

For Lease

35 Stoffel Drive

Toronto, Ontario

Industrial Unit Available Martin Grove Rd & Highway 401



Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

lennard.com

35 Stoffel Drive

Industrial Condo For Lease Located In Central Etobicoke with Highway 401 Exposure



Unit

1

Available Space

7,769 SF



Zoning

E1.0



Net Rent

\$17.95 PSF

T.M.I (2025)

\$6.04 PSF



Availability

Immediate

Term (short only)

Up to 3 years



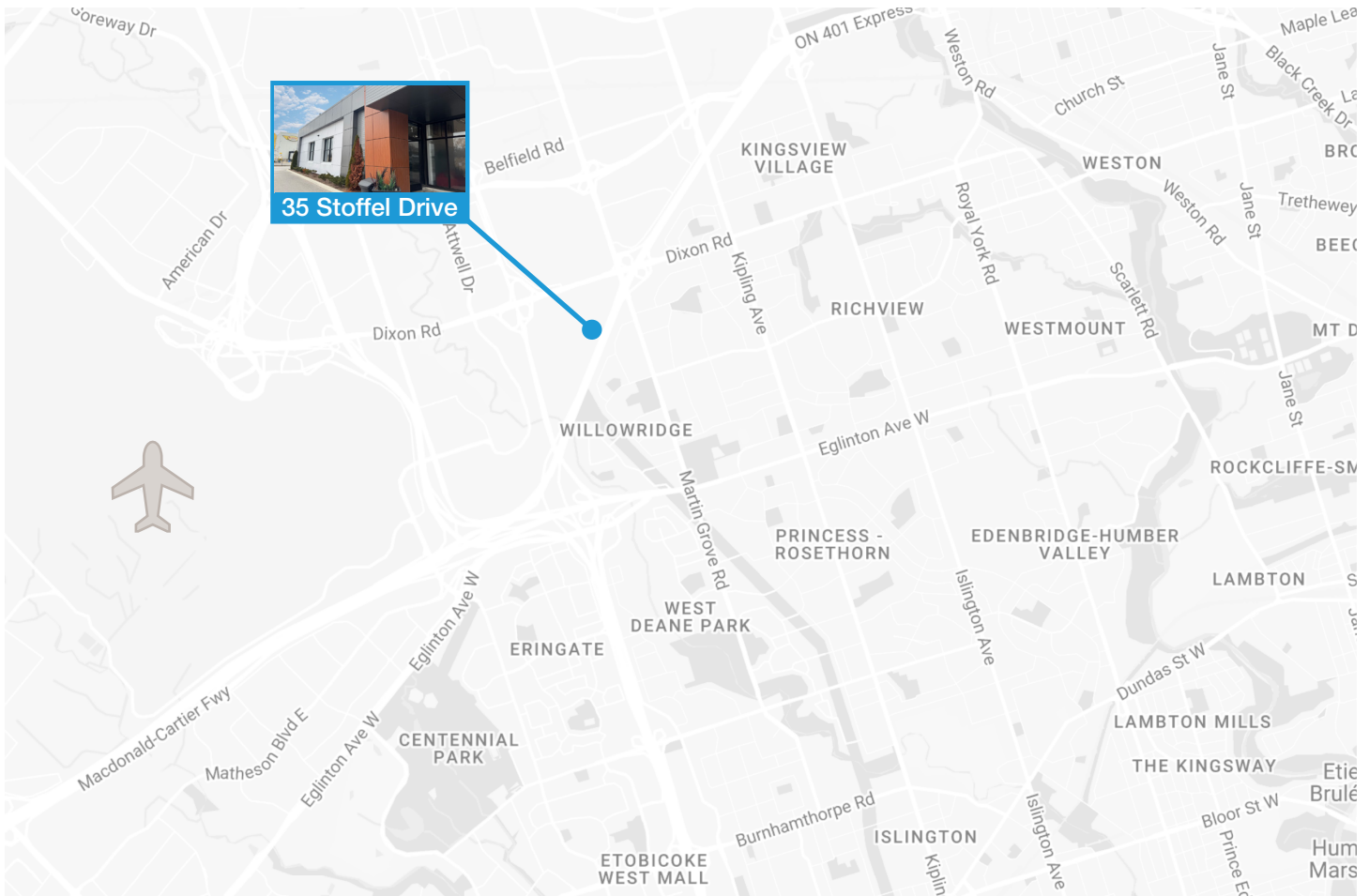
Listing Agent

Andy Kang

Sales Representative

905.340.0641

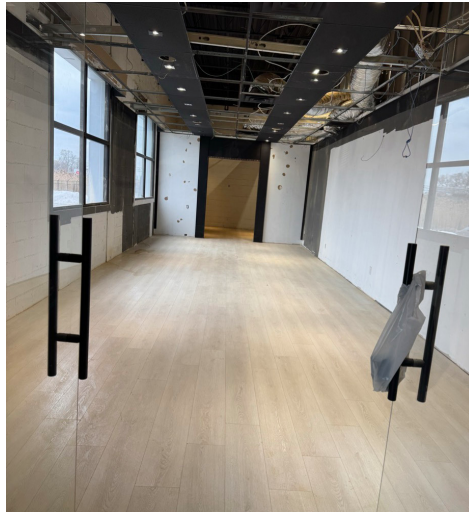
andy.kang@lennard.com



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35 Stoffel Drive



94 Crockford Boulevard



Zoning

Employment Industrial (E1.0)

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

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

Body Rub Service (32)
Cogeneration Energy (26)
Crematorium (33)
Drive Through Facility (5,21)
Eating Establishment (1,19,30)
Marihuana production facility (2)
Metal Factory involving Forging and Stamping (25)
Open Storage (10)
Outdoor Patio (9)
Public Utility (27,29)
Recovery Facility (8)
Recreation Use (7)

Renewable Energy (26)
Retail Service (3)
Retail Store (4,30)
Shipping Terminal (11)
Take-out Eating Establishment (1,30)
Transportation Use (28)
Vehicle Depot (6)
Vehicle Fuel Station (16,30)
Vehicle Repair Shop (23)
Vehicle Service Shop (17,31)
Vehicle Washing Establishment (18)

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