



For Lease: Industrial

600 - 654 Magnetic Drive, Units 636 - 638, Toronto

6,036 SF Industrial Unit Located at Steeles Ave W and Dufferin St in Toronto

Lennard:

Here is where your business will *grow*.

lennard.com

600 - 654 Magnetic Drive, Units 636 - 638

6,036 SF Industrial unit located at Steeles Ave W and Dufferin St in Toronto



Available Space

6,036 SF

Office Space

17%

Industrial Space

83%



Shipping

2 Truck Level Doors



Zoning

EH 1.0 (x45)



Clear Height

18'



Power

400 Amps



Possession

Immediate



Lease Rate

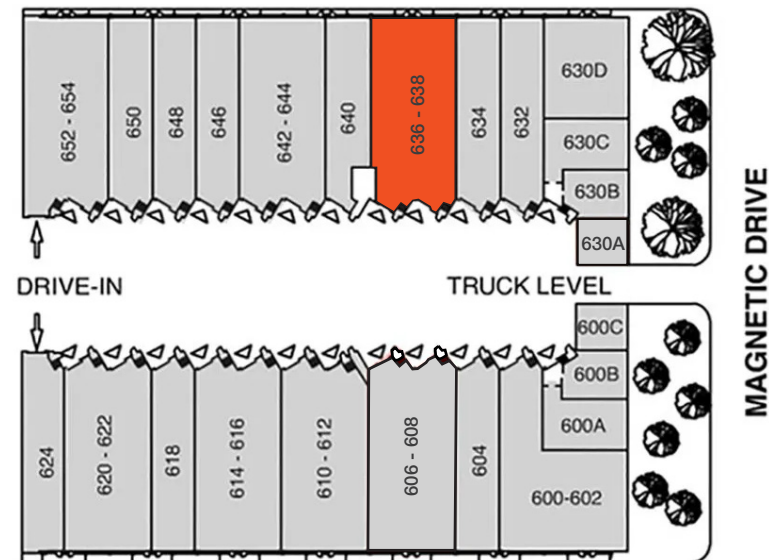
\$17.95 PSF

TMI (2026)

\$3.90 PSF*

Property Highlights

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



Zoning

EH 1.0 (x45)- Employment Heavy Industrial

Permitted Uses

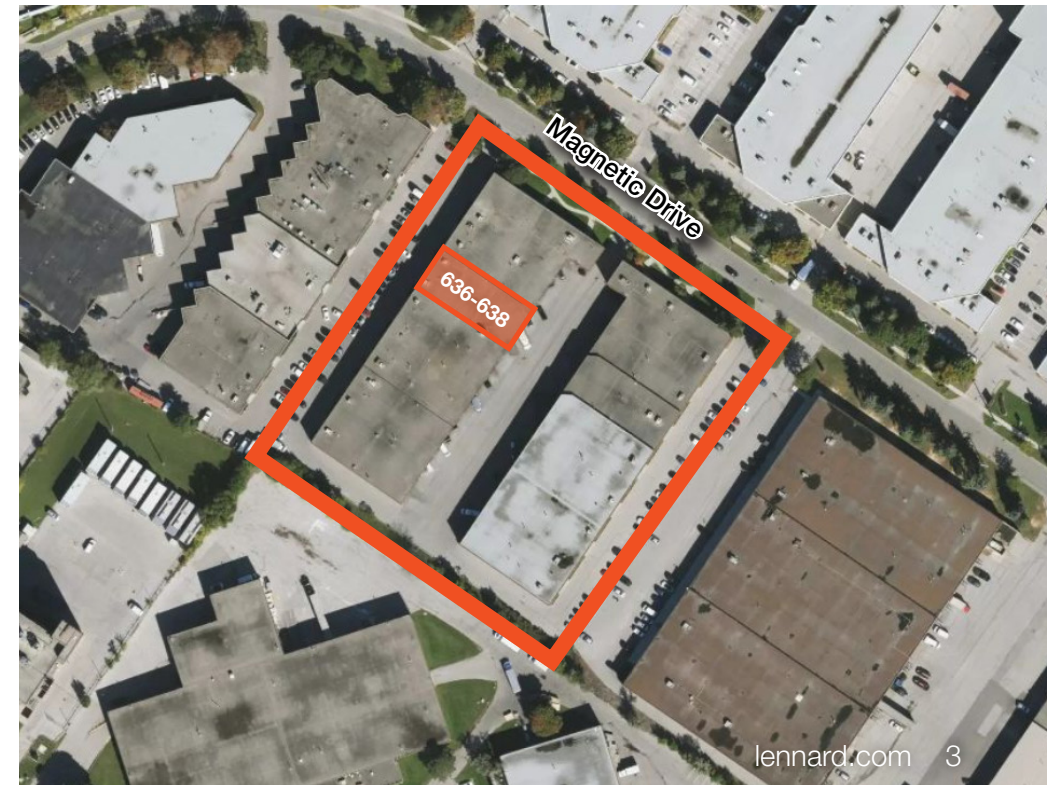
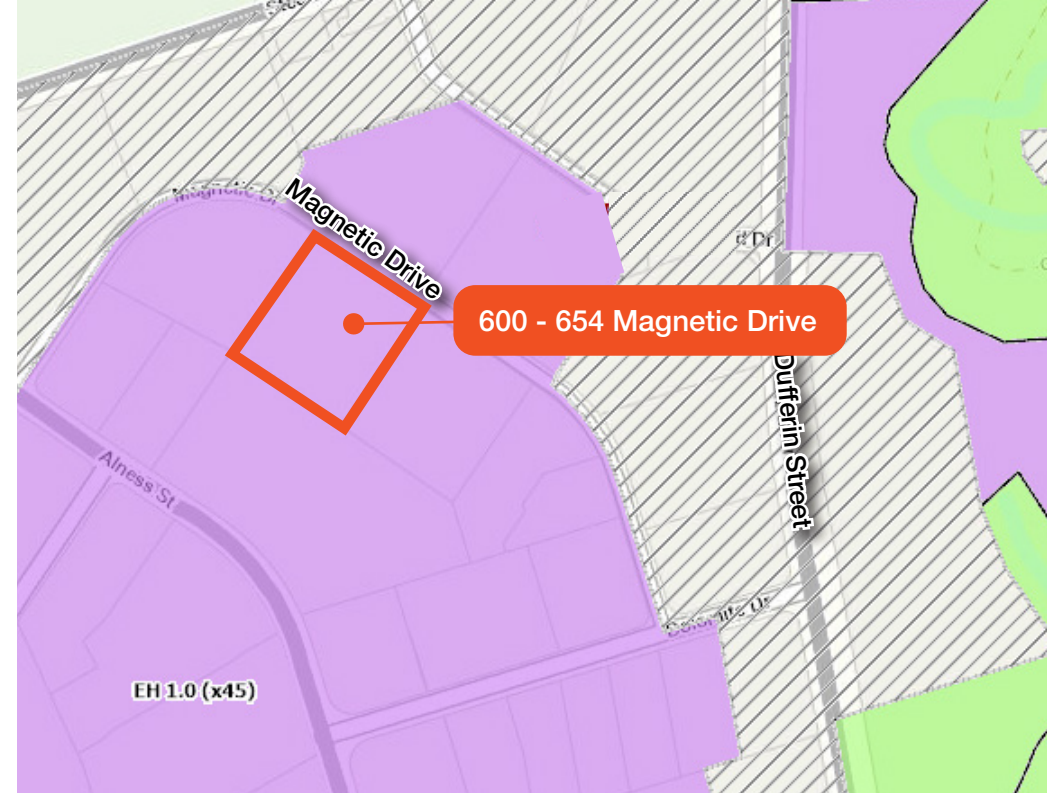
- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing 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

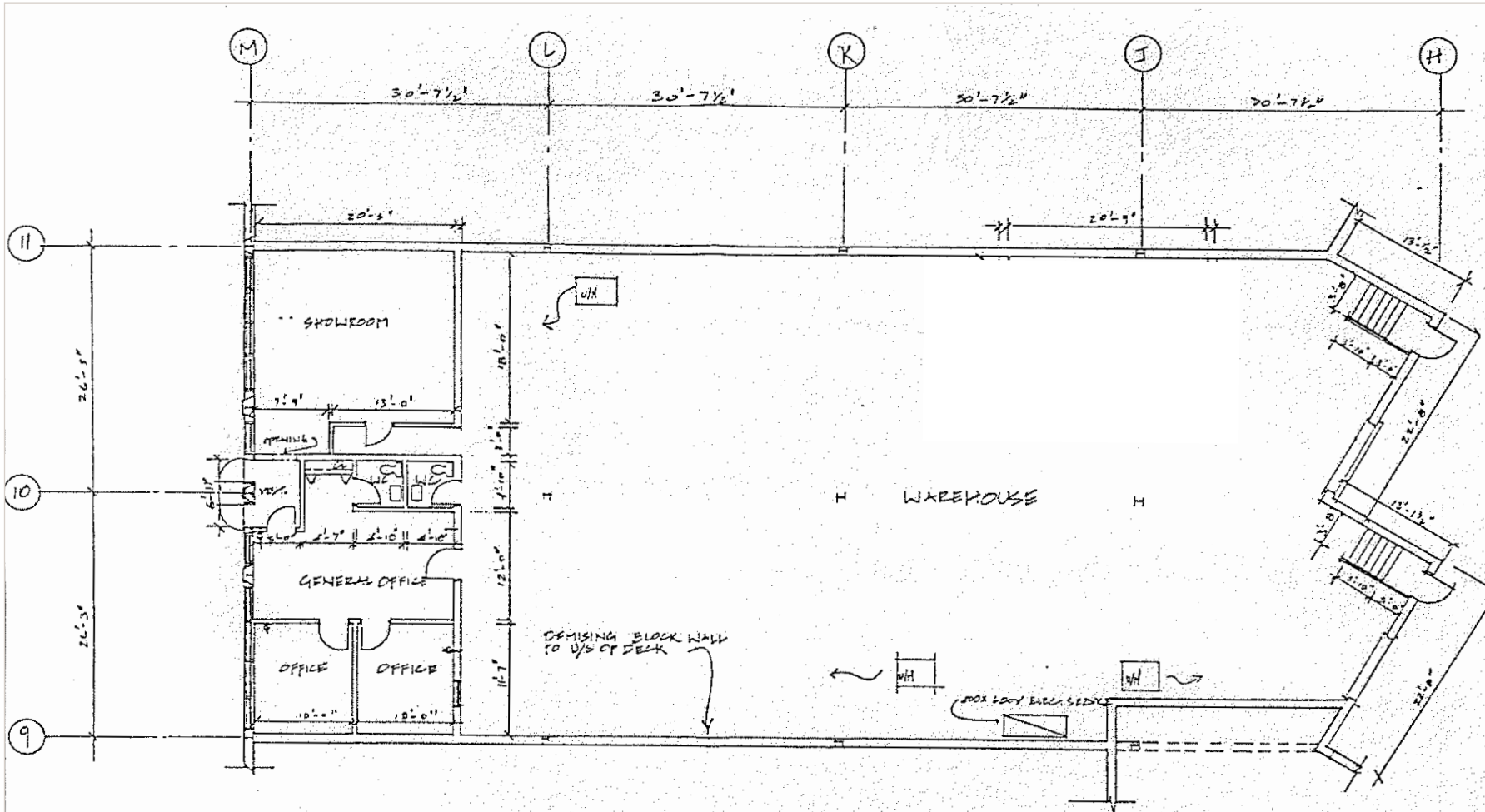
- Cogeneration Energy
- Crematorium
- Marijuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop

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



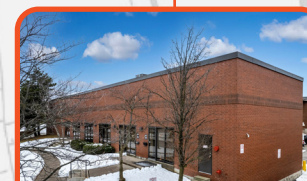
600 - 654 Magnetic Drive, Units 636 - 638

Floor Plan



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

Wild Wing
Starbucks
PETRO-CANADA
Boost Juice
Tim Hortons
Walmart
MONTANA'S
BBQ & BAR
Pizzaville
BulkBarn®
REAL CANADIAN
SUPERSTORE
WINNERS



600- 654
Magnetic Drive



600 - 654 Magnetic Drive, Units 636 - 638

Photo Gallery





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.