

134 BETHRIDGE ROAD

ETOBICOKE, ON

FOR SUBLEASE



- CFIA & SQF Registered facility
- Fully racked
- Cooler space available
- Various size options available

John LaFontaine*

Vice Chairman

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*Sales Representative

www.cbre.ca/134bethridge

CBRE

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TOTAL SIZE	141,387 sq. ft.*	ASKING LEASE RATE	\$4.75 net per sq. ft.
OFFICE SIZE	4,250 sq. ft.	TMI	\$1.60 per sq. ft. **
COOLER SIZE	30,000 sq. ft.		
SHIPPING	13 Truck level, 1 van door		
CLEAR HEIGHT	22'		
POSSESSION	Immediate		
SPRINKLERS	Yes		
POWER	600 volts; 1,200 amps		

* VARIOUS SIZE OPTIONS WILL BE CONSIDERED

COMMENTS:

- E1 zoning
- 2 Punch outs to add more truck doors
- CFIA & SQF registered building
- Parking available for staff and visitors
- Excellent labour pool
- Fully racked. Speak to listing agent on price with or without racking
- **Cooler rates only negotiable between \$8-9 per sq. ft.
- **\$20,000 annually over and above the TMI which includes maintenance, snowplow, landscaping and minor roof repair
- **The rate will be increased to \$5.25 net per sq. ft. if the tenant requires the entire space and refrigeration in good working condition
- Cooler space has floor drains
- Sublease expiry is April 30, 2022

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- #1: Mechanical room
- #2: Truck level doors are 8' x 10'
- #3: In this area there is a lab, upstairs office, lunchroom, washrooms and changerooms locker rooms
- #4: Van door
- #5: Rail door
- #6: In this area there are 3 washrooms, lunchroom and office
- #7: 5 Truck level doors are 8' x 10' and a roll up truck level door
- #8: In this area there is an upstairs office, lunchroom and conference room. Downstairs is a lobby

- #9: 4 Truck level doors
- #10: 1 Truck level door
- #11: 8' x 14' Truck level door
- Tenant to pay for own snowplow and landscaping
- 1 Garbage compactor
- All doors have electric levelers
- 7,770 Pallet locations in total
- All racking 4 pallets high, with the exception of two rows of racking where they are 3 or 4 high



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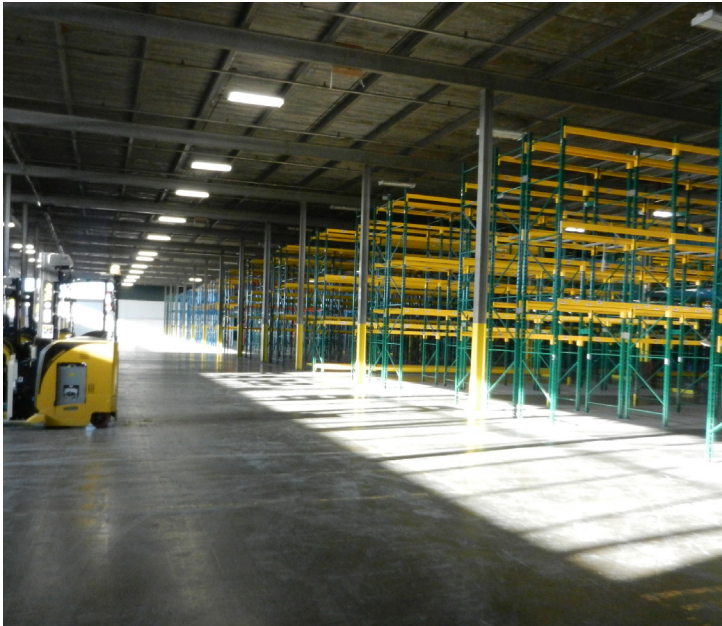
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Photo is a rendering

Additional shipping can be made available

Use - E Zone

In the E zone, the following uses are permitted:

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

Manufacturing Use if it is not one of the following:

- 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

Use with Conditions - E Zone

Body Rub Service
Cogeneration Energy
Crematorium
Drive Through Facility
Eating Establishment
Metal Factory involving Forging and Stamping
Open Storage
Public Utility
Recovery Facility
Recreation Use
Renewable Energy
Retail Service
Retail Store
Shipping Terminal
Take-out Eating Establishment
Transportation Use
Vehicle Depot
Vehicle Fuel Station
Vehicle Repair Shop
Vehicle Service Shop
Vehicle Washing Establishment

Open Storage In the E zone:

- (ii) may not be located in a yard that abuts a lot in the Residential Zone category or the Residential Apartment Zone category;
 - (iii) may not be in the front yard;
 - (iv) must be a minimum of 7.5 metres from any lot line;
 - (v) must be less than 30% of the lot area;
 - (vi) may be no higher than the permitted maximum height of a building on the lot; and
 - (vii) must be enclosed by a fence; and
- (B) open storage may be for recyclable material and waste.

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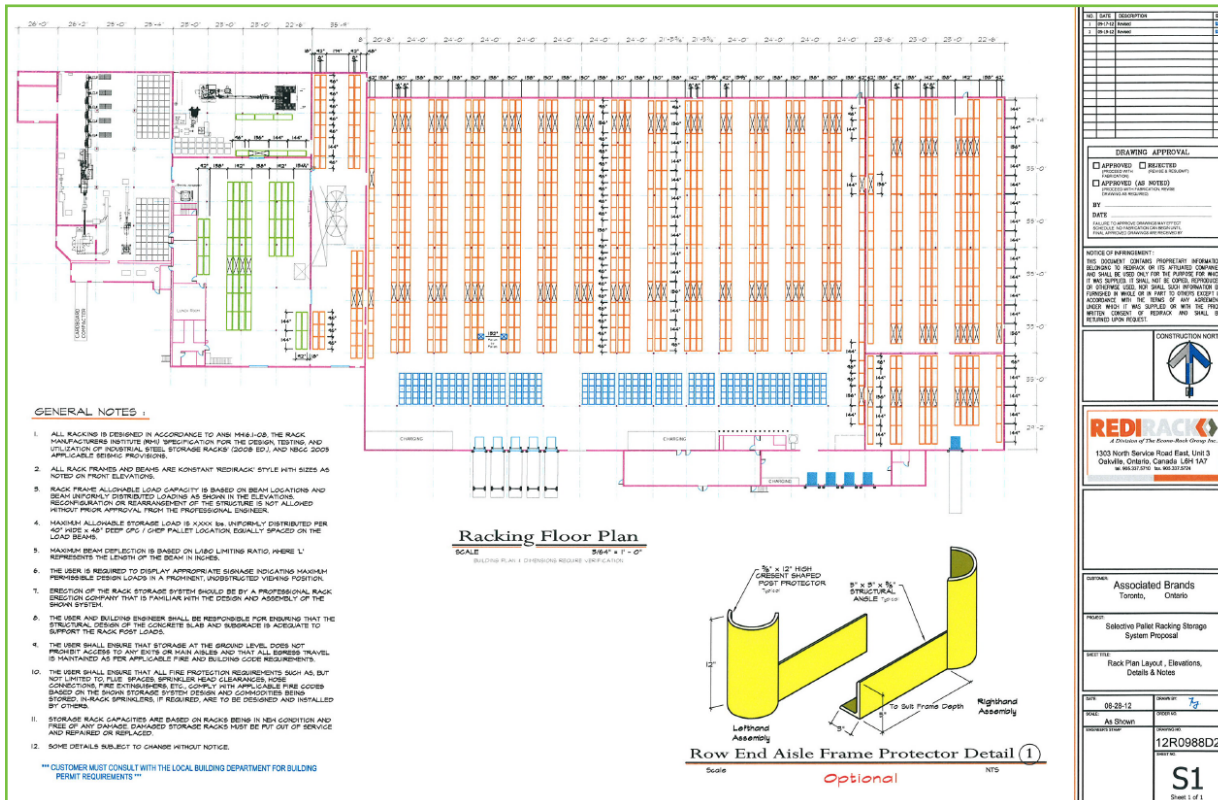
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- All racking is four pallets high except for two rows of racking where they are bulk stack 3 or 4 high.
 - The freezer and warehouse are 40 locations long and 4 high minus the tunnels. The cooler is 14 locations long and 4 high minus the tunnels.
- Warehouse has 5,520 pallet locations
Cooler has 250 pallet locations
Freezer has 1588 pallet locations
Production area has 412 pallet locations

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