

For Sale and Lease: Industrial Freestanding

355 Garyray Drive

40,455 SF Industrial User Opportunity in North York



Here is where
your business
will grow.

Jonathan Gorenstein** MBA, SIOR
Partner
905.917.2044
jonathan@lennard.com

Michael Law*
Partner
905.917.2045
mlaw@lennard.com

355 Garyray Drive

Property Overview



Total Building Area
40,455 SF

Office Area
10% (approx.)

Lot Area
1.974 Ac



Shipping Doors
3 Truck Level
(potential to increase door count)
3 Drive-in (1 is oversized)



Clear Height
18'-24'



Zoning
EH1.0
Employment Industrial



Power
2,000 Amps, 600 V
3-phase service



Year Built
1970



Sprinklers
Yes



Parking Stalls
12



Possession
180 days (TBC)



For Sale
Asking Price
\$18,500,000
Taxes
\$95,199.96 (2024)



For Lease
Asking Net Rent
\$15.95 per SF
Additional Rent per SF
\$4.32 (2025) TMI

Property Highlights

- Single tenant warehouse and office/showroom
- Convenient access to Highways 400, 401, and 407
- Currently fully leased until October 2025
- Excess land (fenced/secured area)
- Multiple points of ingress/egress
- Existing 5 ton crane



Lennard:

355 Garyray Drive

Exterior Rendering



Lennard:

355 Garyray Drive

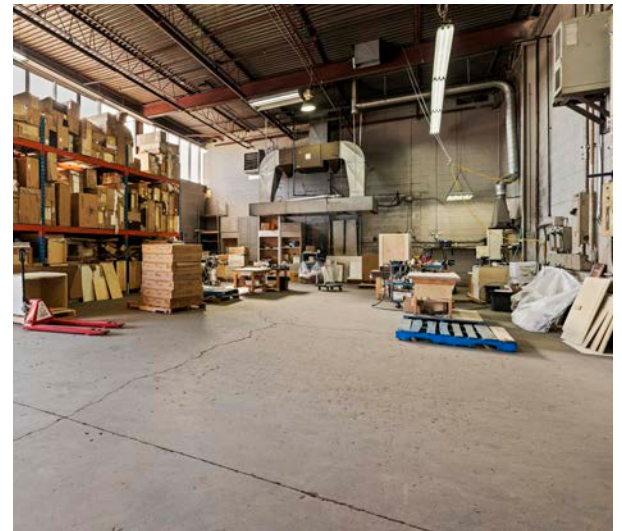
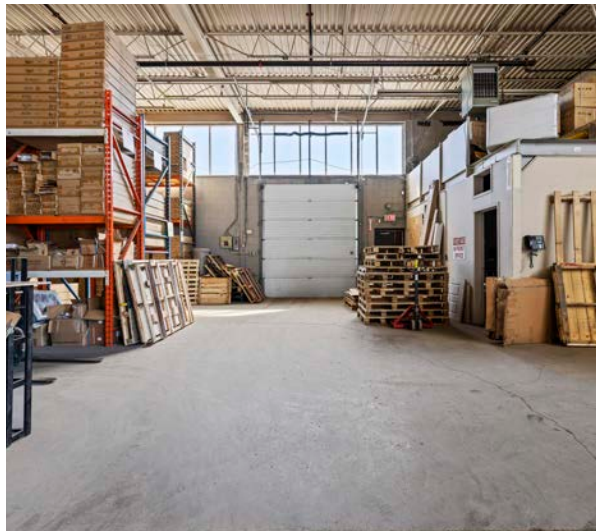
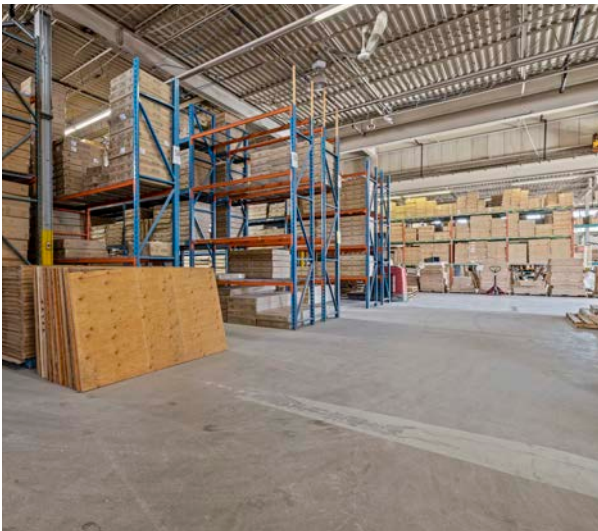
Exterior Photos



Lennard:

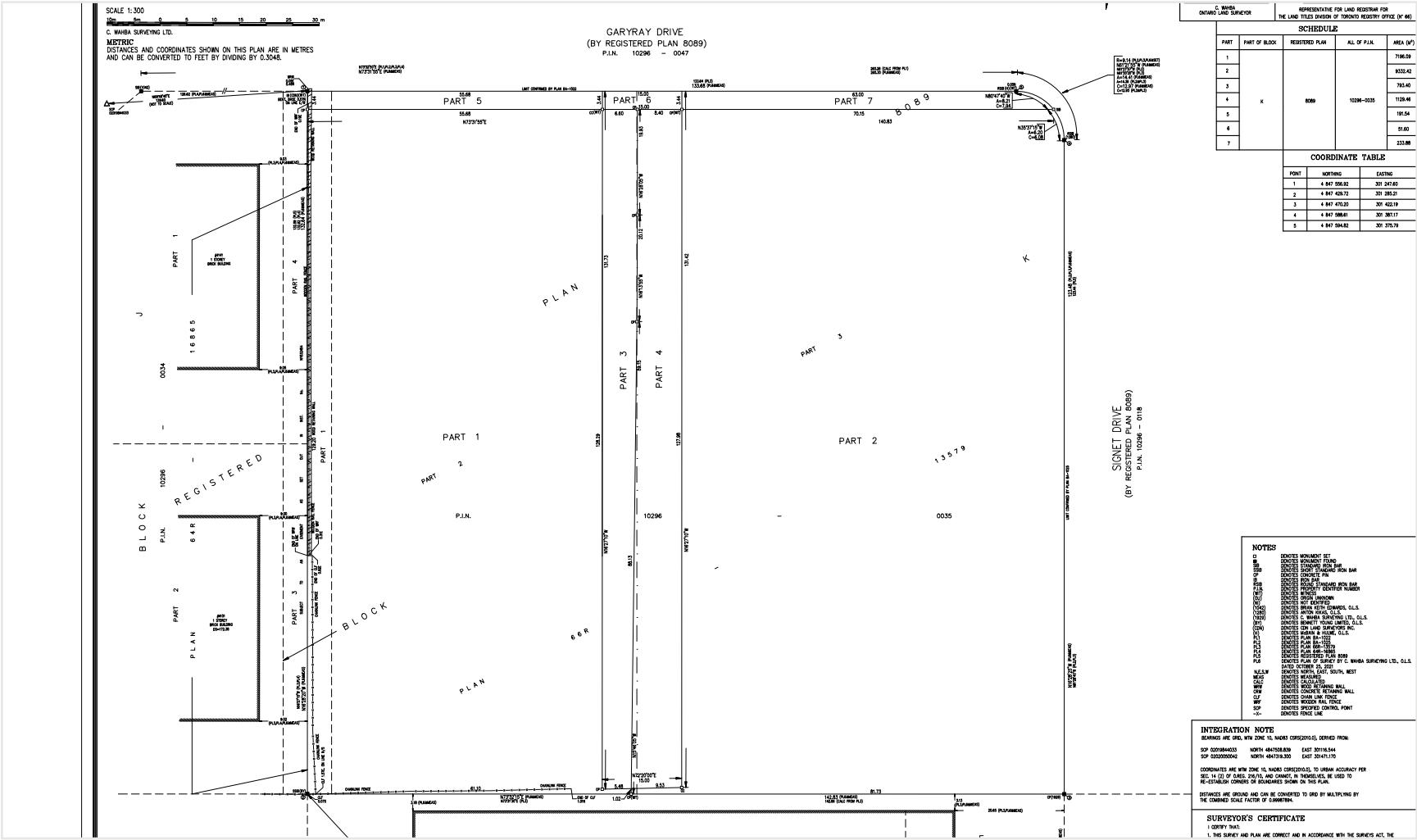
355 Garyray Drive

Interior Photos



355 Garyray Drive

Survey



*Exact measurements and layout to be confirmed.

Lennard:

Zoning

Under City of Toronto Zoning By-law 569-2013, 355 Garyray Drive is zoned EH 1.0 - Select Employment Heavy Industrial Zone uses include:*

60.30.20.10 Permitted Use

(1) Use - EH Zone

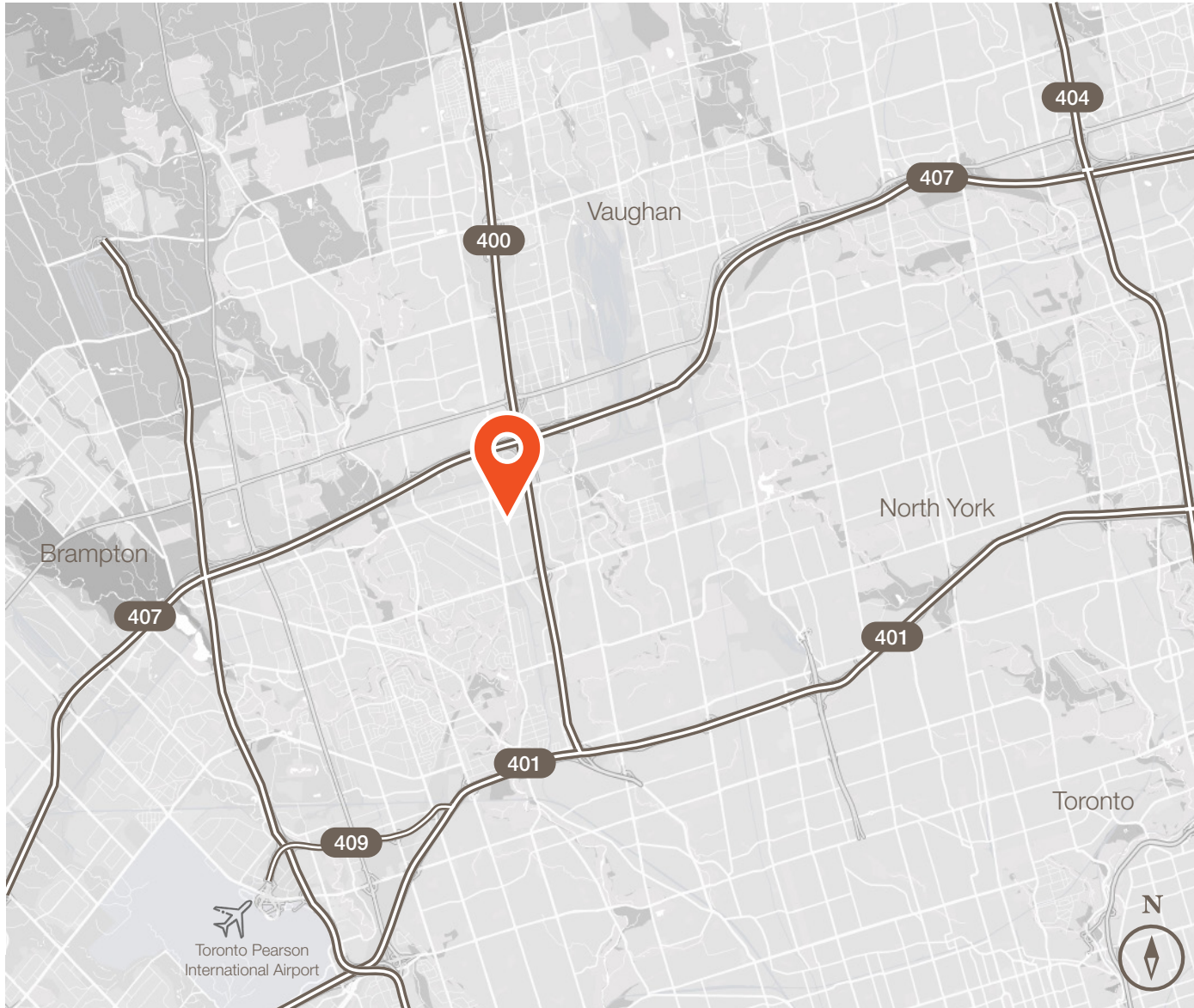
In the EH zone, the following uses are permitted:

- 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]



* For a complete list of permitted uses and conditions, please see the applicable [City of Toronto Zoning By-law](#). Please confirm intended use is permitted by the City of Toronto.

Location Map



Subject Property

Drive Times

Highway 400 1 mins

Highway 407 5 mins

Highway 401 6 mins

Highway 427 9 mins

Highway 409 13 mins

Highway 404 15 mins

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jonathan@lennard.com

Michael Law*, Partner
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mlaw@lennard.com

209-1 Yorkdale Road, North York
905.752.2220

lennard.com

*Sales Representative **Broker

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.