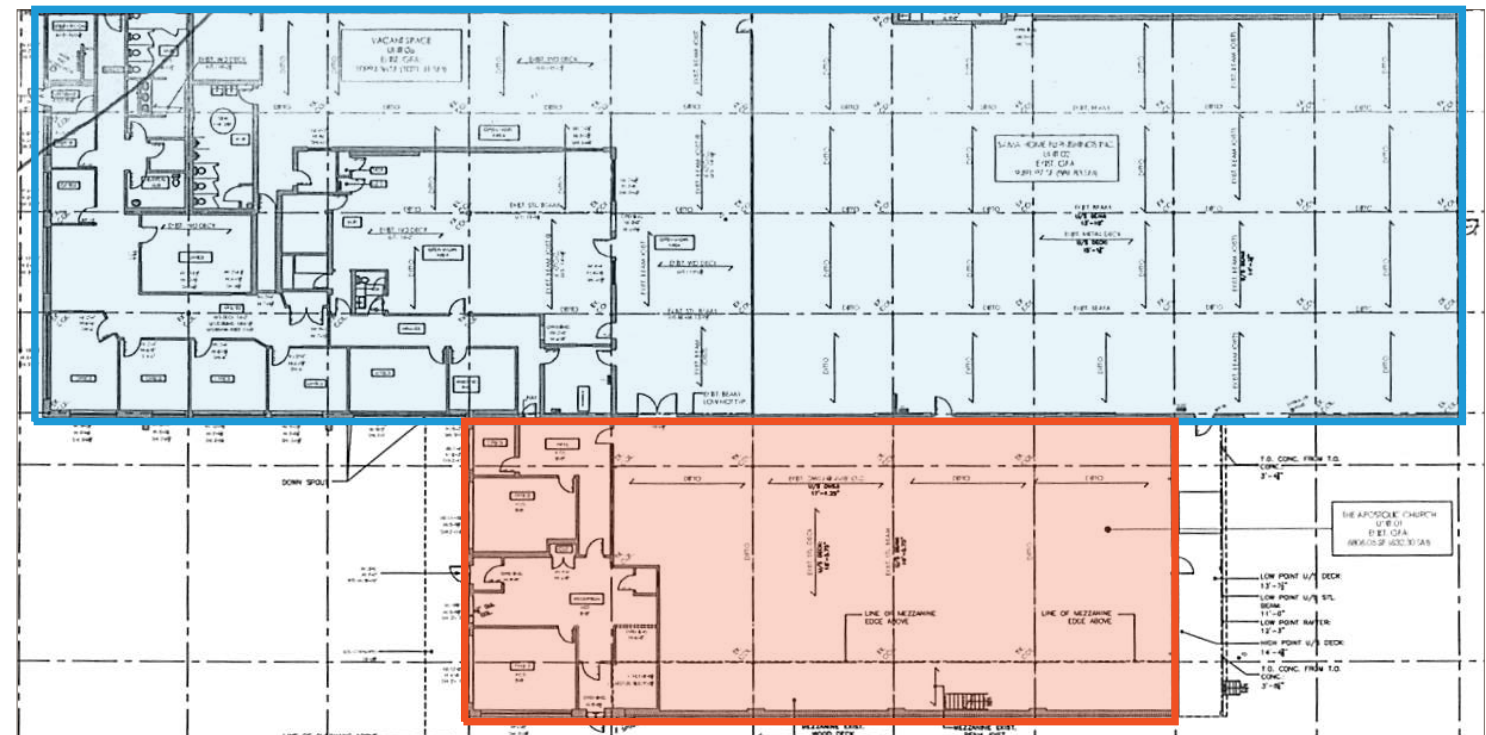
Property Highlights

Rare opportunity to secure a versatile unit(s) within an industrial building in one of Etobicoke's most established employment hubs. Totalling 25,458 SF, 168 Rexdale Boulevard offers users the flexibility to occupy both Units (1 and 2) or demise it into two separate units.

Unit 1 (6,806 SF) is a functional, well-configured space featuring 16'6" clear height and a dedicated truck-level shipping door, making it ideal for a growing business.

Unit 2 (18,652 SF) offers a larger, highly efficient layout with both truck-level and drive-in loading to accommodate a wide range of operational and inventory requirements.

Ideally located just minutes from Toronto Pearson International Airport, with immediate access to Highways 401, 409, and 427, 168 Rexdale provides exceptional connectivity for logistics, distribution, and employee commuting.



Unit 1
Unit 2

Shipping Access:



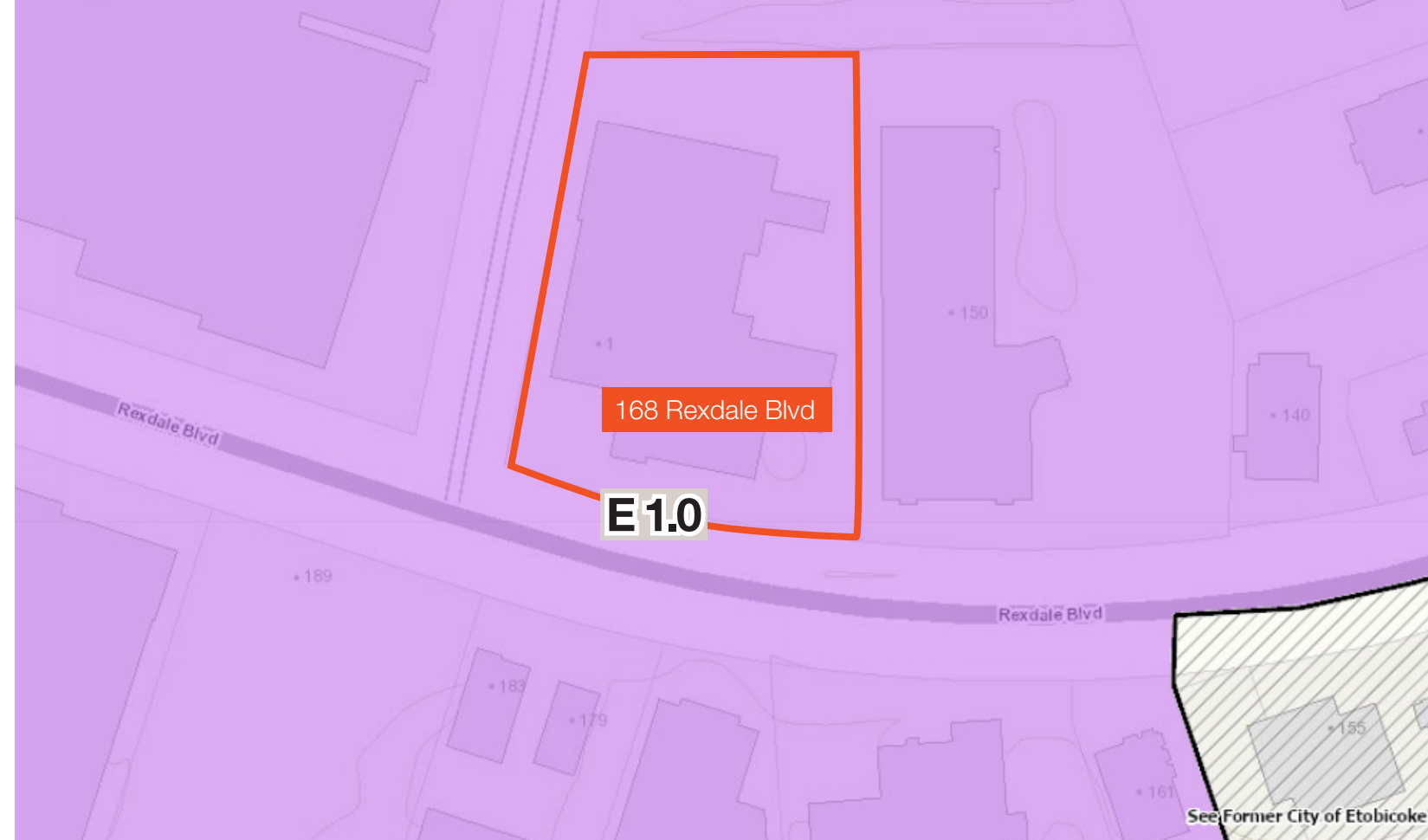
Zoning:

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

Amenity Map: Etobicoke, ON

 Etobicoke General Hospital

 Humber River Hospital

WOODBINE
MALL & FANTASY FAIR
COME FOR THE SHOPPING, STAY FOR THE FAMILY FUN!

 Etobicoke North
GO Station

SWISS CHALET
ROTISSERIE & GRILL

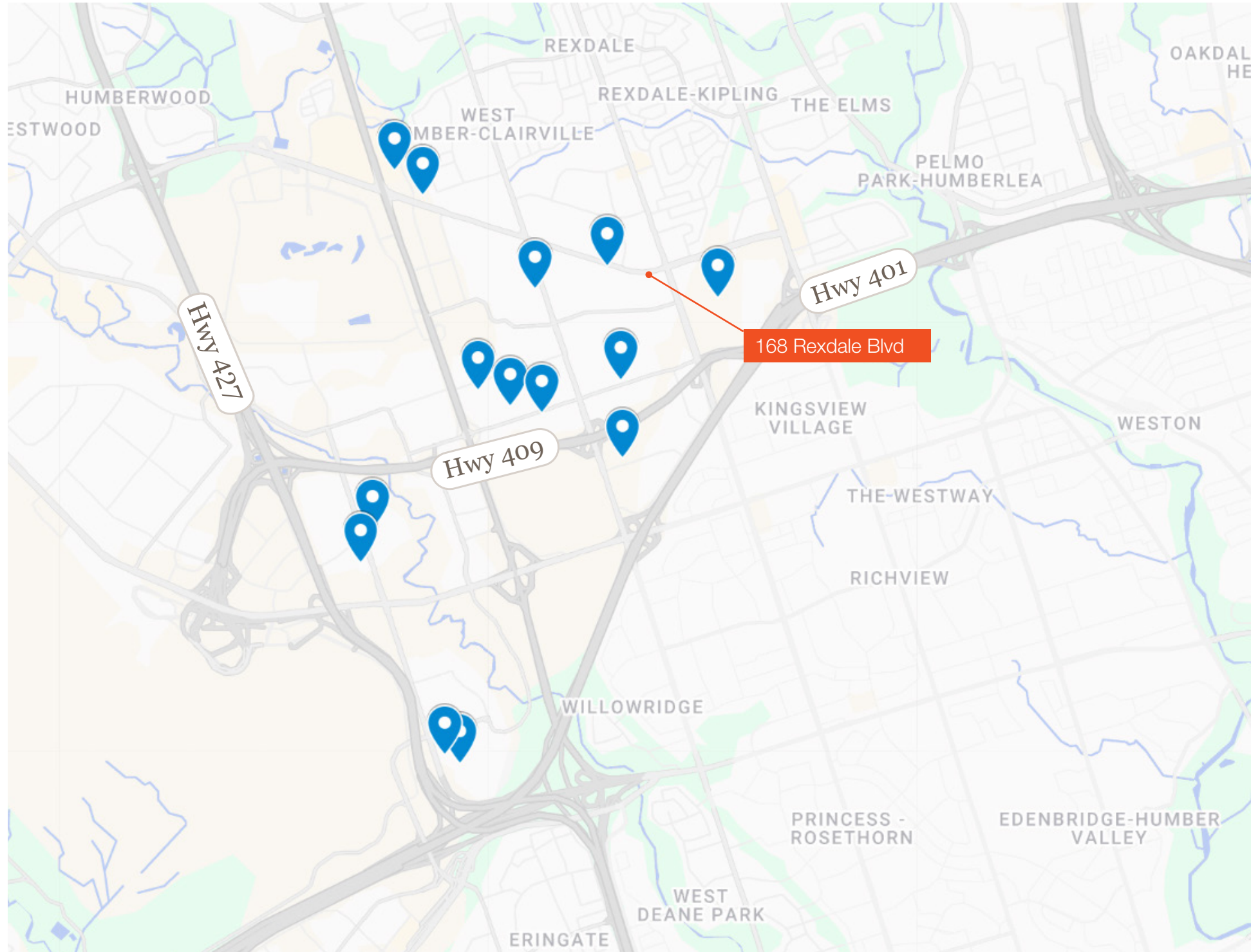
Tim Hortons

 **GREAT CANADIAN CASINO | RESORT**
TORONTO
 **WOODBINE**™



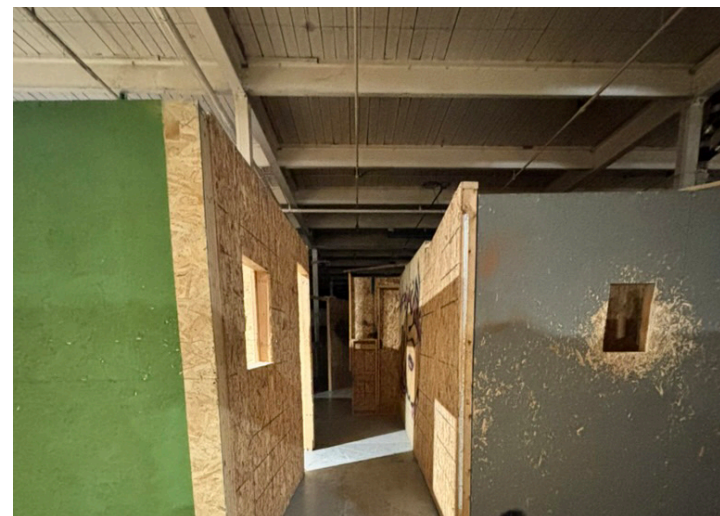
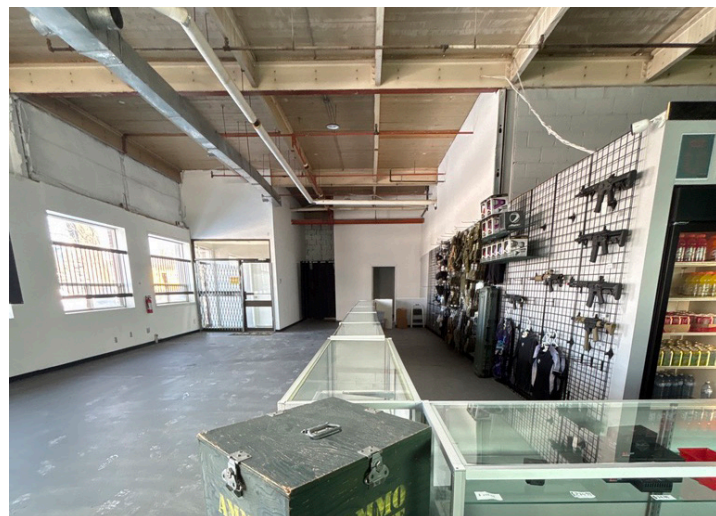
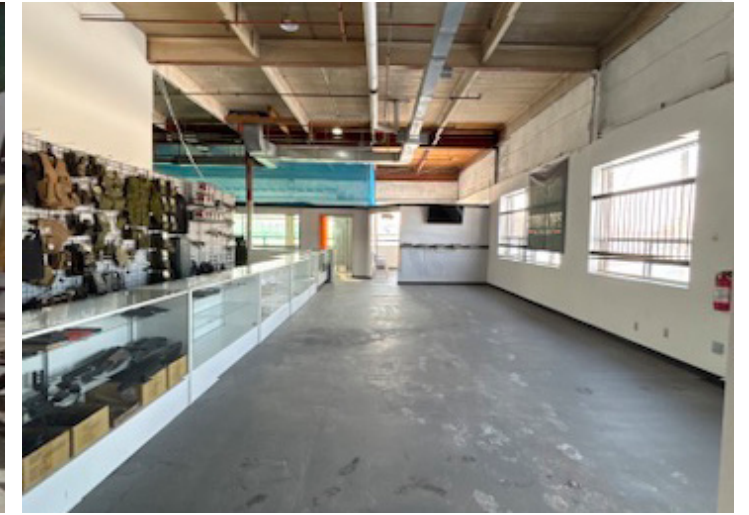
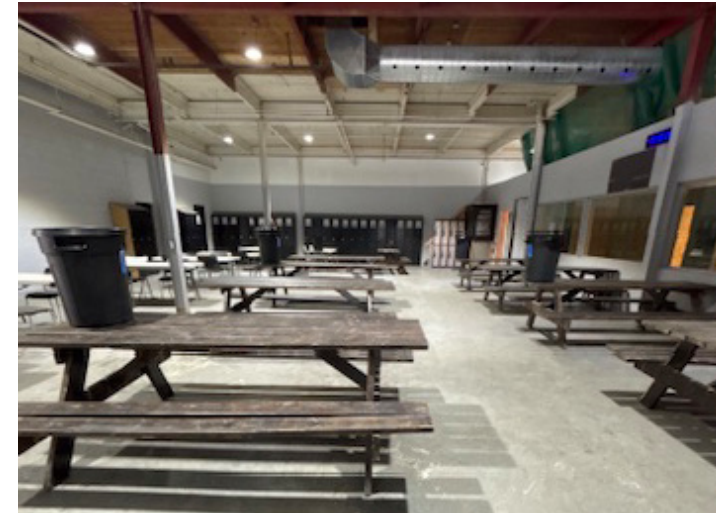
 Toronto Pearson International Airport

Neighbouring Companies



Staples	One of Canada's leading office supply retailers with a national distribution network.
NFI Industries	A prominent North American logistics and supply chain provider.
S&C Electric Canada Ltd.	A global leader in power infrastructure solutions
Amazon	One of the world's largest e-commerce and logistics operators.
Lassonde Beverages Canada	A leading North American beverage manufacturer.
CKF Inc.	A global leader in sustainable packaging manufacturing.
Unilever	One of the world's largest consumer goods companies.
Molson Coors Beverages	A major international beverage producer with iconic brands.
Hamilton Kent Inc	A recognized global manufacturer of infrastructure products.
BASF Canada Inc.	One of the world's largest chemical manufacturers.
XTL Transport	A leading North American transportation and logistics provider.
Purolator	National courier network with coast-to-coast logistics coverage
Midland Food Products Inc.	National food producer with established distribution channels
VANPAK Limited	National housewares and hardware distributor

Interior







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