

258

WALLACE AVE
TORONTO, ON

**IDEAL INDUSTRIAL
SPACE NEAR
THE BLOOR GO
AND LANSDOWNE
SUBWAY STATION**

PRIME INDUSTRIAL MULTI-UNITS FOR LEASE

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RE/MAX

COMMERCIAL®



DUPONT/LANSDOWNE

ALL UNITS

UNIT	SPECS (SQFT, CLEAR HEIGHT, PRICE)	AVAILABILITY
Studio 1-3	8,164 sq ft 23ft (15ft in certain areas) \$13.95 /SF Net	Available
Studio 1	5,311 sq ft 23 ft \$14.75 /SF Net	Available
Studio 2	1,684 sq ft 15 ft \$14.75 /SF Net	Available
Studio 3	1,170 sq ft 15 ft \$14.75 /SF Net	Available
Unit 105	1,997 sq ft 16 ft \$15 /SF Net	Available

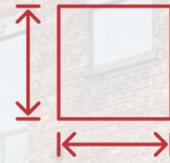


KEY DETAILS



LOCATION

258 Wallace Ave, Studio 1
Toronto, ON M6P 3M9



AREA

5,311 SQ FT



PRICE

\$14.75 Sq Ft Net



CLEAR HEIGHT

23ft 0in



TRUCK LVL SHIPPING DOOR

1



ZONING

E2*263)



AIR CONDITIONING

Yes



SPRINKLERS

Yes

LOIDNLS
#STJS



Spacious 5,311 sq ft industrial unit featuring 23 ft clear height, bright open floor areas, and a highly functional layout suited for a wide range of operational needs. The space is equipped with a truck-level door, sprinkler system, gas forced air heating, and reliable municipal services, ensuring smooth and efficient daily operations. Professionally maintained and delivered vacant, the unit allows for immediate planning and occupancy. Flexible 1-3 year lease terms make this a strong option for tenants seeking a clean, tall, well-kept industrial space with excellent usability.

#STUDIO 1

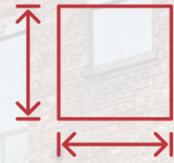


KEY DETAILS



LOCATION

258 Wallace Ave, Studio 2
Toronto, ON M6P 3M9



AREA

1,684 SQ FT



PRICE

\$14.75 Sq Ft Net



CLEAR HEIGHT

15ft 0in



TRUCK LVL SHIPPING DOOR

1



ZONING

E2*263)



AIR CONDITIONING

Yes



SPRINKLERS

Yes

#STUDIO2

Efficient 1,684 sq ft industrial unit offering 15 ft clear height and a clean, open layout that supports simple and flexible operations. The unit includes a truck-level door, sprinkler system, gas forced air heating, and dependable municipal services, providing a reliable and functional working environment. Professionally maintained and delivered vacant, the unit offers immediate availability with 1-3 year lease term options. A great choice for tenants seeking a compact, well-kept industrial space with straightforward functionality.

#STUDIO 2



KEY DETAILS



LOCATION

258 Wallace Ave, Studio 3
Toronto, ON M6P 3M9



PRICE

\$14.75 Sq Ft Net



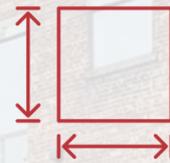
TRUCK LVL SHIPPING DOOR

1



AIR CONDITIONING

Yes



AREA

1,170 SQ FT



CLEAR HEIGHT

15ft 0in



ZONING

E2*263)



SPRINKLERS

Yes

#STUDIO3

Bright and practical 1,170 sq ft industrial space featuring 15 ft clear height and a versatile open layout ideal for streamlined operations. The unit includes a truck-level door, sprinkler system, gas forced air heating, and dependable municipal services, supporting efficient day-to-day use. Professionally maintained and offered vacant, the space is ready for immediate planning and occupancy. Flexible 1-3 year lease options make this a strong fit for tenants needing a smaller industrial unit with clean finishes and solid infrastructure.

#STUDIO 3

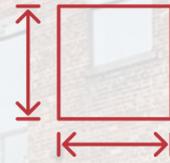


KEY DETAILS



LOCATION

258 Wallace Ave, Studio 1-3
Toronto, ON M6P 3M9



AREA

8,164 SQ FT



PRICE

\$13.95 Sq Ft Net



CLEAR HEIGHT

23ft 0in (certain areas 15ft 0in)



TRUCK LVL SHIPPING DOOR

1



ZONING

E2*263)



AIR CONDITIONING

Yes



SPRINKLERS

Yes

#STUDIO1-3



Exceptional 8,164 sq ft industrial space offering 23 ft clear height, wide-open floor areas, and a layout built for efficiency and flexibility. The unit includes a truck-level door, sprinkler system, gas forced air heating, and dependable municipal services, creating a smooth and functional operating environment. Professionally maintained and delivered vacant, the space supports immediate planning and occupancy. With 1-3 year lease options, this is an excellent opportunity for tenants seeking clean, tall, adaptable industrial space with strong functionality and modern infrastructure.

#STUDIO 1-3

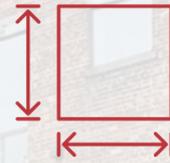


KEY DETAILS



LOCATION

258 Wallace Ave, 105
Toronto, ON M6P 3M9



AREA

1,997 SQ FT



PRICE

\$15 Sq Ft Net



CLEAR HEIGHT

16ft 0in



TRUCK LVL SHIPPING DOOR

1



ZONING

E2*263)



AIR CONDITIONING

Yes



SPRINKLERS

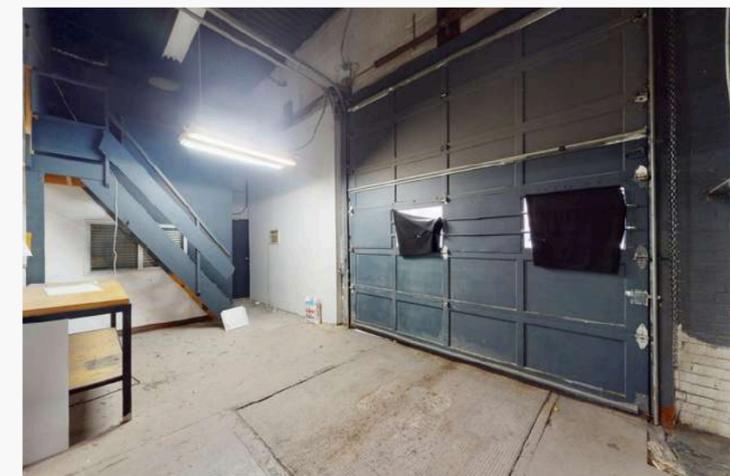
Yes

#105

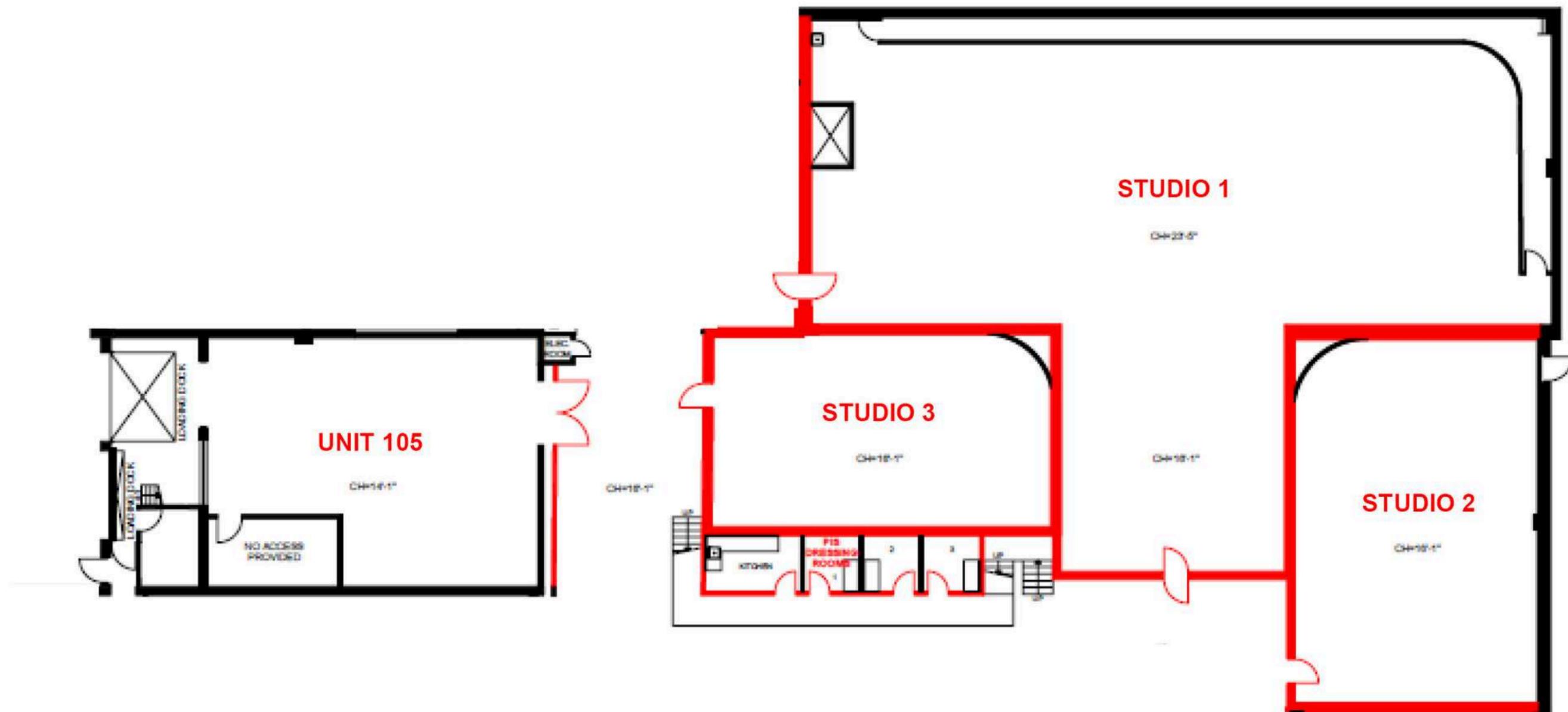


Well-configured 1,997 sq ft industrial unit offering 16 ft clear height with open, functional floor space throughout. The unit includes a truck-level door, sprinkler system, gas forced air heating, and reliable municipal services, providing a smooth and efficient operating setup. Delivered vacant and professionally maintained, the unit is ready for immediate planning and occupancy. With 1-3 year lease options, this is a solid opportunity for tenants seeking a mid-size industrial space with modern infrastructure and excellent usability.

#105



FLOORPLAN



NEIGHBOURHOOD

RESTAURANTS

A&W Canada
Bakerbots Baking
Cus Tacos
Halo Brewery
Kibo Sushi House - Bloor
Propeller Coffee
Ruru Baked Ice Cream
Subway
Sugo
The Burger Bros

STORES

Dollarama
Dufferin Mall
Food Basics
FreshCo Bloor & Dundas
Loblaws Dundas Street
Walmart Supercentre

OTHER

Bloor GO
Dundas West TTC Station
High Park
Lansdowne TTC Station
Planet Fitness



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