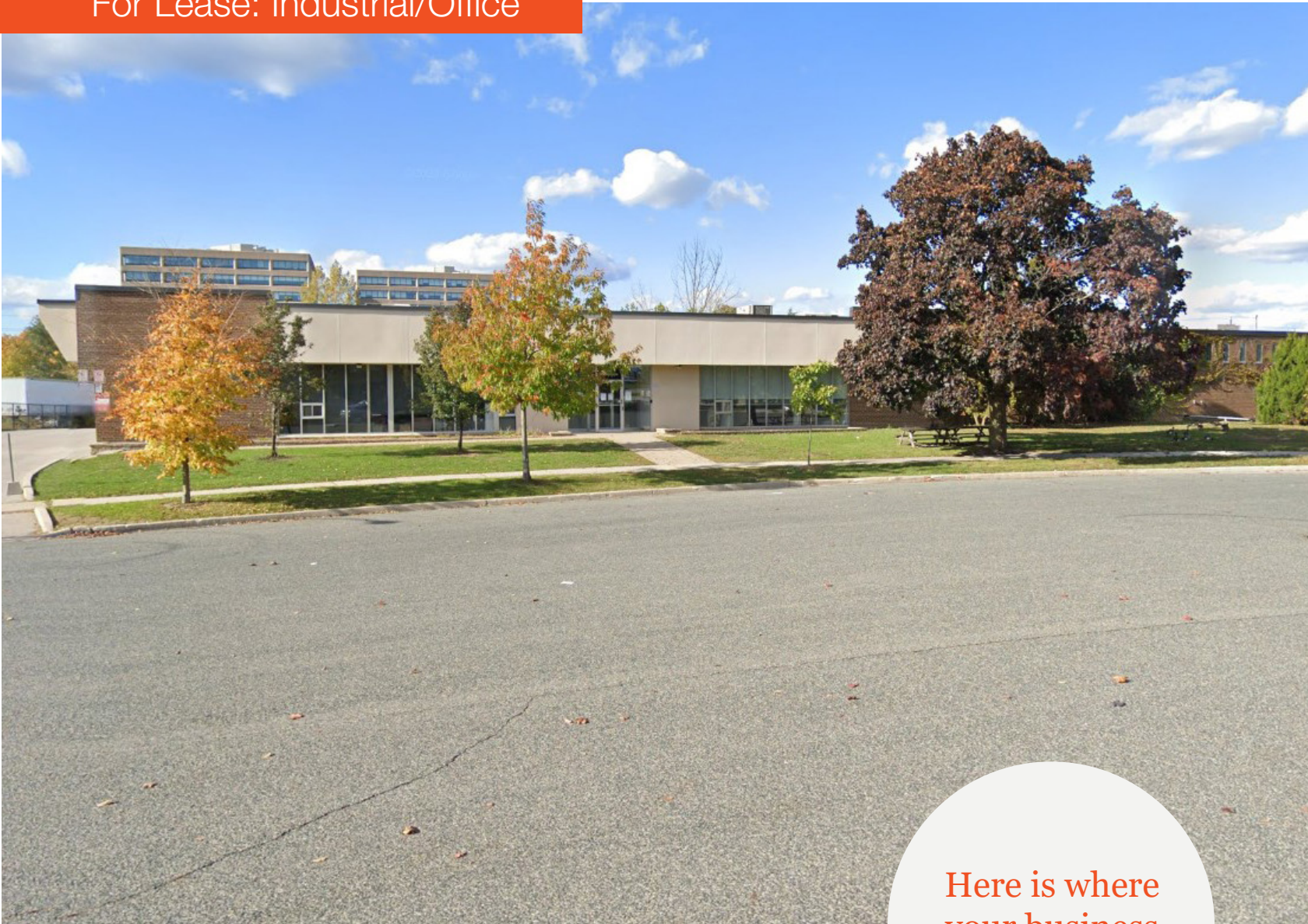


60 Gervais Drive

Toronto Industrial Space

Terry Alexander*, Senior Vice President
905.917.9225
talexander@lennard.com

For Lease: Industrial/Office



Lennard:

201-60 Columbia Way, Markham
905.752.2220 • lennard.com

*Sales Representative

Here is where
your business
will grow.

60 Gervais Drive

23,297 SF of industrial space available for lease, centrally located in Mid-Toronto with quick access to DVP via Eglinton Avenue & Wynford Drive.



Available Space

23,297 SF

~~20,473 SF~~ (Leased)

Space Demised - Wall completed



Shipping

2 Truck Level

(Drive-In can be added)



Clear Height

14'



Utilities

Fully Air Conditioned



Net Rent

\$17.00 PSF

T.M.I

\$5.00 PSF (est. 2024)



Power

600 volts

4000 amps



Available

March 2025

Property Highlights

- This space has 2 Truck Level and Drive-In doors can be added
- 100% warehouse (W/H washrooms, lunchroom and an office exist)
- Landlord to construct office space (TBD based on tenant)
- Quick access to DVP via Eglinton Avenue & Wynford Drive
- Public transit and Eglinton Crosstown LRT (two stations) a short walk away
- Amenities - Restaurants, Fitness, Shops@Donmills

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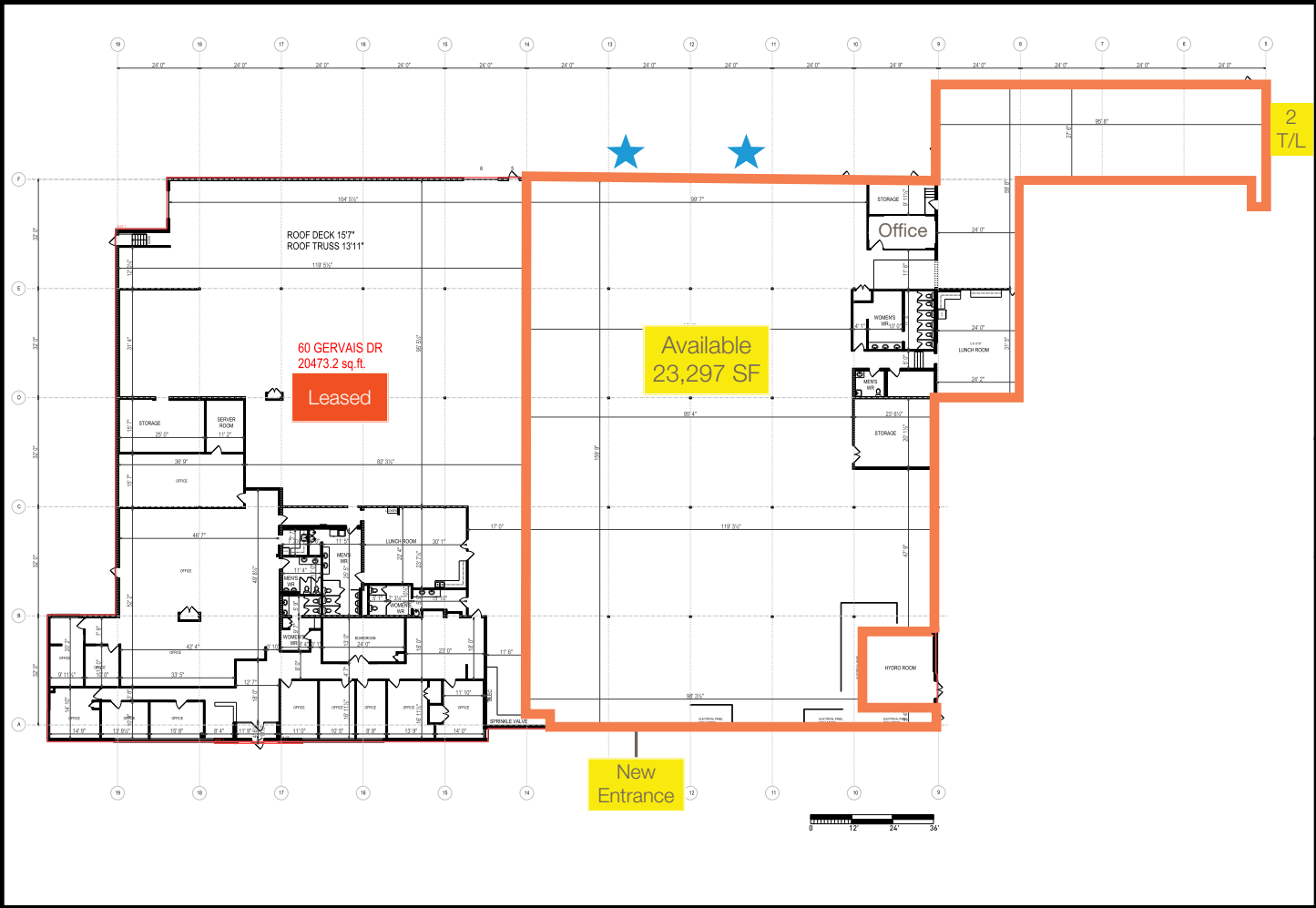
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60 Gervais Drive

Floor Plan

★ Possible Drive-In Doors



Interior office space may have slight changes.

60 Gervais Drive

Amenities Map



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60 Gervais Drive

Zoning

The following are permitted uses in the Industrial -Office Business Park Zone (MO) Area Zone under the North York Zoning By-Law 7625:

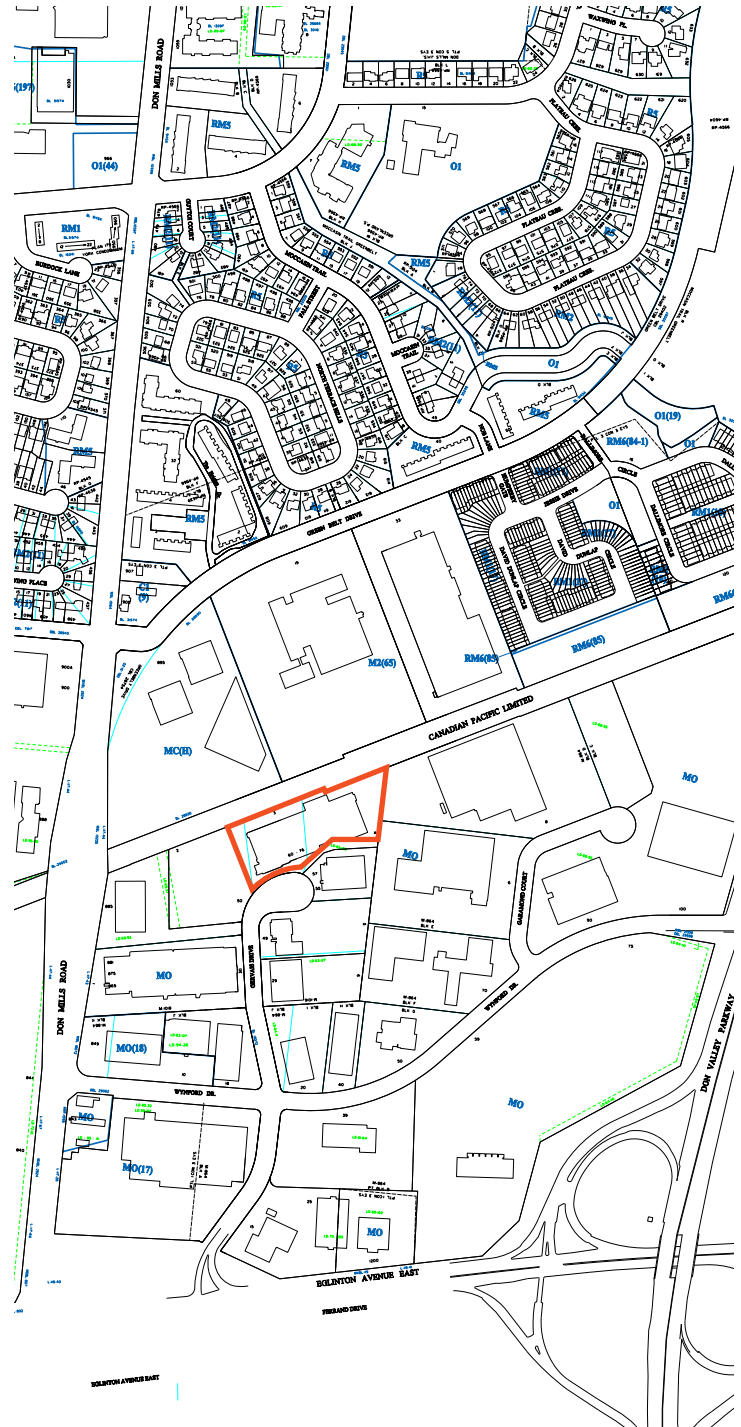
- adult education school
- artist studio
- car rental agency
- college
- commercial gallery
- commercial school
- communications and broadcasting
- community centre
- day nursery
- financial institution
- fitness centre
- gasoline station
- health science research laboratory
- hotel
- industrial sales and service
- laundry
- manufacturing
- museum
- office uses
- outdoor cafe
- park
- personal service shop
- place of worship
- public library
- research laboratory
- restaurant
- retail store
- service shop
- service station
- showroom
- theatre
- university uses

Gross Floor Area

The maximum gross floor area of all buildings is 150% of the area of the lot.

Maximum Building Height

There is no maximum building height in the MO zone



Prospective Purchasers must not rely on the accuracy of the above information. For Full Zoning Information and confirmation of the above, please refer to North York Zoning By-law 7625 by contacting Toronto Building Customer (<https://www.toronto.ca/services-payments/building-construction/apply-for-a-building-permit/toronto-building-contact-us/>)

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