



For Sublease: Industrial

53 Queens Plate Drive, Unit 3

3,666 SF Industrial Unit Available Minutes Away From Toronto Pearson International Airport

Lennard: 200-55 University Avenue, Toronto
416.649.5920

lennard.com

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3,666 SF of industrial space available for sublease located near the corner of Queens Plate & Vice Regent in Toronto



Available Space

Unit 3 3,666 SF

Office 1,104 SF

Industrial 2,562 SF



Availability

Flexible

Term Expiry

Until January 31, 2027



Net Rent

\$15.60 PSF

Additional Rent

\$5.29 PSF



Listing Agent

Francis Lim*

Industrial & Investment Sales

647.985.7772 | flim@lennard.com

*Sales Representative

Property Highlights

- 1 Truck-Level Shipping Door
- 18'2" Clear Height
- 1 Office, 1 Kitchenette, & 2 Washrooms
- A Wide Variety of Industrial, Storage, Distribution, Wholesale Uses
- Approx. 6 Minute Drive to Toronto Pearson International Airport



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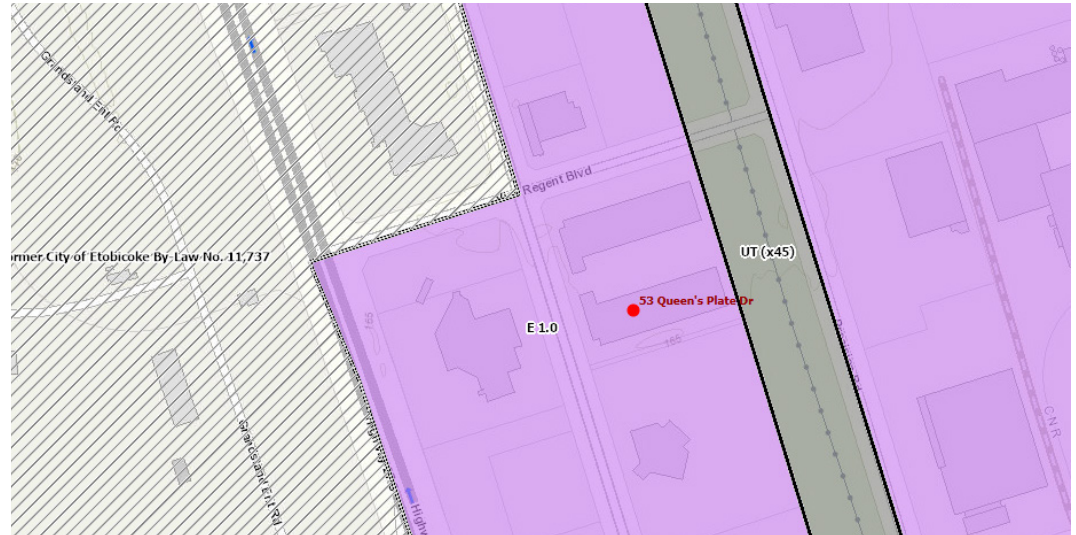
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Zoning: E1.0 - Employment Industrial

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
- 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]



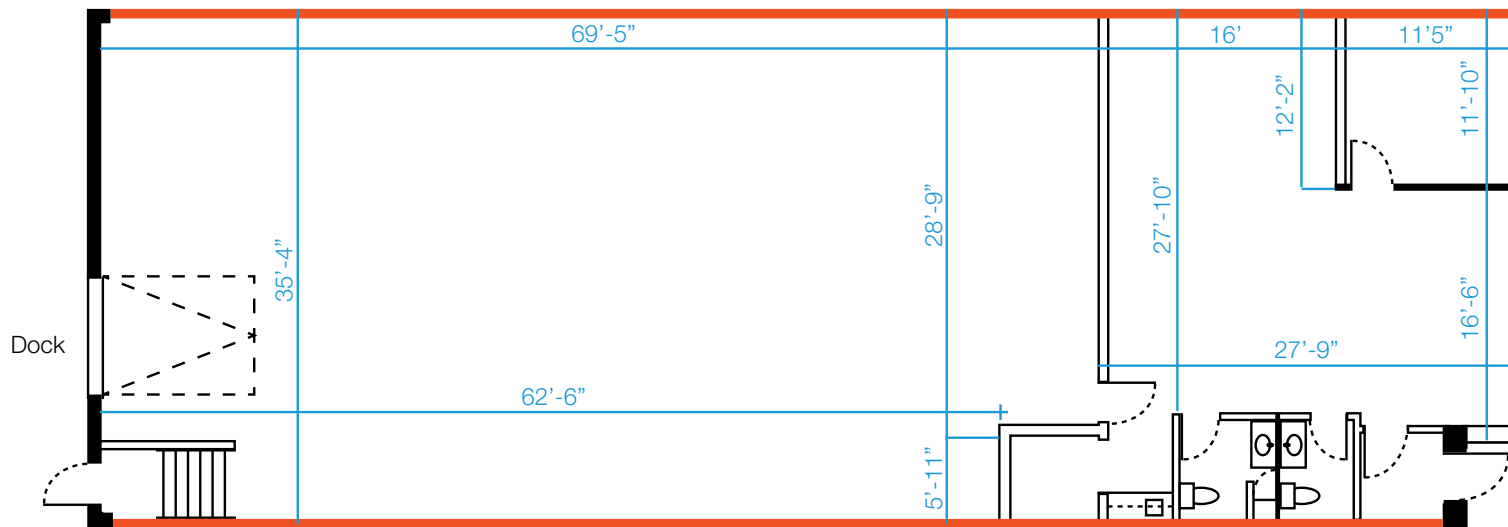
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Floor Plan



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Photo Gallery



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