

For Lease: Industrial

600 - 654 Magnetic Drive, Toronto

6,036 SF to 6,136 SF Industrial Units Located at Steeles Ave W and Dufferin St in Toronto

Lennard:

Here is where your business will *grow*.

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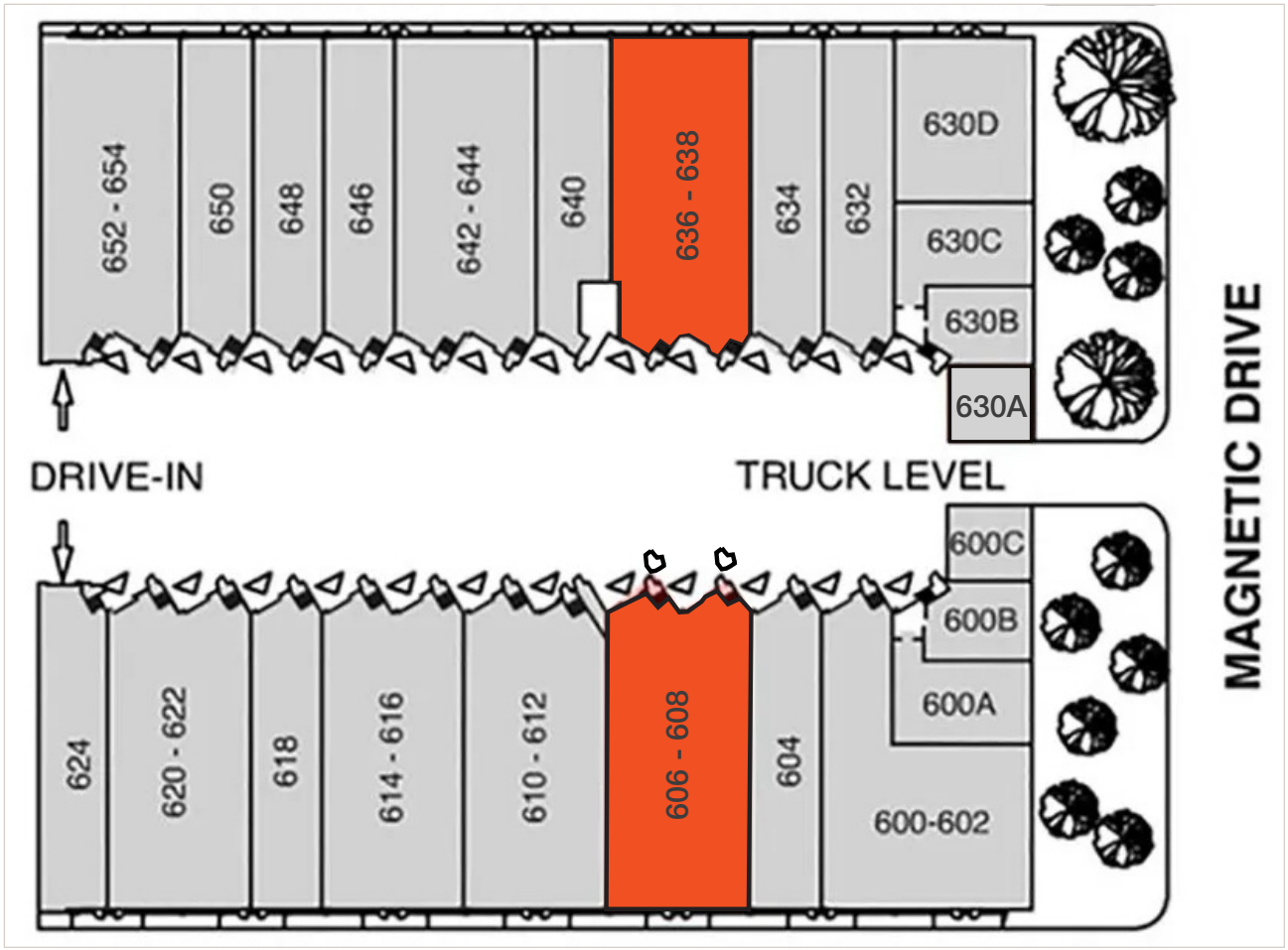
600 - 654 Magnetic Drive

Units available for lease

Unit #	Size (SF)	% Office	Shipping Doors	Power	Clear Height	Available Date	Lease Rate (PSF)	TMI (2027) (PSF)
606 - 608	6,136	48% (can be reduced)	2 TL	100 Amps	18’	Immediate	$17.95	$3.90*
636 - 638	6,036	17%	2 TL	400 Amps	18’	Immediate	$17.95	$3.90*

Property Highlights

- Prime location at Steeles & Dufferin with excellent access to major routes.
- *5% (of the net rent) management fee to be added to TMI.
- Zoning permits a broad range of uses (no heavy industrial uses permitted).



600 - 654 Magnetic Drive, Units 606 - 608

Total Space
6,136 SF
Office Space
48% (can be reduced)
Industrial Space
52%

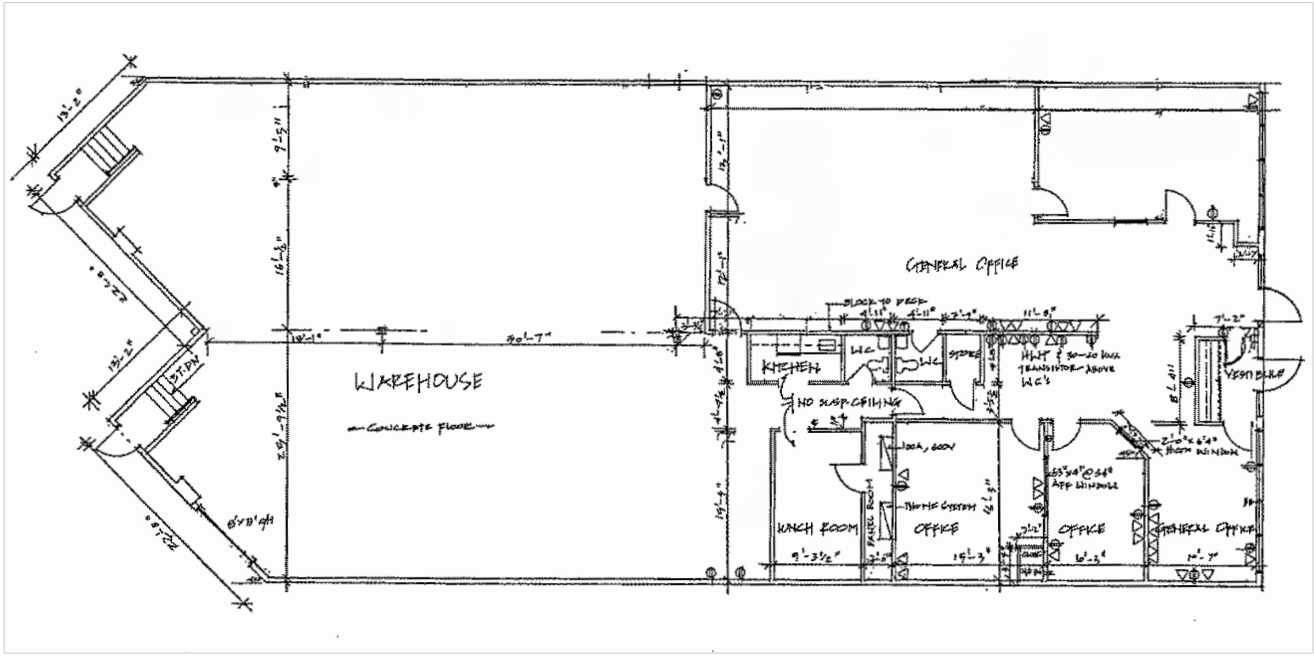
Clear Height
18’

Shipping
2 Truck Level Doors

Power
100 Amps

Possession
Immediate

Lease Rate
$17.95 PSF
TMI (2027)
$3.90 PSF*





Unit Highlights

- Office/showroom area with natural light and a clean, functional warehouse providing maximum flexibility and usability.
- Office space will be delivered freshly painted and new flooring installed.

600 - 654 Magnetic Drive, Units 636 - 638

Total Space
6,036 SF
Office Space
17%
Industrial Space
83%

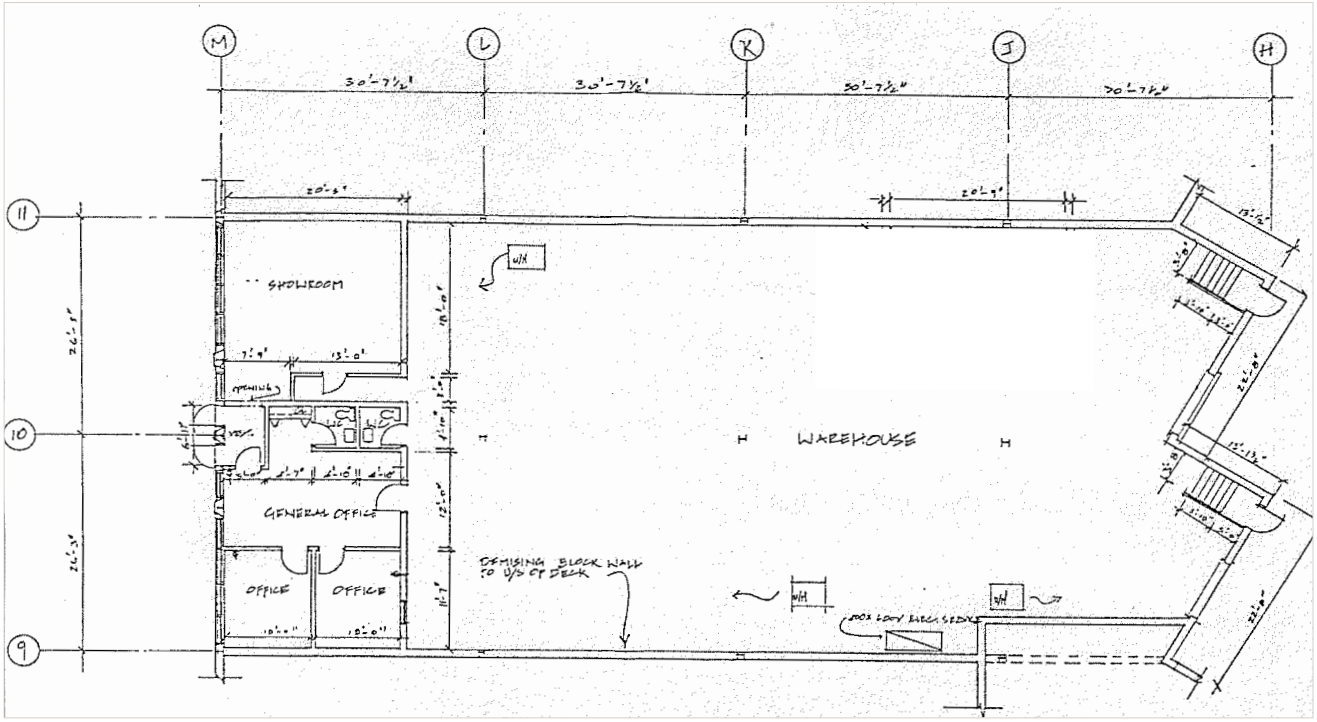
Clear Height
18’

Shipping
2 Truck Level Doors

Power
400 Amps

Possession
Immediate

Lease Rate
$17.95 PSF
TMI (2027)
$3.90 PSF*



Floor plan shown is not an as-built drawing and is provided for reference purposes only.



Unit Highlights

- Efficiently designed unit featuring a nicely finished office layout and open warehouse area suitable for a variety of business uses.
- Bonus second floor office mezzanine at no cost.

Zoning

EH 1.0 (x45) - Employment Heavy Industrial

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;

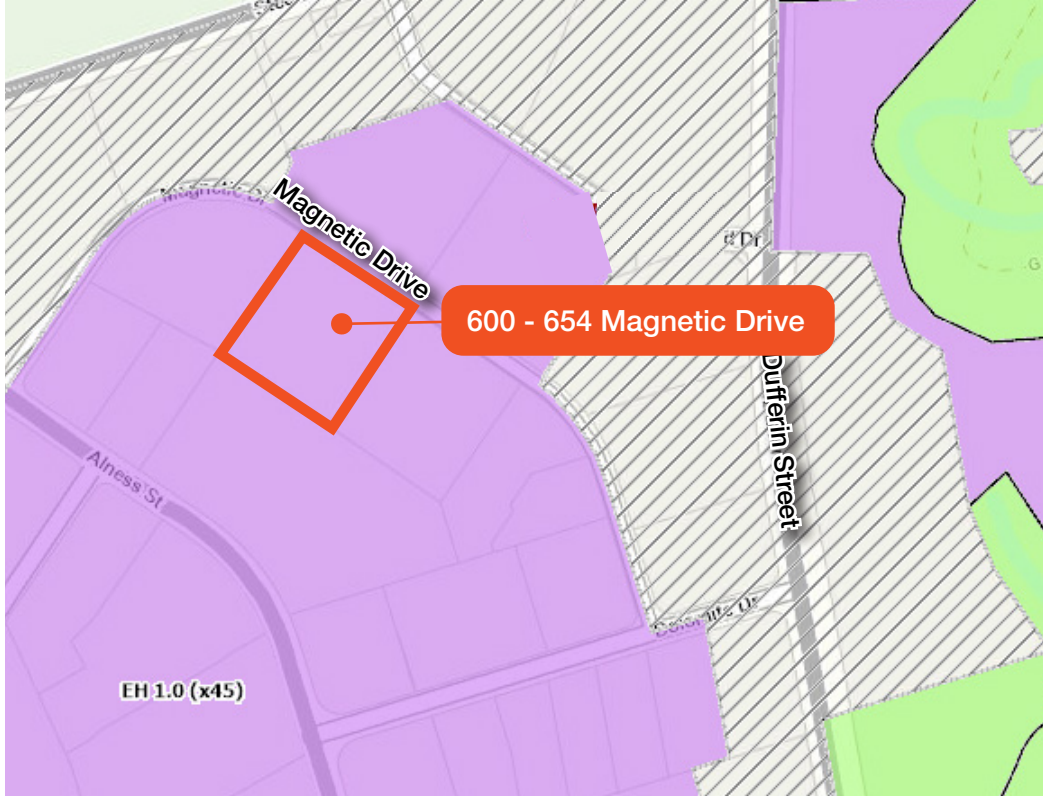
  3) Explosives Factory;

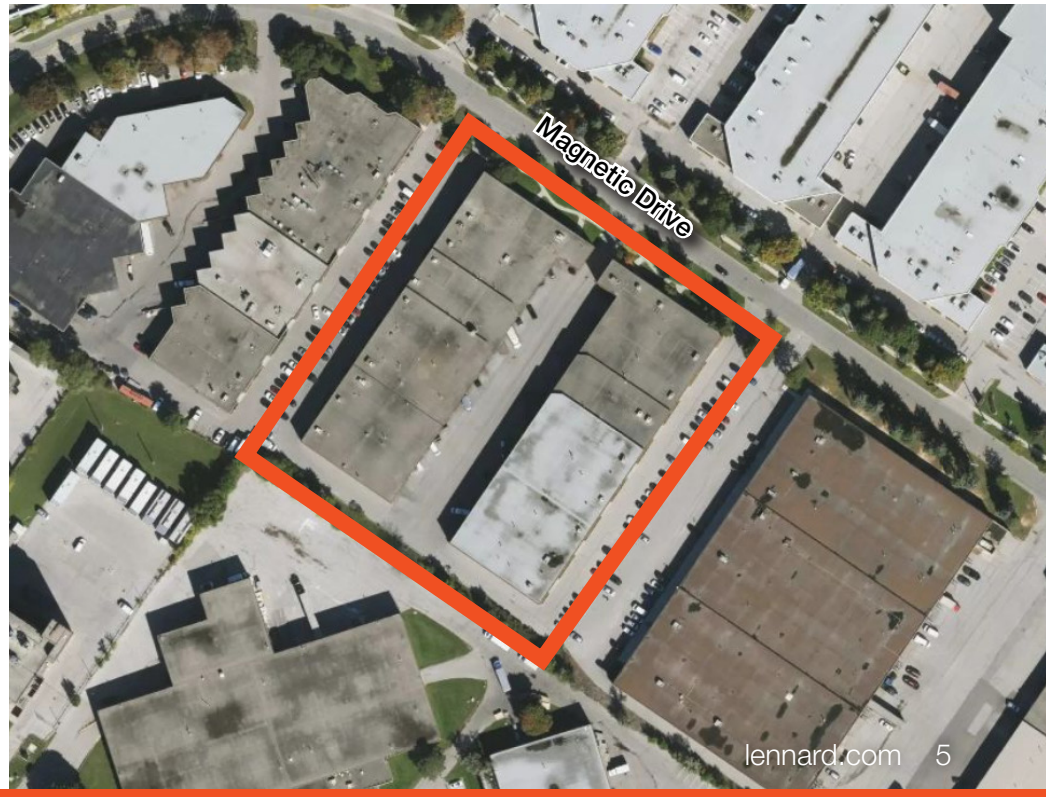
  4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station

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



600 - 654
Magnetic Drive

CONCORD
VAUGHAN METROPOLITAN CENTRE
Edgeley Blvd
Highway 7
Highway 407
Highway 400
Steeles Ave W
Jane St
Norfinch Dr
BLACK CREEK
Driftwood Ave
YORK UNIVERSITY
The Pond Rd
VILLAGE AT YORK UNIVERSITY
Keele St
Finch Ave W
YORK UNIVERSITY HEIGHTS
JANE AND FINCH
Sentinel Rd
Signet Dr
Alness St
Dufferin St
Chesswood Dr
Wilmington Ave
Steeprock Dr
New Westminster Dr
Joseph Aaron Blvd
BATHURST MANOR

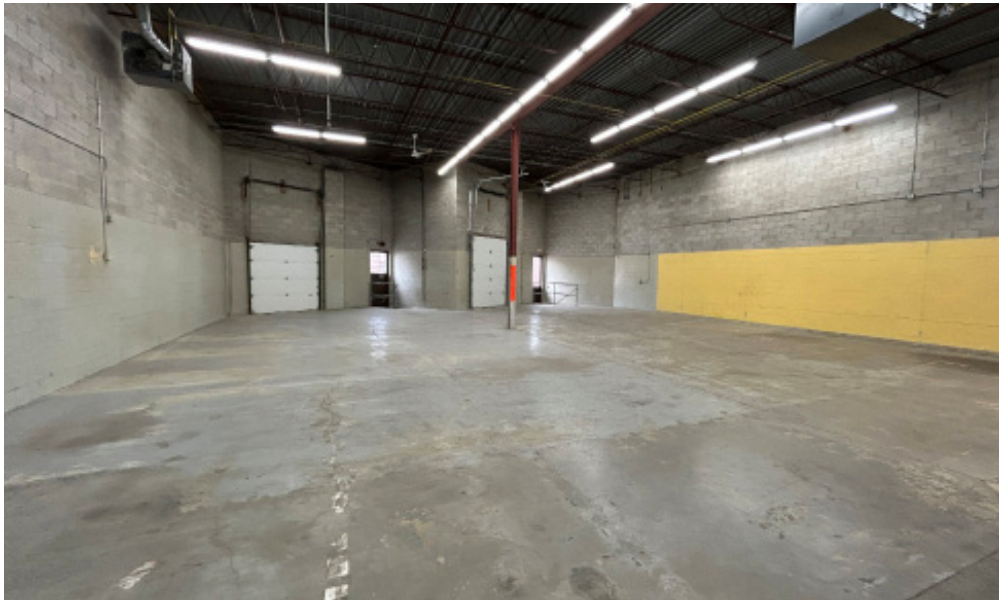
600 - 654 Magnetic Drive, Units 606 - 608

Photo Gallery









600 - 654 Magnetic Drive, Units 636 - 638

Photo Gallery













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