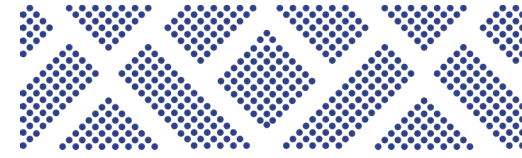


Signet Drive Industrial Condos

Functional Industrial Condo Units in North York starting from 6,000 SF

For Sale: Flexible Industrial Units Available



Jonathan Gorenstein**, MBA, SIOR
Partner
905.917.2044
jonathan@lennard.com

Michael Law*
Partner
905.917.2045
mlaw@lennard.com

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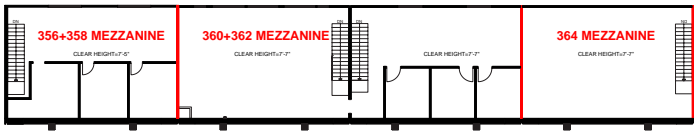
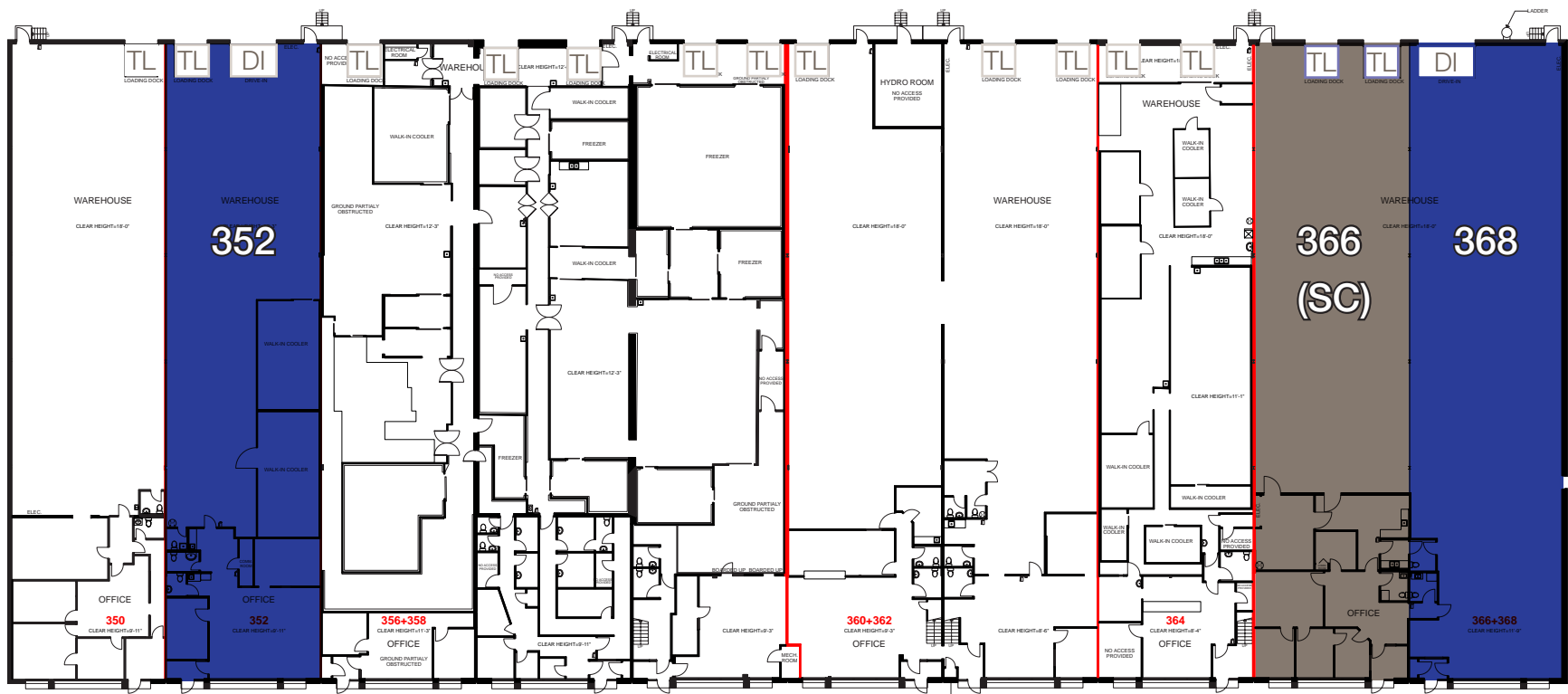
Signet Drive Industrial Condos

Availabilities Overview

		Conditionally Sold	
	Unit 352	Unit 366	Unit 368
 Total Area	5,931 SF	5,909 SF	6,050 SF
 Office Area	10% (approx.)	10% (approx.)	10% (approx.)
 Clear Height	18'	18'	18'
 Shipping Doors	1 Truck Level 1 Drive-In	2 Truck Level	1 Drive-In
 Power	600 Amps	600 Amps	600 Amps
 Sprinklers	Yes	Yes	Yes
 Asking Price	\$2,950,000	\$2,950,000	\$2,950,000
 Condo Fees	\$2.50 per SF (TBC)	\$2.50 per SF (TBC)	\$2.50 per SF (TBC)
 Possession	180 days (TBC)	October 31, 2025	October 31, 2025

Signet Drive Industrial Condos

Floor Plan

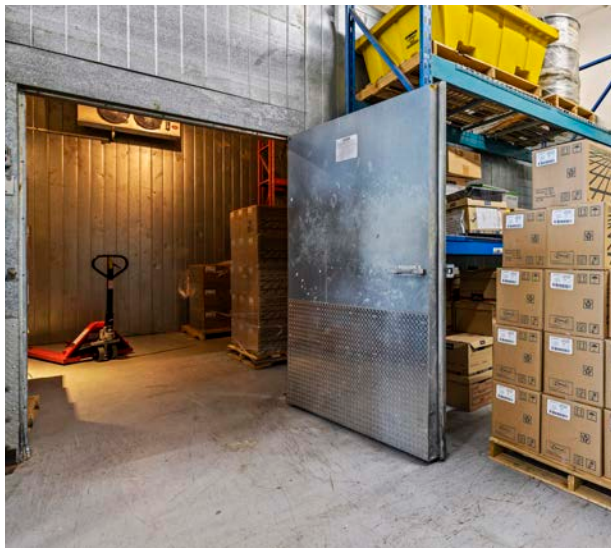
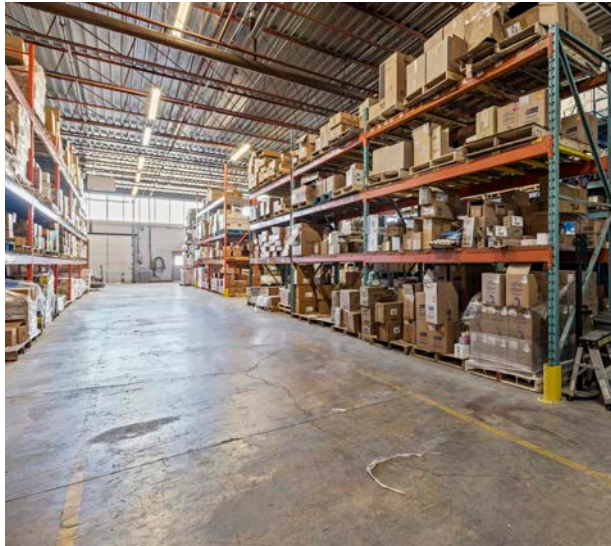


Unit Availability	
352	180 days TBC
366	October 31, 2025
368	October 31, 2025

*Additional SF available - speak to Listing Agents
*Exact measurements and layout to be confirmed

Signet Drive Industrial Condos

Interior Photos



*Photos are of units throughout the building

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Signet Drive Industrial Condos

Existing Building Exterior



Signet Drive Industrial Condos

Zoning

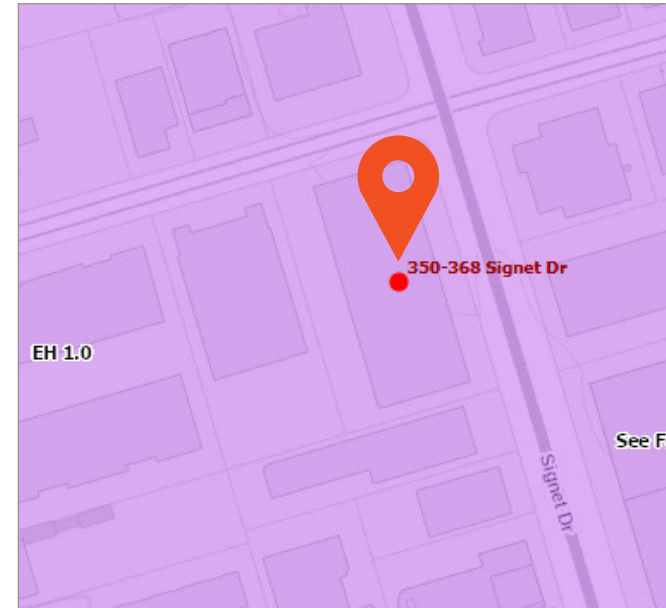
Under City of Toronto Zoning By-law 569-2013, 350-368 Signet Drive is zoned EH 1.0 - Select Employment Heavy Industrial Zone uses include:*

60.30.20.10 Permitted Use

(1) Use - EH Zone

In the EH zone, the following uses are permitted:

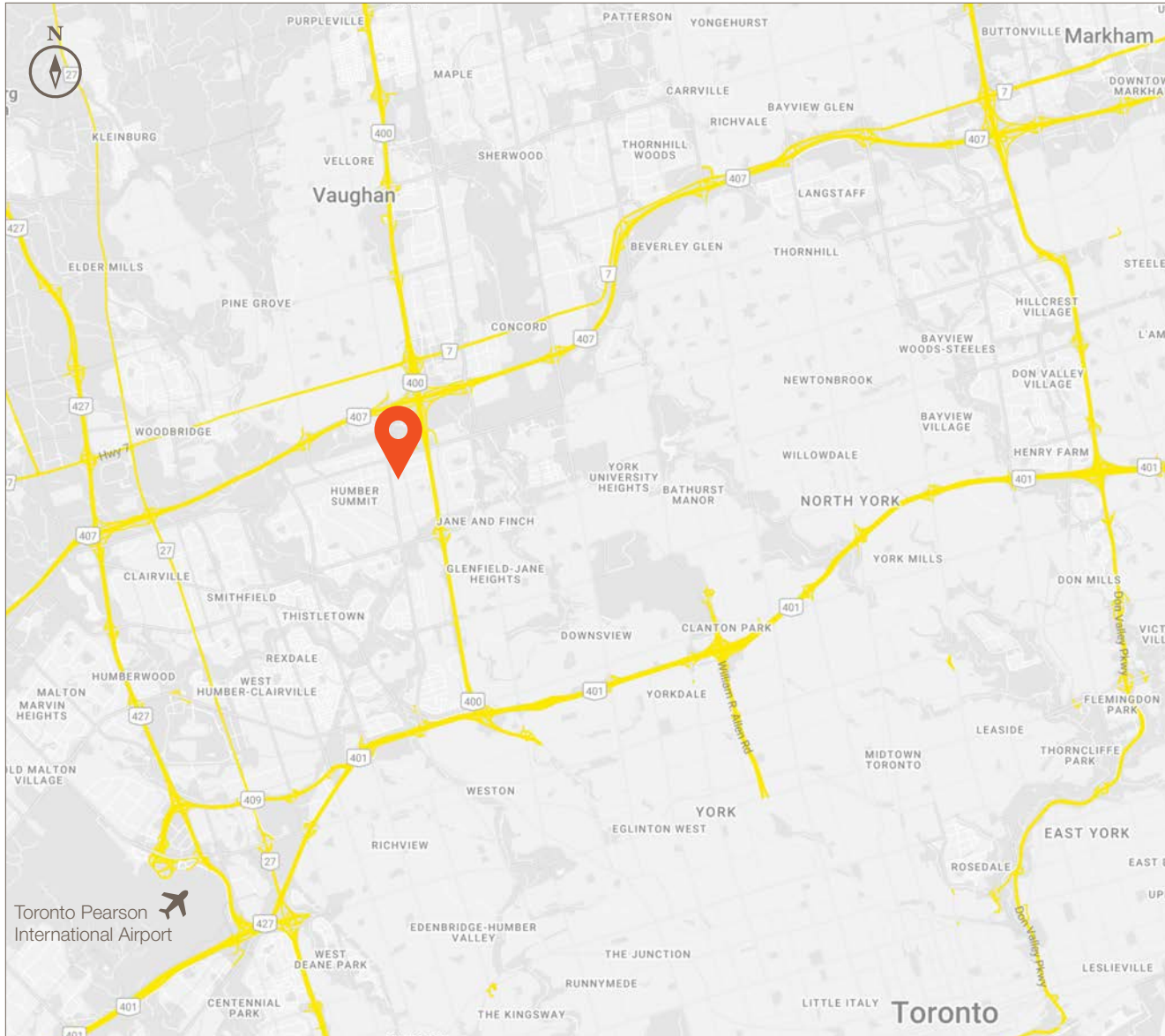
- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing 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
[By-law: OMB PL130592]



* For a complete list of permitted uses and conditions, please see the applicable City of Toronto Zoning By-law. Please confirm intended use is permitted by the City of Toronto.

Signet Drive Industrial Condos

Location Map



Drive Times

Highway 400	1 mins
Highway 407	5 mins
Highway 401	6 mins
Highway 427	9 mins
Highway 409	13 mins
Highway 404	15 mins



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.