

For Sale & For Lease

NEW PRICE



APPROX 28,700 SF FREESTANDING INDUSTRIAL BUILDING

225-237 Limestone Crescent

TORONTO, ON

PLEASE CONTACT

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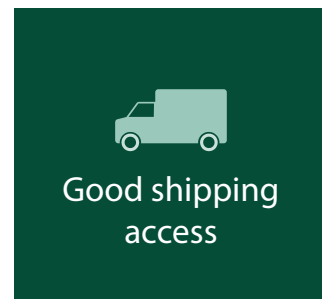
*Sales Representative

CBRE

Property DETAILS

LOCATION	Steeles Ave W & Keele St
BUILDING SIZE:	28,700 sq. ft. ¹
LAND SIZE:	1.456 ac.
CLEAR HEIGHT:	18 ft. 6 in.
SHIPPING DOORS:	6 truck level doors
HEAT TYPE:	Gas Forced Air Open
POWER:	600 A / 600V
ZONING:	EH 1.0 (x 45) M3
ASKING PRICE:	\$12,495,000
ASKING RATE:	\$16.95 per sq. ft.
TAXES (2022):	\$75,975.23

¹ plus approx 700 sf basement area. Size of building is an estimate and exact square footage is to be confirmed by buyer.



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PERMITTED USES

EH - Employment Heavy Industrial Zone

- + Ambulance Depot
- + Animal Shelter
- + Bindery
- + BuildingSupplyYardsCarpenter'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

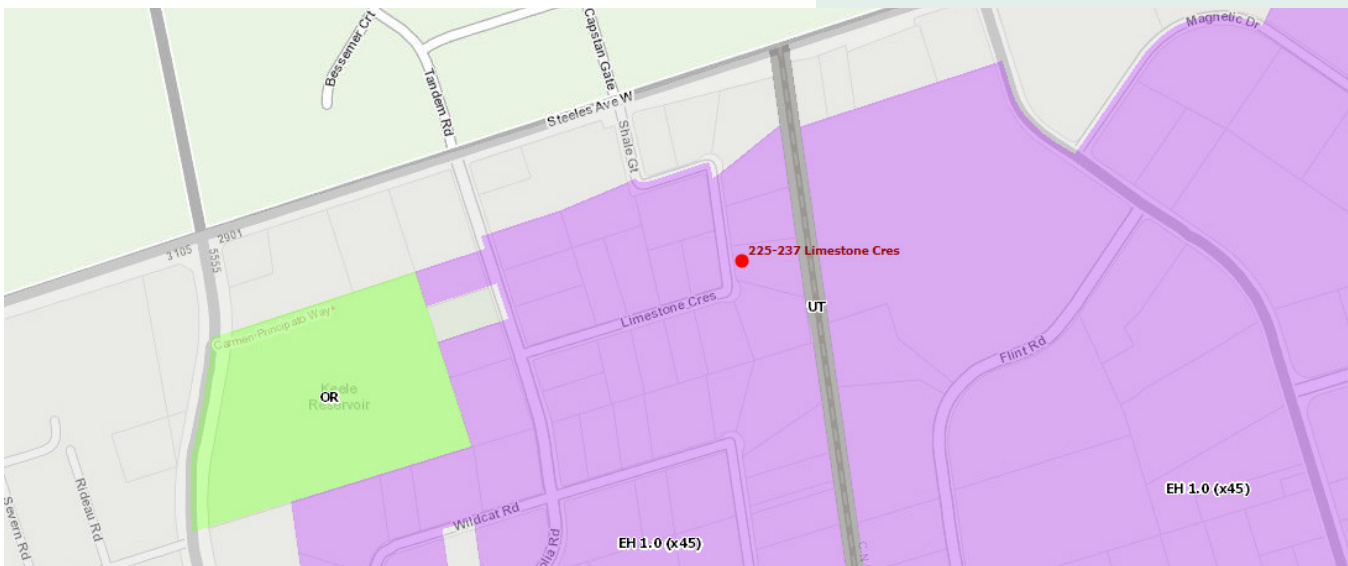
With conditions:

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

M3 - Industrial Zone Three

- + Adult Education School
- + Artist Studio
- + Banquet Hall
- + Boarding Kennel
- + Car Rental Agency
- + Car Washing Establishment
- + Club
- + College
- + Commercial Gallery
- + Commercial Recreation
- + Commercial School
- + Communications and Broadcasting
- + Community Centre
- + Contractor's Establishment
- + Custom Workshop
- + Financial Institution
- + Fitness Centre
- + Gasoline Station
- + Gold Course

- + Health Science Research Laboratory
- + Hotel
- + Industrial Sales and Service
- + Information Processing
- + Laundry
- + Manufacturing
- + Motor Vehicle Body Repair Shop
- + Motor Vehicle Dealership
- + Museum
- + Office Uses
- + Park
- + Parking Lot
- + Personal Service Shop
- + Pinball and Video Games Arcade
- + Place of Worship
- + Public Library
- + Public Self Storage Warehouse
- + Recycling Facility
- + Research Laboratory
- + Restaurant, with or without and outdoor patio
- + Retail Store
- + Service Shop
- + Service Station
- + Showroom
- + Transfer Station
- + Transportation Terminal
- + University Uses
- + Veterinary Clinic
- + Warehouse
- + Works Yard



Transit & AMENITIES



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