36 Horner Avenue

14,280 SF of Flex Office and Industrial Space Available

Dillon Stanway**, VP
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For Sublease: Flex Office/Industrial

Here is where your business will *grow*.

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200-55 University Avenue, Toronto
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*Sales Representative **Broker

36 Horner Avenue

14,280 SF of flex office / industrial space available for sublease at corner of Evans Ave & Horner Ave in Etobicoke.

Available Space
5,450 SF (Office)
8,830 SF (Industrial)

Net Rent
Call Listing Agents

Additional Rent
$5.86 PSF (2025 Estimate)

Parking
6 Spaces
(Additional parking negotiable)

Shipping Door
1 Truck Level

Freight Elevator
Yes

Zoning
E 1.0

Availability
Immediate

Sublease Term
Negotiable (3-10 Years)

Listing Agent
Dillon Stanway**
Vice President
416.649.5904
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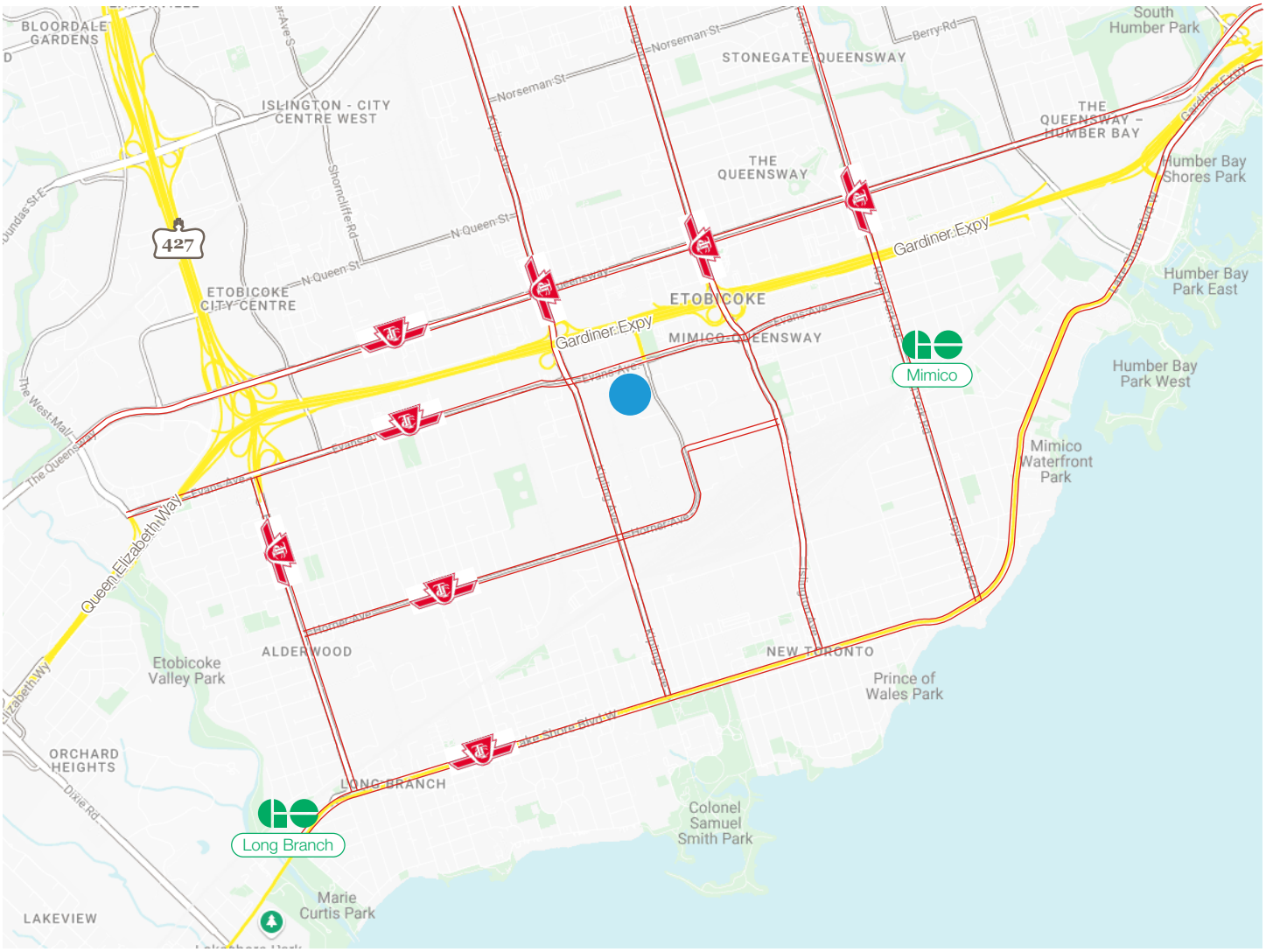
Property Highlights

- Well located off Gardner Expressway and close to TTC transit
- Access to shipping door and freight elevator
- Ample power and electric services to Premises
- Many uses permitted

36 Horner Avenue



TTC Bus Route Go Station Highway

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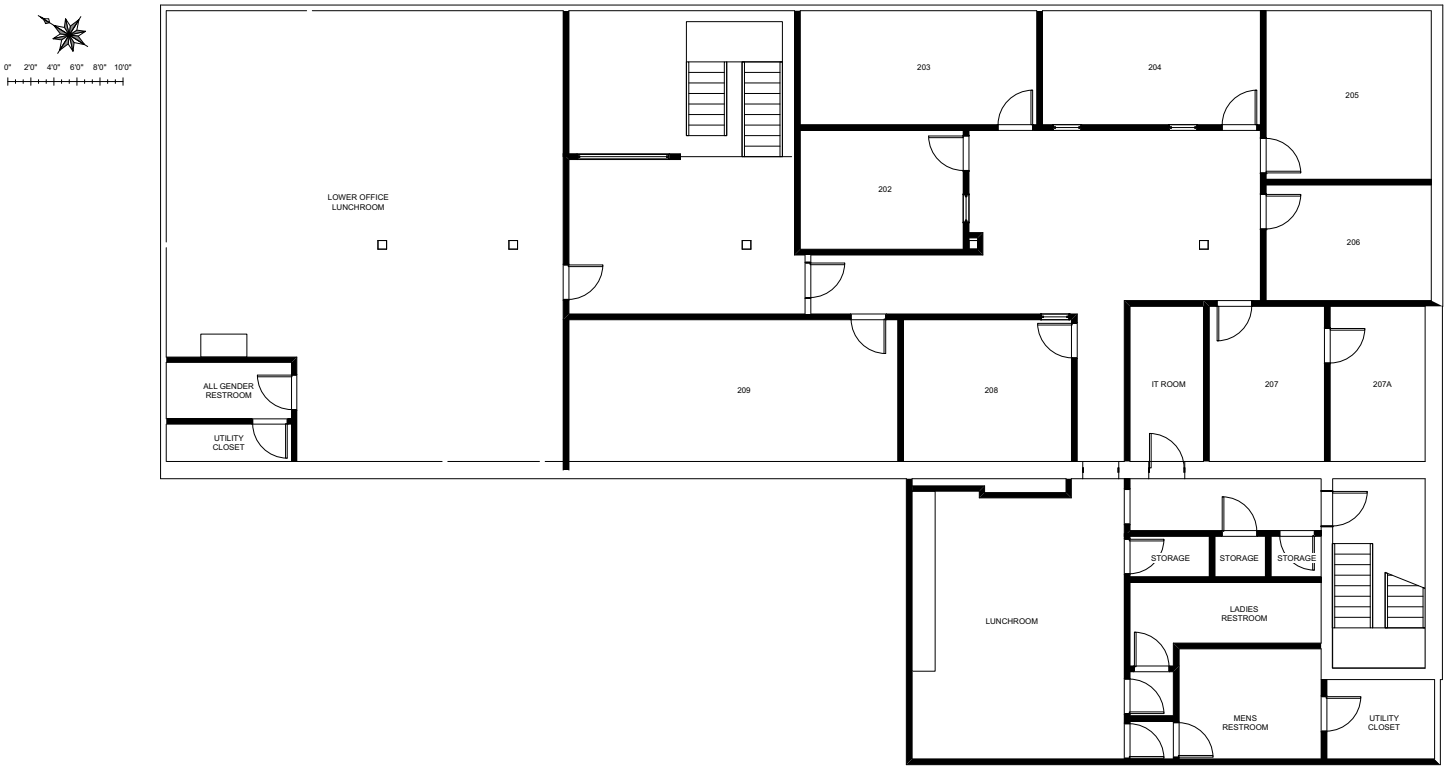
2nd Floor: 5,450 SF (Office)



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3rd Floor: 8,830 SF (Industrial)

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Use - Employment Industrial Zone (E1.0)

In the E zone, the following uses are permitted:

- 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
- 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
- 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 [By-law: OMB PL130592]

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) [By-law: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]

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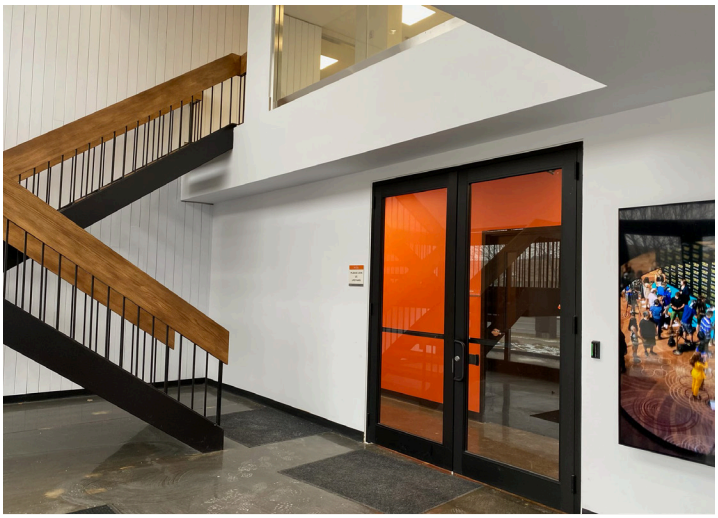

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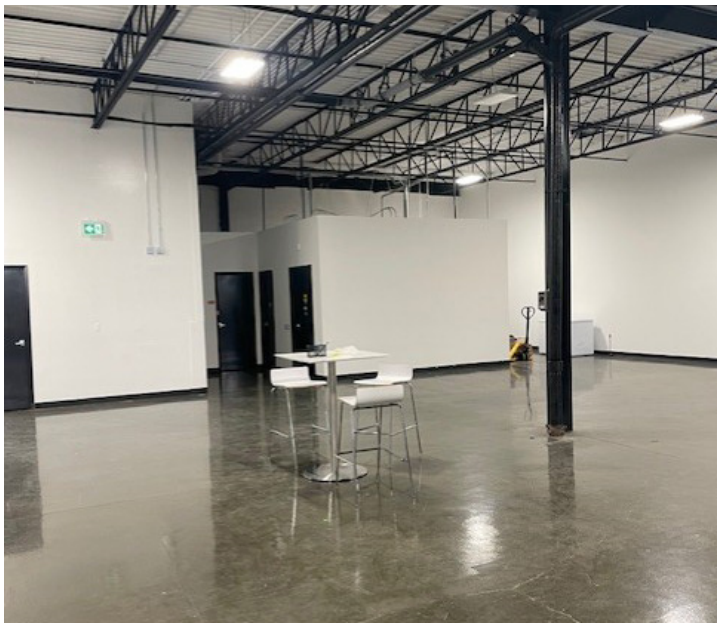

A *bright* future for your business is right here.

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