



For Lease: Industrial, office

401 Magnetic Drive

Multiple Units • Various Sizes • Designed to Fit Your Business Needs
Located at Steeles Ave W and Dufferin St in Toronto

Lennard:

Here is where your business will *grow*.

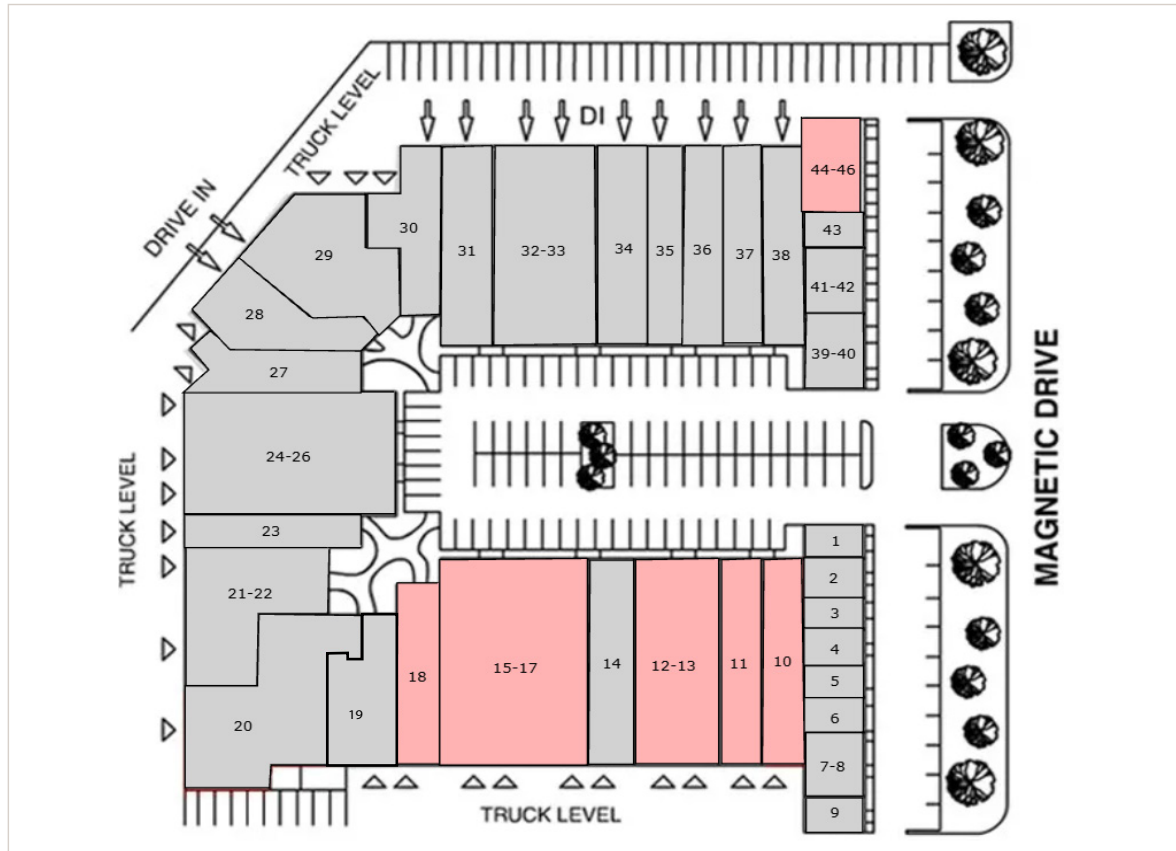
lennard.com

401 Magnetic Drive

Units available for lease

Unit #	Size (SF)	% Office	Shipping Doors	Power	Clear Height	Available Date	Lease Rate (PSF)	TMI (2027) (PSF)
*10	3,060	23%	1 TL	60 Amps	17'4"	Sep 10, 2026	\$18.95	\$4.14
*11	2,943	36%	1 TL	60 Amps	17'4"	Sep 10, 2026	\$18.95	\$4.14
12 - 13	5,886	33%	2 TL	200 Amps	17'4"	Sep 10, 2026	\$18.95	\$4.14
15 - 17	10,041	33%	3 TL	100 Amps	17'4"	Immediate	\$17.95	\$4.14
18	2,784	35%	1 TL	60 Amps	17'4"	Immediate	\$18.95	\$4.14
44 - 46	2,086	100%	n/a	n/a	n/a	Aug 10, 2026	\$16.95	\$4.14

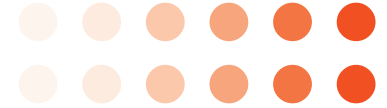
* Units can be combined.



Property Highlights

- Exceptional industrial & office units offered by a quality landlord.
- Features a modern white pre-cast façade delivering professional and high quality image.
- Truck-level shipping accommodates 53' trailers.
- Prime location at Steeles & Dufferin with excellent access to major routes and transit.
- 5% (of net rent) management fee to be added to TMI.
- Permits a broad range of uses, excluding automotive uses, woodworking operations, and kitchen marble/granite countertop manufacturing.

401 Magnetic Drive, Unit 10



Total area
3,060 SF

Office Area
704 SF (approx.)

Industrial Area
2,356 SF (approx.)



Clear Height
17'4"



Shipping
1 Truck Level Door



Power
60 Amps

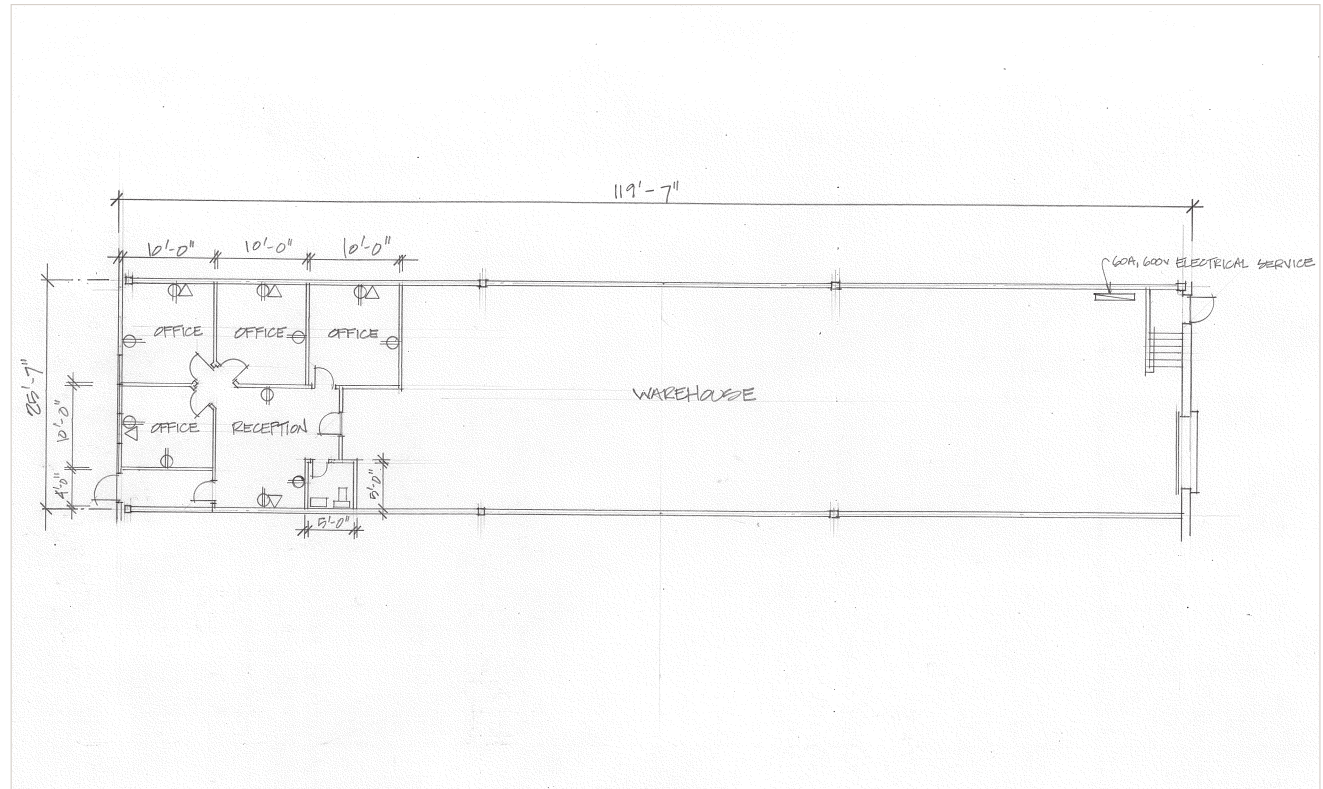


Possession
September 10, 2026



Lease Rate
\$18.95 PSF

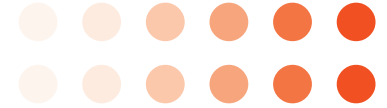
TMI (2027)
\$4.14 PSF



Unit Highlights

- Efficiently designed small-bay unit featuring a functional office layout and open warehouse area suitable for a variety of business uses.
- Can be combined with unit #11.

401 Magnetic Drive, Unit 11



Total area
2,943 SF
Office Area
1,059 SF (approx.)
Industrial Area
1,884 SF (approx.)



Clear Height
17'4"



Shipping
1 Truck Level Door



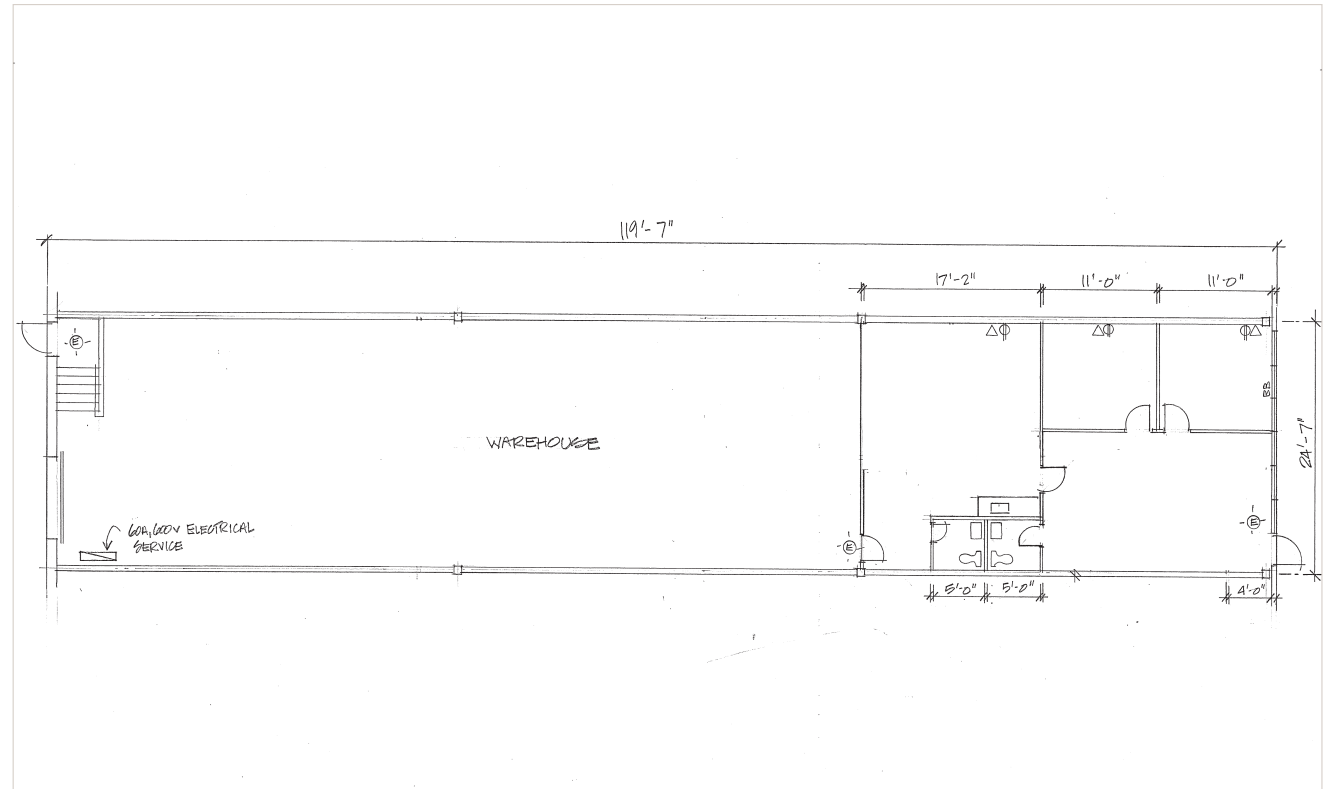
Power
60 Amps



Possession
September 10, 2026



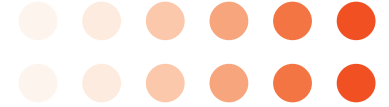
Lease Rate
\$18.95 PSF
TMI (2027)
\$4.14 PSF



Unit Highlights

- Efficiently designed small-bay unit featuring a functional office layout and open warehouse area suitable for a variety of business uses.
- Can be combined with unit #10.

401 Magnetic Drive, Unit 12-13



Total area
5,886 SF

Office Area
1,942 SF (approx.)

Industrial Area
3,944 SF (approx.)



Clear Height
17'4"



Shipping
2 Truck Level Doors



Power
200 Amps

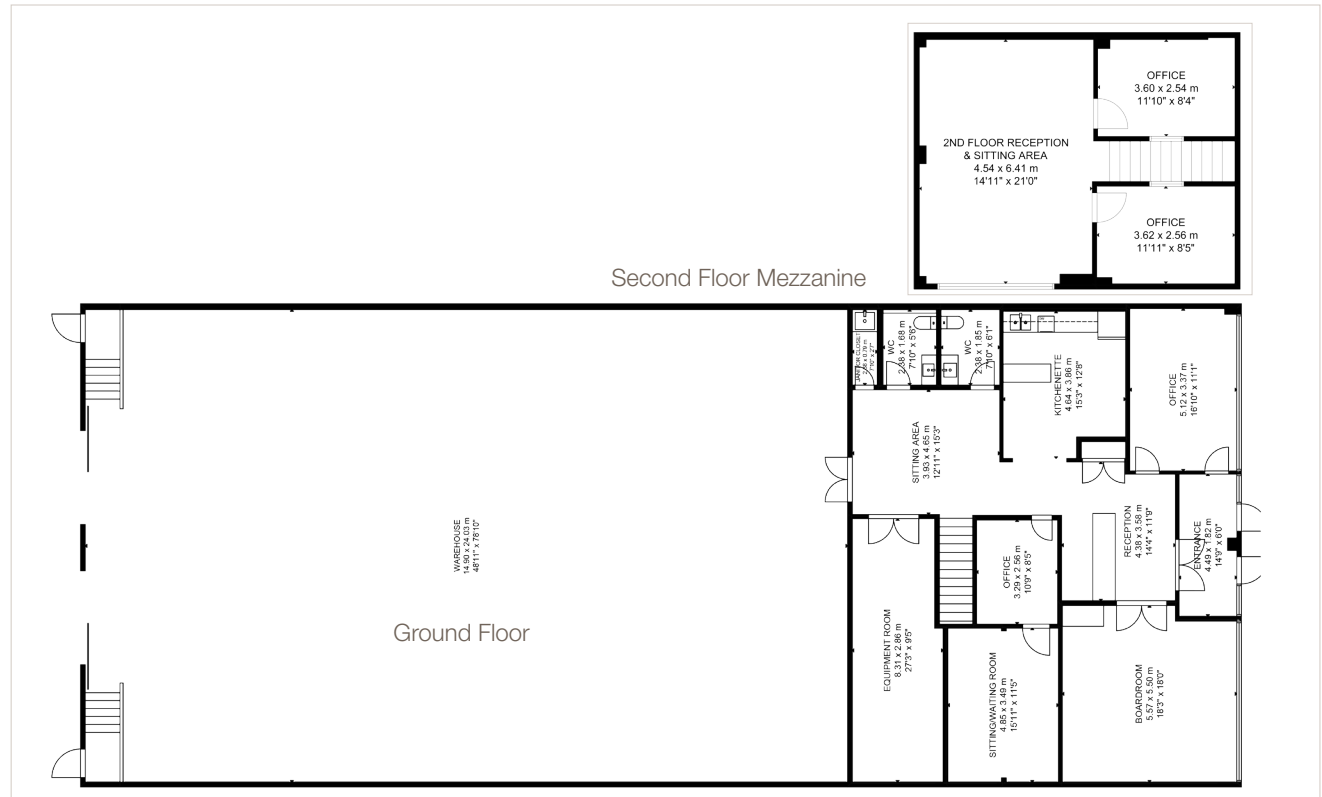


Possession
September 10, 2026



Lease Rate
\$18.95 PSF

TMI (2027)
\$4.14 PSF



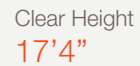
Unit Highlights

Exceptional unit featuring high-end finishes throughout, a spacious boardroom, mezzanine offices, impressive high ceilings, ample storage, and a modern kitchen designed to support both executive and operational needs.

Lennard:



Industrial Area
6,727 SF (approx.)

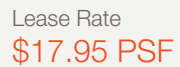


Shipping

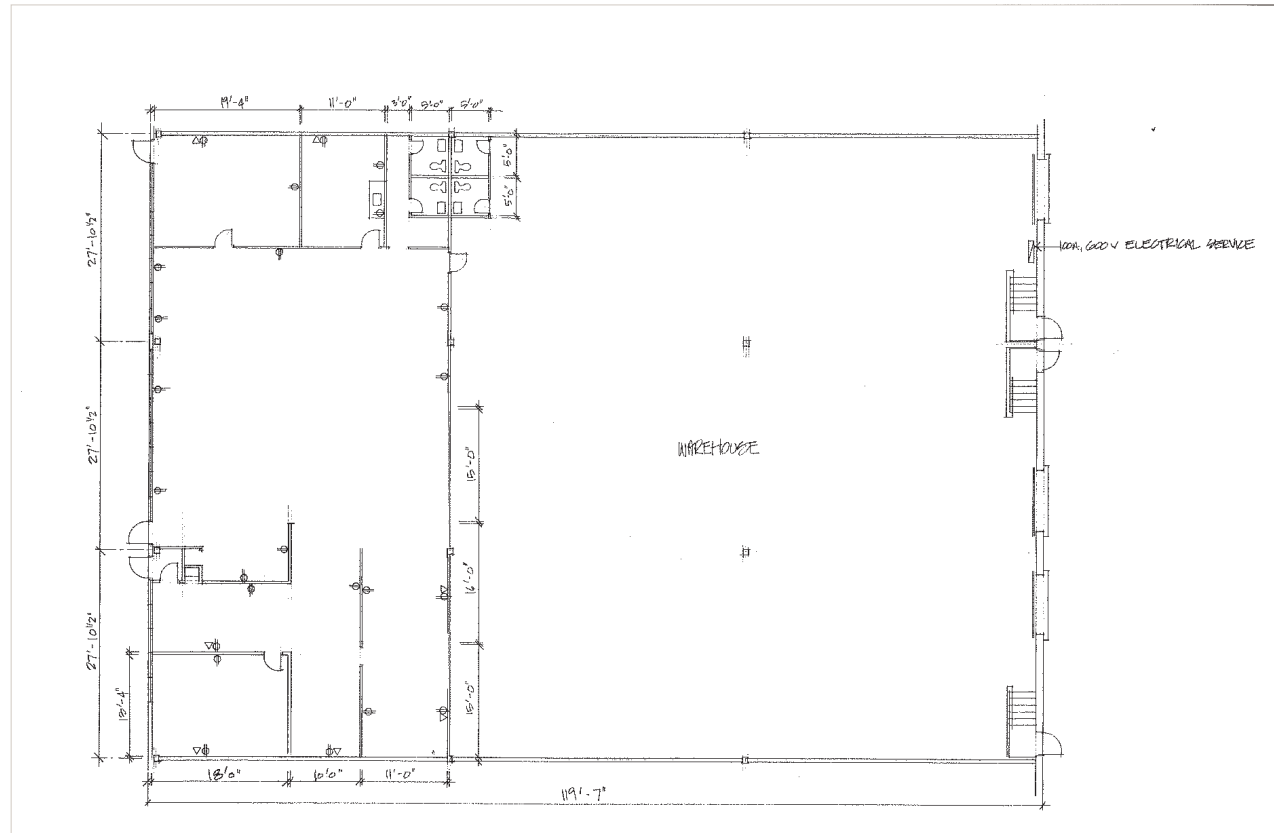
3 Truck Level Doors



Possession
Immediate

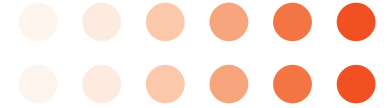


TMI (2027)
\$4.14 PSF



Open office/showroom area with abundant natural light and a clean, functional warehouse providing maximum flexibility and usability.

401 Magnetic Drive, Unit 18



Total area
2,784 SF
Office Area
974 SF (approx.)
Industrial Area
1,810 SF (approx.)



Clear Height
17'4"



Shipping
1 Truck Level Door



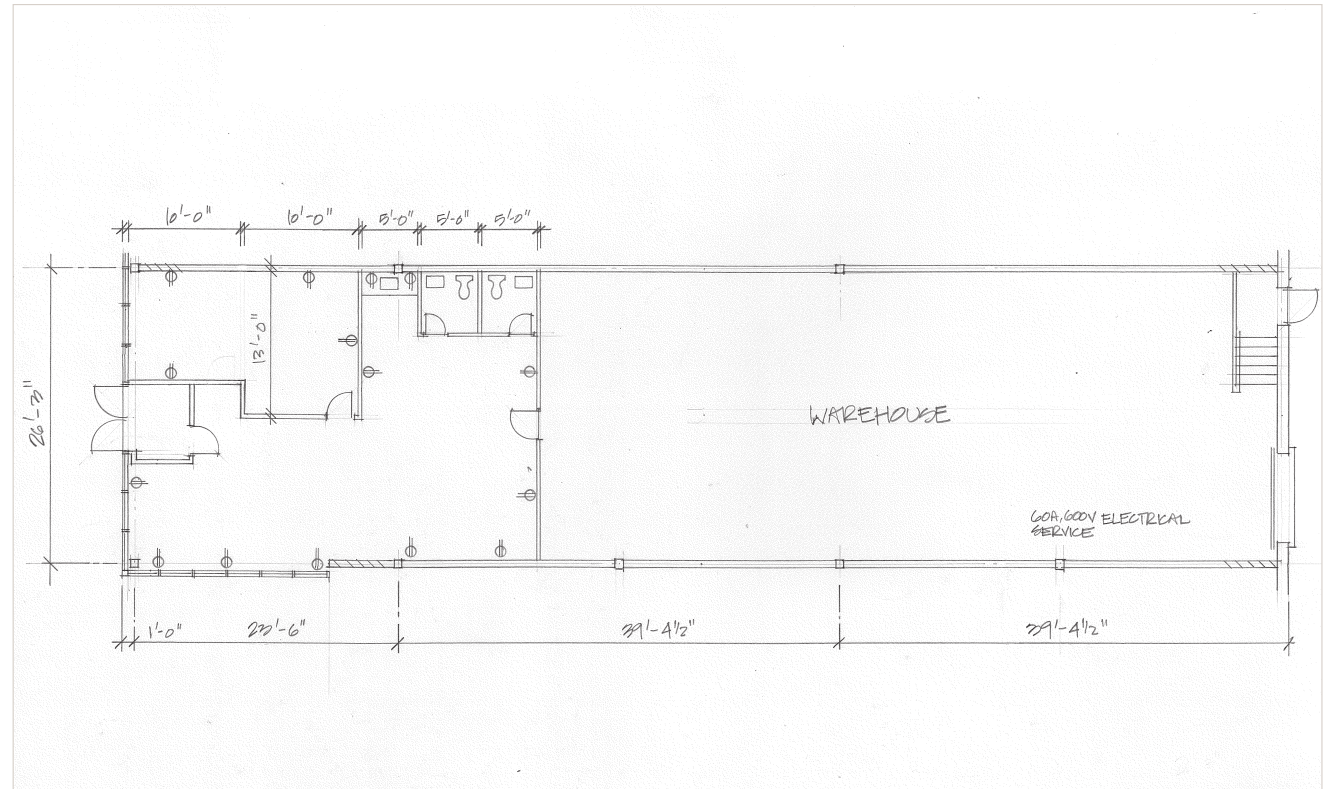
Power
60 Amps



Possession
Immediate



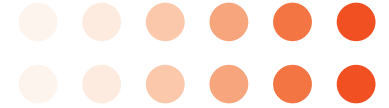
Lease Rate
\$18.95 PSF
TMI (2027)
\$4.14 PSF



Unit Highlights

Efficiently designed small-bay unit featuring a functional office layout and open warehouse area suitable for a variety of business uses.

401 Magnetic Drive, Unit 44-46



Office Area
2,086 SF

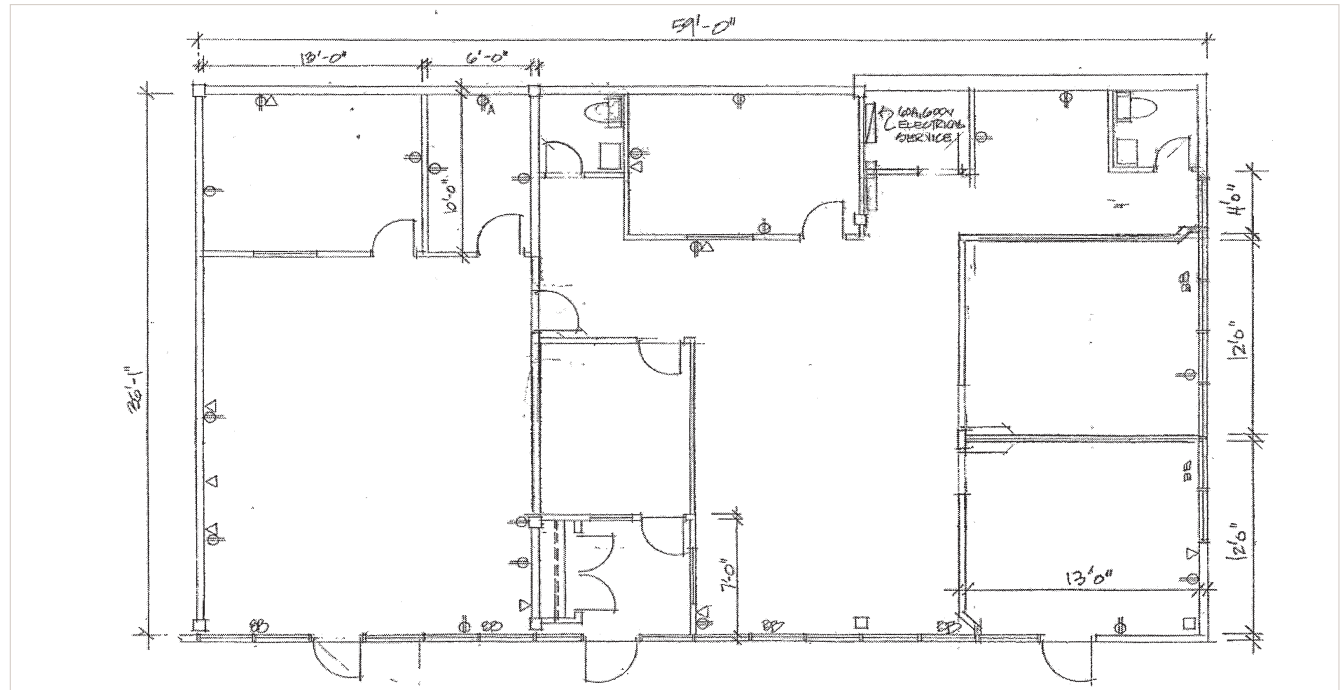


Possession
August 10, 2026



Lease Rate
\$16.95 PSF

TMI (2027)
\$4.14 PSF



Unit Highlights

Ground-floor office opportunity featuring prominent exposure onto Magnetic Drive, offering exceptional visibility, accessibility, and corporate presence.



Photo Gallery



Photo Gallery



Zoning

EH 1.0 - Employment Heavy Industrial Zone

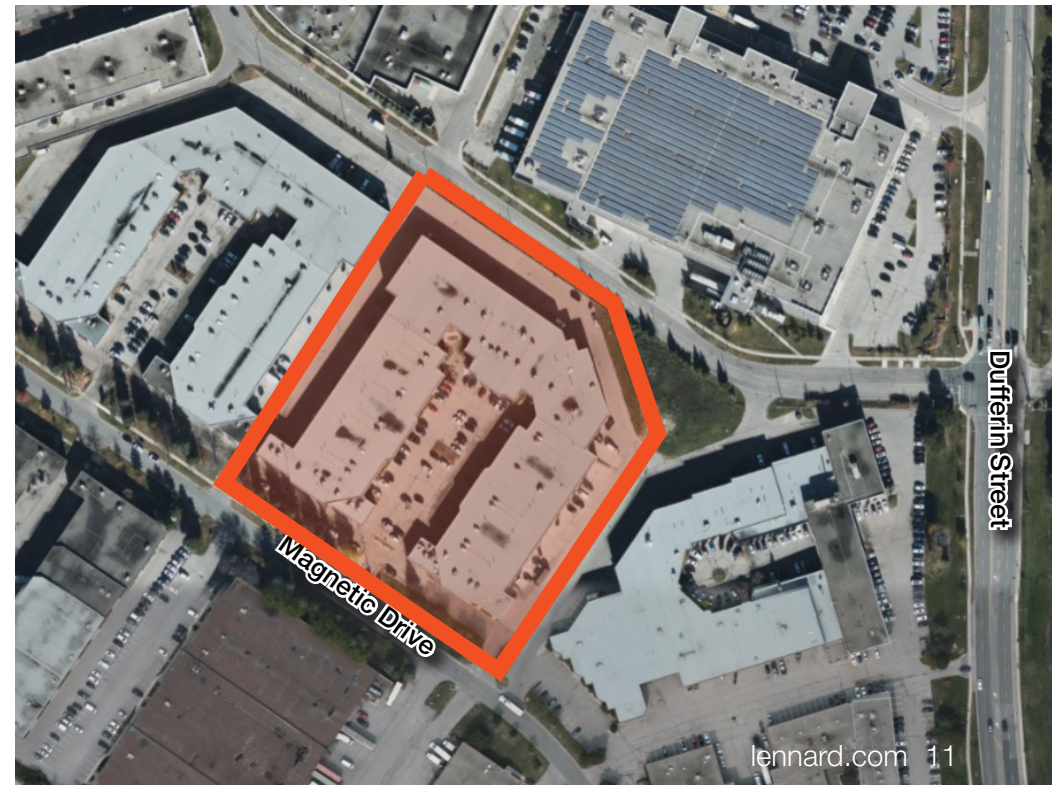
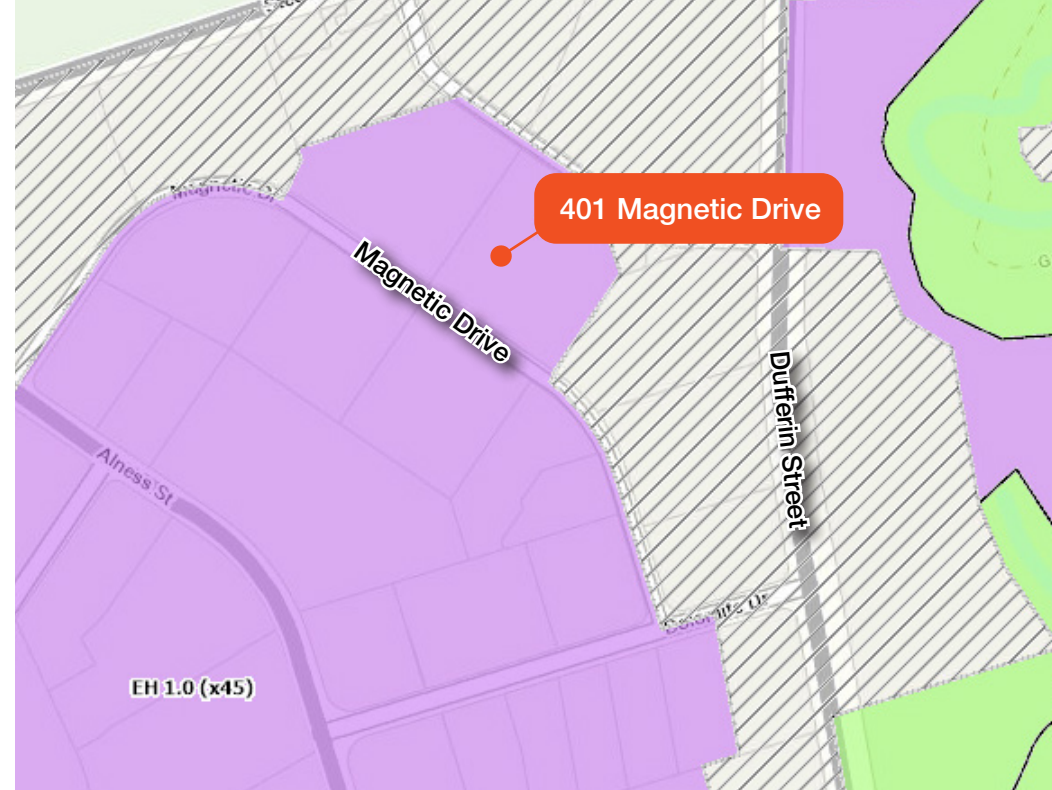
Permitted Uses

- 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

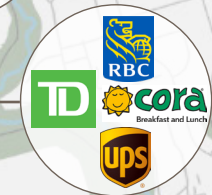
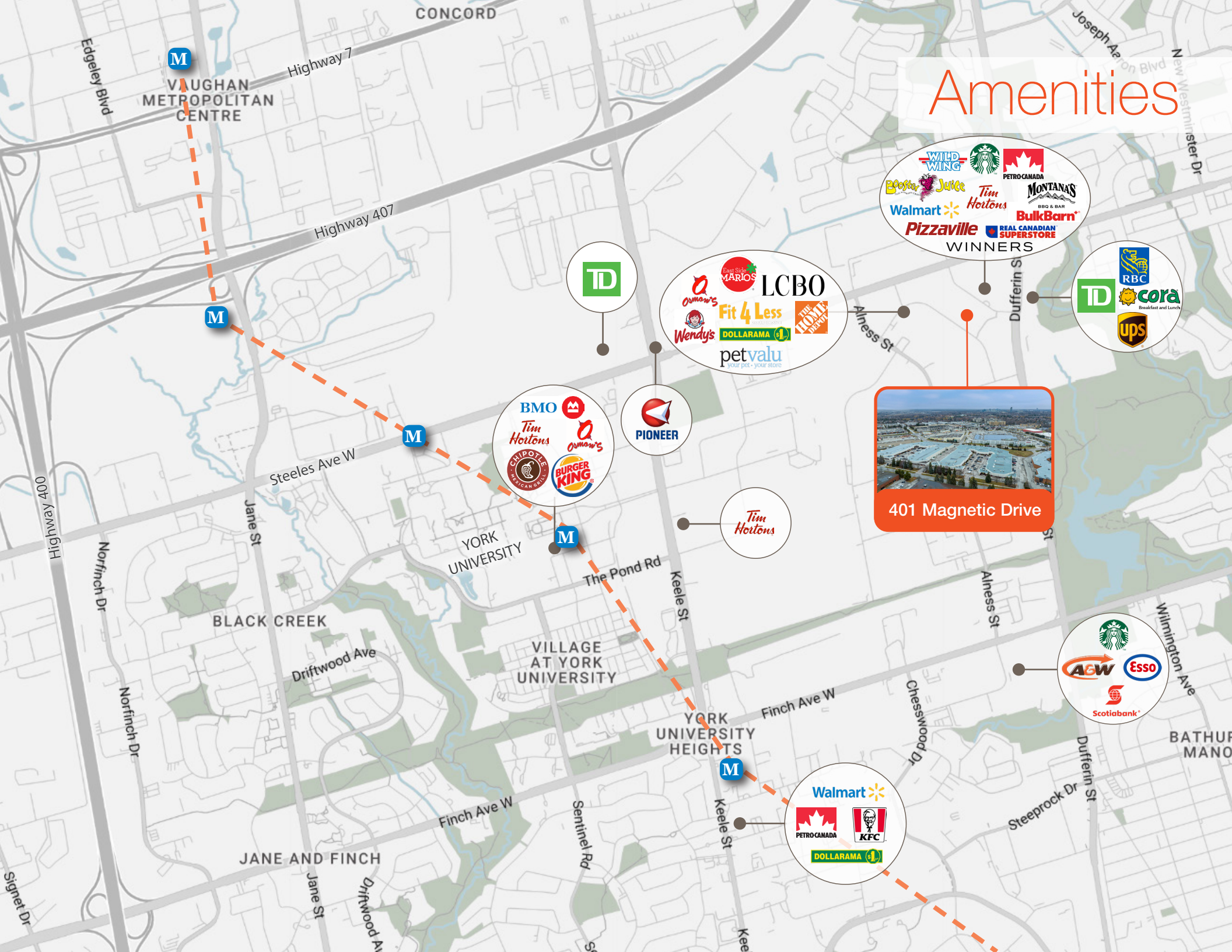
Permitted Uses - With Conditions

- Cogeneration Energy
- Crematorium
- Marijuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop

For more zoning information, please visit City of Toronto's website: https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_30.htm



Amenities



401 Magnetic Drive





Lennard:

Adam Bronson*
Senior Vice President
416.450.5535

abronson@lennard.com

Mark McLaughlin*
Senior Vice President
905.489.0708

mmclaughlin@lennard.com

201-60 Columbia Way, Markham

905.752.2220

lennard.com

*Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.