



# 60 Progress Avenue

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**For Sale:** 11,757 SF Vacant  
Industrial User Opportunity  
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**Lennard:**

Lennard Commercial Realty  
200-55 University Avenue, Toronto

[lennard.com](http://lennard.com)



# 60 Progress Avenue



Site Area


0.551 acres

Frontage

84.83 feet

Depth

242.0 feet



Total Building Size


11,757 SF

Office

2,500 SF

Warehouse

9,257 SF



Shipping


1 Truck Level Door

Clear Height

13'


Power

600 volts, 200 amps



Zoning

E o.7




Asking Price

\$5,999,000

Taxes

\$34,210.19 (2024)



Listing Agents

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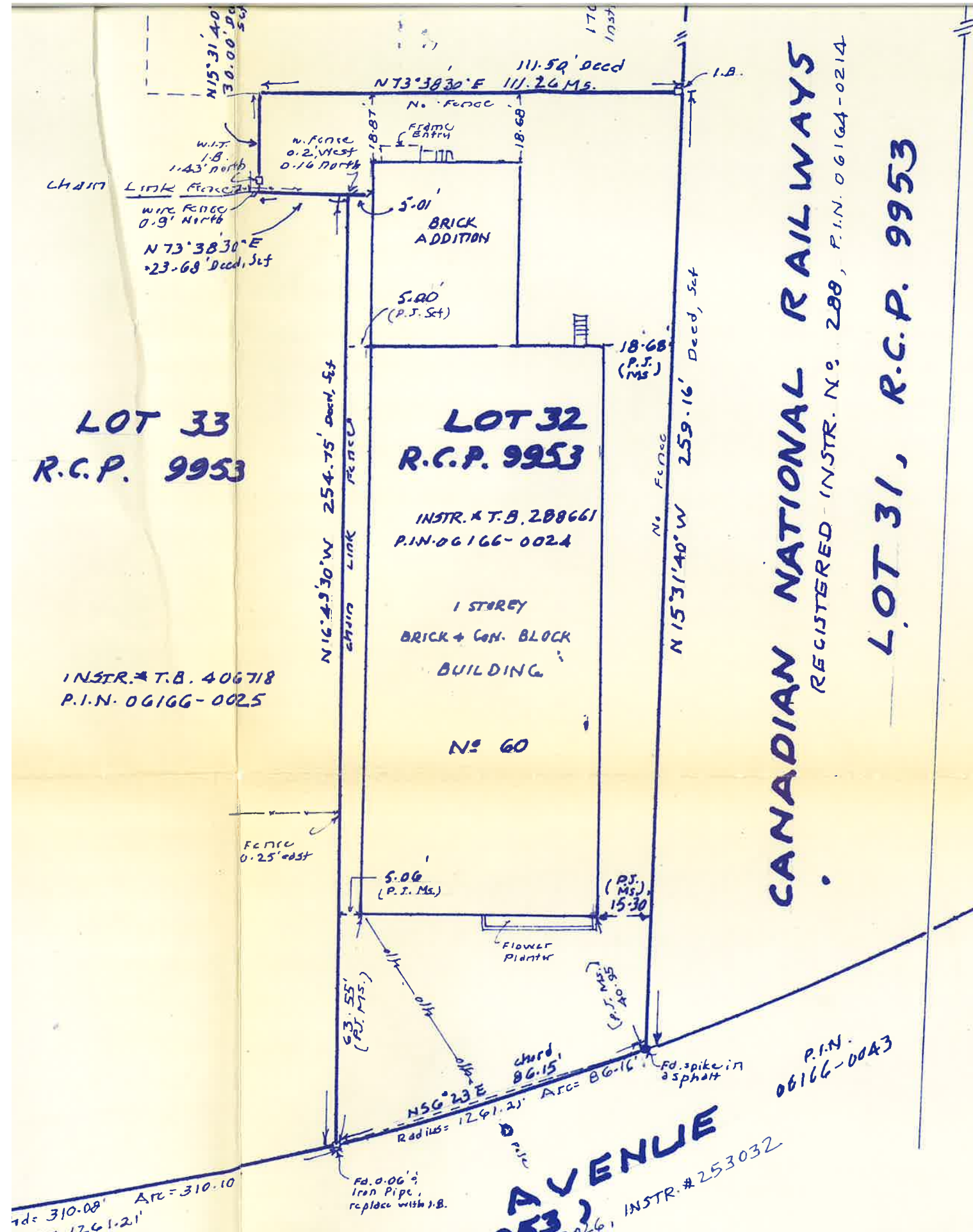
\*Sales Representative

## Property Highlights

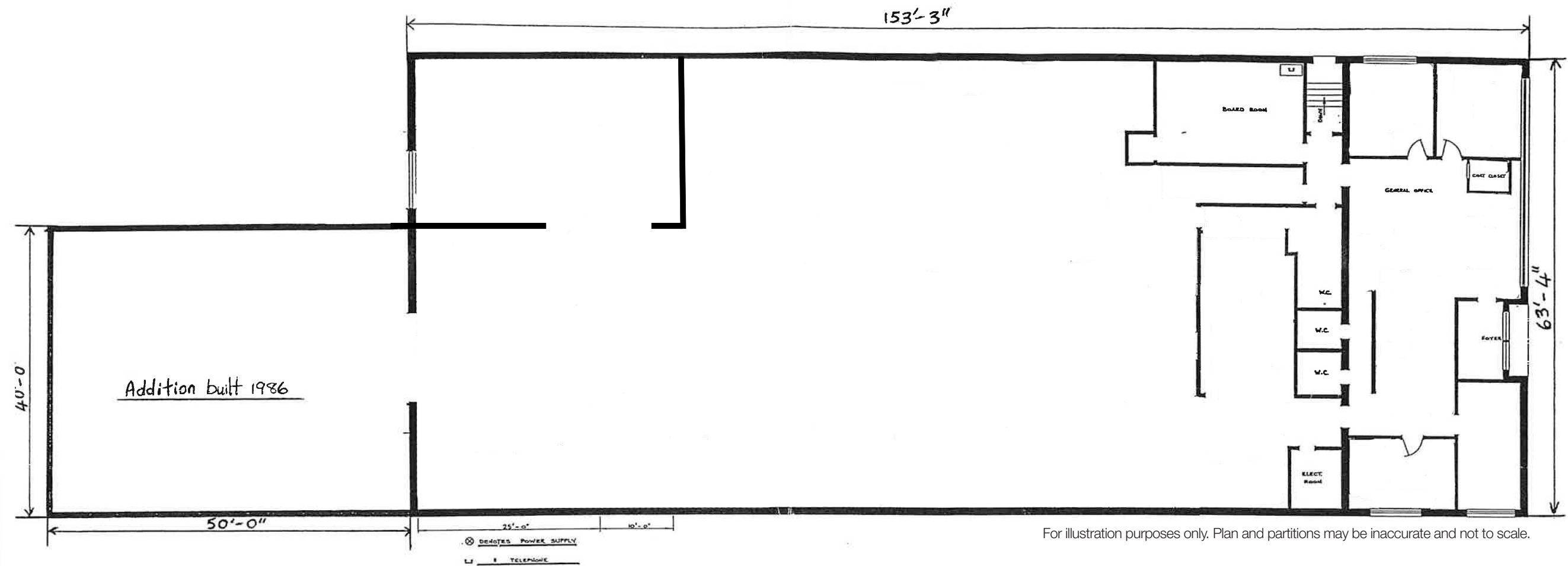
- Rarely available 11,757 SF warehouse facility
- Uniquely sized vacant user opportunity
- Exceptionally well maintained with recently paved parking lot
- Strategically located less than 1 KM from Hwy 401
- Adjacent to a wide variety of amenities including Kennedy Commons and Tim Hortons
- Next to TTC bus stop
- Opportunity to create a drive-in door
- 53 ft trailer full turn access
- Office furniture included
- Recent Clean ESA Phase 2 Report Available







# Floor Plan



For illustration purposes only. Plan and partitions may be inaccurate and not to scale.



# Exterior Views





# Warehouse Space





# Office Space







# Zoning

## Zoning - Employment Industrial Zone

The following uses are permitted in the Employment Industrial Zones:

### Use - E Zone

- 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]

### Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service <sup>(32)</sup>
- Cogeneration Energy <sup>(26)</sup>
- Crematorium <sup>(33)</sup>
- Drive Through Facility <sup>(5,21)</sup>
- Eating Establishment <sup>(1,19,30)</sup>
- Marihuana production facility <sup>(2)</sup>
- Metal Factory involving Forging and Stamping <sup>(25)</sup>
- Open Storage <sup>(10)</sup>
- Outdoor Patio <sup>(9)</sup>
- Public Utility <sup>(27,29)</sup>
- Recovery Facility <sup>(8)</sup>
- Recreation Use <sup>(7)</sup>
- Renewable Energy <sup>(26)</sup>
- Retail Service <sup>(3)</sup>
- Retail Store <sup>(4,30)</sup>
- Shipping Terminal <sup>(11)</sup>
- Take-out Eating Establishment <sup>(1,30)</sup>
- Transportation Use <sup>(28)</sup>
- Vehicle Depot <sup>(6)</sup>
- Vehicle Fuel Station <sup>(16,30)</sup>
- Vehicle Repair Shop <sup>(23)</sup>
- Vehicle Service Shop <sup>(17,31)</sup>
- Vehicle Washing Establishment <sup>(18)</sup> [By-law: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]

For full zoning, including list of specific conditions referenced above, please visit <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/>





# Local Amenities

Over 350,000 vehicles per day pass Kennedy Road on Highway 401

401

Kennedy Road

401





Tim Hortons

60 Progress Avenue

Progress Avenue

Over 22,000 vehicles per day pass along Progress Avenue

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**Lennard:**

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