

For Sale: Industrial Freestand

# 355 Garyray Drive

40,455 SF Industrial User Opportunity in North York



Here is where  
your business  
will grow.

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\*Sales Representative \*\*Broker

# 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'-20'**



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)**



Asking Price  
**\$18,500,000**

Taxes  
**\$95,199.96 (2024)**

## 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



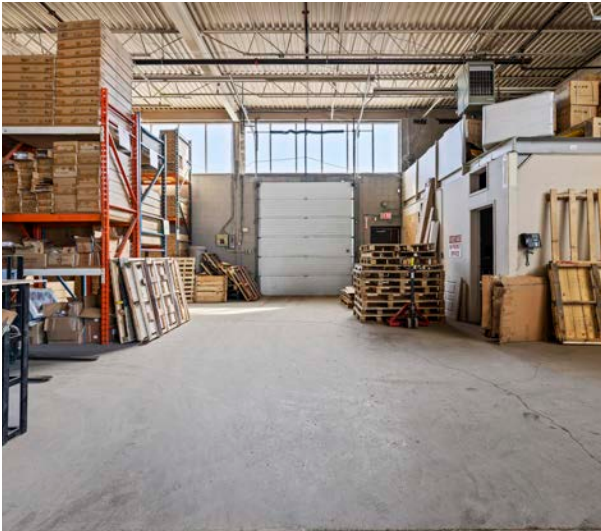
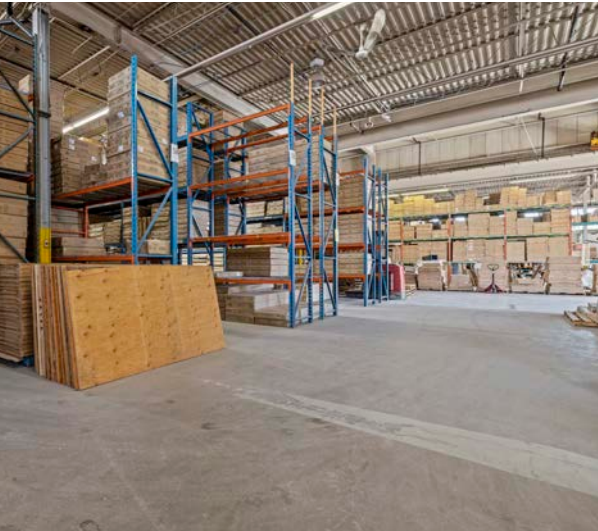
# 355 Garyray Drive

## Exterior Photos



# 355 Garyray Drive

## Interior Photos





# 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

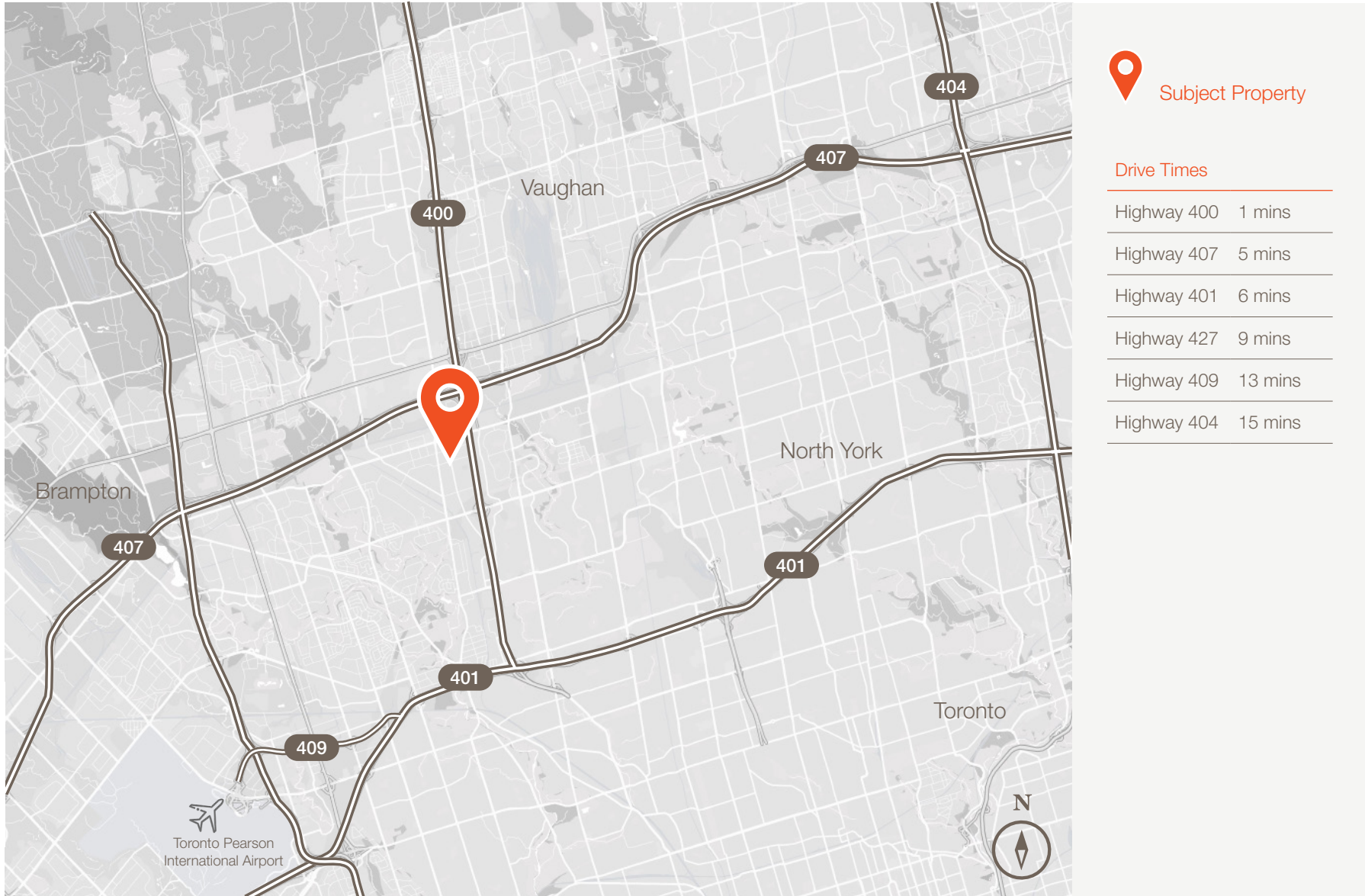
In the EH zone, the following uses are permitted:

- 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





# Lennard:

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