



# 105

## BROCKHOUSE

ROAD, ETOBICOKE, TORONTO, ON



GITALIS  
REAL  
ESTATE

FULLY LEASED WITH TERMINATION CLAUSES IN PLACE - INDUSTRIAL BUILDING ON THE GARDINER EXPRESSWAY

105 BROCKHOUSE ROAD  
ETOBICOKE, TORONTO, ON

# ABOUT THE OFFERING

The subject property involves a 1.12-acre parcel that is improved with a circa 1955 built two-storey multiple-unit brick-over-block industrial building having a gross building size of approximately 31,000 sq.ft. The building is serviced by 2 drive-in doors and 2 truck-level doors. The building size includes about 15,000 sq.ft. (55%) of warehouse space across the main floor. The subject has a 34.3% site coverage, based on a building footprint of about 16,750 sq.ft. The site is zoned E1, an employment zone which allows for restricted outside storage. Overall, the building is in good condition, with a functional multi-unit layout and overall good utility for the current multiple-unit warehouse and office/flex space utilization.

The subject property is currently lease-encumbered and fully occupied by fourteen tenants plus an outdoor land lease within the rear yard, and owner occupancy of Unit 201. Tenants are leasing on a semi-gross basis, and offering approx. 5.3% cap rate.

The subject property is located in the established South Etobicoke industrial corridor, fronting on the south side of Brockhouse Road, with premium exposure to the Gardiner Expressway. The property is situated west of Islington Avenue and east of Kipling Avenue, in the block bounded by Judson Street to the north and New Toronto Street to the south. This is a well-established industrial pocket positioned just north of the Lakeshore area. The subject benefits from good visibility to eastbound Gardiner Expressway traffic and quick access to major arterial routes including Kipling Avenue, Islington Avenue, and the Gardiner Expressway itself, which connects directly to the (QEW) and downtown Toronto.





# PROPERTY INFORMATION

**TOTAL SITE AREA:**

1.12 acres

**BUILDING GFA:**

+/- 30,910 SF divided over two floors

**FRONTAGE:**

137.72 ft on the Gardiner Expressway

**DEPTH:**

385 ft

**OFFICIAL PLAN:**

Not part of any specific Site and Area Specific Policy (SASP) or designated Secondary Plan area in the City of Toronto's Official Plan, based on available planning documents and maps.

**ZONING:**

The property is regulated under the city-wide Zoning By-law 569-2013, likely in an Employment Industrial (E) zone category (common for such areas in South Etobicoke along major arterials like the Gardiner/QEW corridor). This supports industrial, office, and certain commercial uses, matching its current multi-tenant creative and service-oriented setup.

**PARKING:**

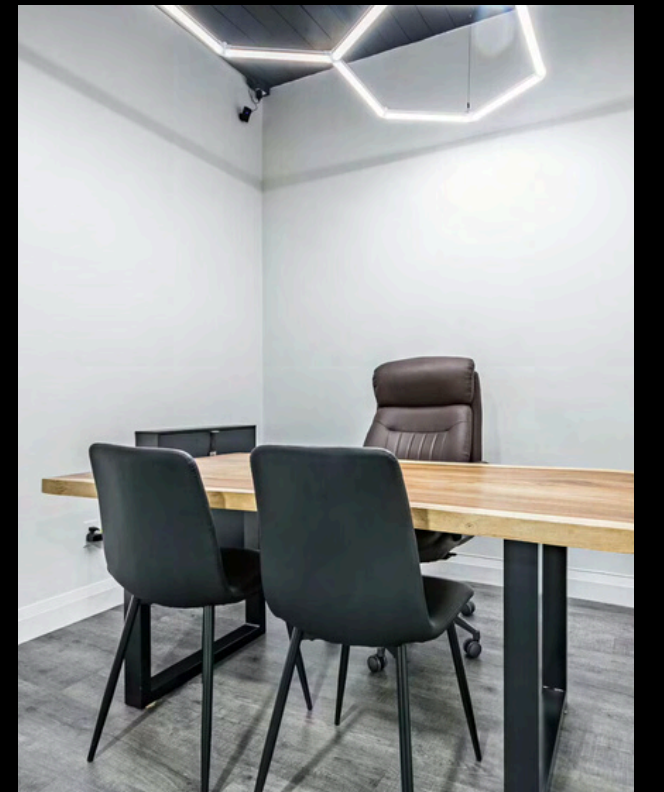
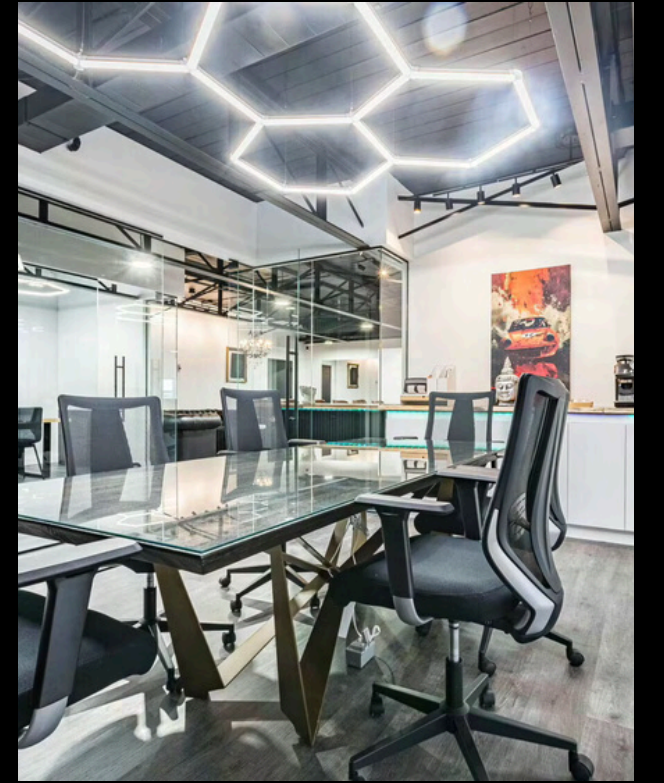
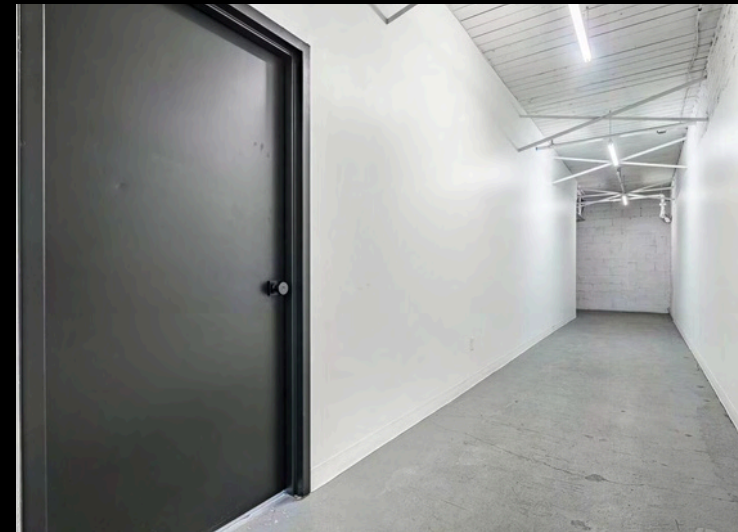
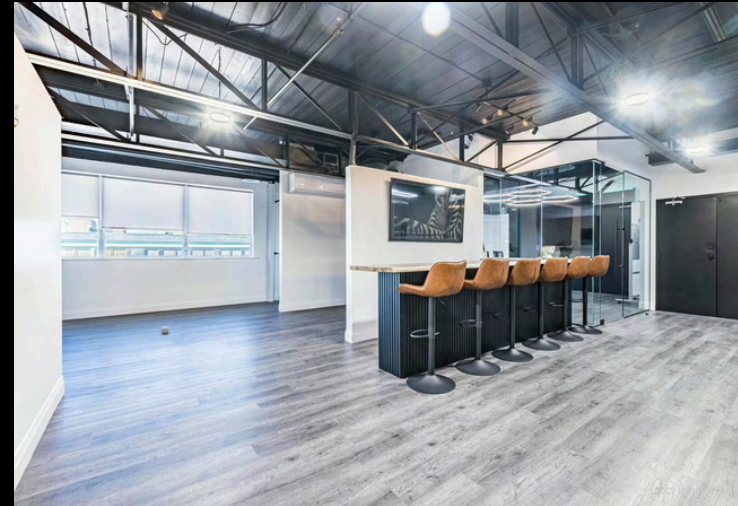
Onsite lots in front and rear; not tenant-designated

**ACCESS:**

From Evans Ave via south Kipling

105 BROCKHOUSE ROAD  
ETOBICOKE, TORONTO, ON

# INTERIOR PHOTOS



# PLANNING & LAND USE SUMMARY

## E 1.0 Zoning Overview

The **E 1.0** zoning in Etobicoke (and across Toronto) refers to the **Employment Industrial (E) zone** under **City of Toronto Zoning By-law 569-2013**. The "1.0" suffix indicates the **permitted maximum floor space index (FSI)** for all land uses on the lot—meaning the total gross floor area of buildings cannot exceed 1.0 times the lot area (e.g., on a 10,000 m<sup>2</sup> lot, max 10,000 m<sup>2</sup> of gross floor area).

This is a general industrial/employment zoning category intended for manufacturing, warehousing, and related uses that can coexist without major conflicts. It applies city-wide, including former Etobicoke areas, though site-specific exceptions (in Chapter 900 of the By-law) or overlays may modify it for a particular property.

## Permitted Uses in the E Zone (General)

From Section 60.20 of the By-law:

### Permitted without special conditions (60.20.20.10):

- 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 Uses (most types, excluding heavy/nuisance ones like abattoir, explosives factory, petrochemical manufacturing, pulp mill, tannery, large-scale smelting, etc.)
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Software Development and Processing
- Warehouse
- Wholesaling Use

## Permitted with conditions (60.20.20.20):

These require compliance with specific rules (e.g., size limits, setbacks from residential zones, enclosure requirements—see 60.20.20.100 for full details):

- Body Rub Service (strict location buffers)
- Cogeneration Energy Production
- Crematorium
- Drive Through Facility
- Eating Establishment / Take-out Eating Establishment (often size-capped at 500 m<sup>2</sup> interior floor area)
- Marihuana Production Facility
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility (e.g., recycling, with restrictions)
- Recreation Use
- Renewable Energy Production
- Retail Service / Retail Store (limited floor area, often accessory to manufacturing)
- Shipping Terminal
- Transportation Use
- Vehicle-related uses (Depot, Fuel Station, Repair Shop, Service Shop, Washing Establishment—with setbacks, often 70-100 m from residential zones)
- And others like Metal Factory (forging/stamping)

Many accessory or limited retail/food uses are capped or must support primary industrial activities. Residential uses are generally not permitted (except in rare exceptions or combined zones).

# PLANNING & LAND USE SUMMARY

## Important Notes

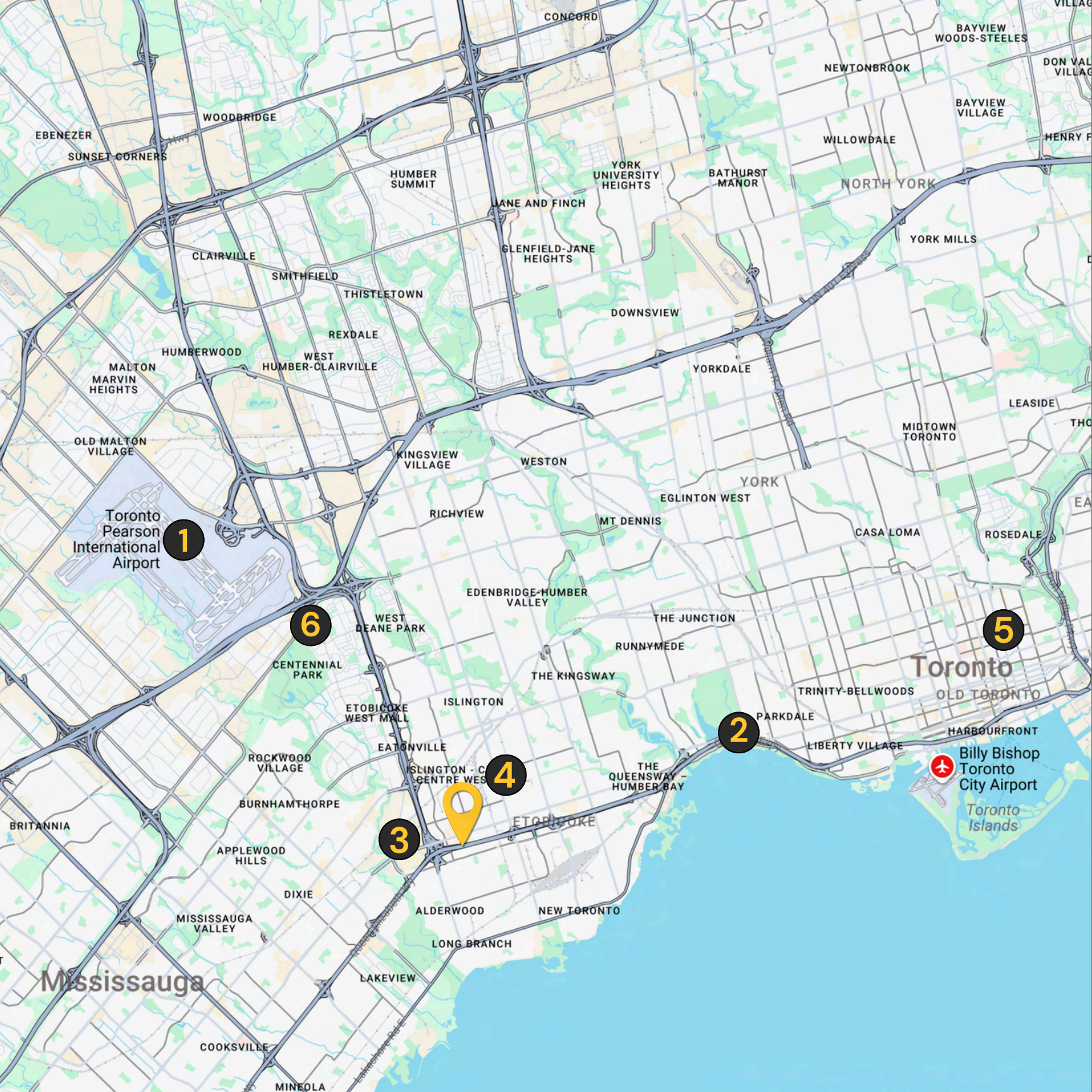
**Site-specific exceptions** may apply (check Chapter 900 for Exception E xxx numbers). For example, some allow self-storage or modify FSI/setbacks, but "E 1.0" itself isn't a numbered exception—it's the base zone + FSI designation. There is an "Exception E 1" (prohibits certain front-yard vehicle parking/storage and requires landscaping), but it's not tied directly to the 1.0 suffix.

To confirm exact zoning and any exceptions for a specific address/property in Etobicoke, use the City's official **Zoning By-law Interactive Map** (search for your address or location): [http://map.toronto.ca/maps/map.jsp?app=ZBL\\_CONSULT](http://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT). It shows the zone label (e.g., E 1.0), links to relevant chapters/exceptions, and overlays.

The By-law is the City-wide one (569-2013, as amended), which harmonized former municipal codes (including Etobicoke's). For legal purposes or development applications, consult the City directly or a professional planner, as interpretations can vary by site.



# NEARBY AMENITIES



**1** Toronto Pearson International Airport

**2** Gardiner Expressway

**3** Sherway Gardens Shopping Centre

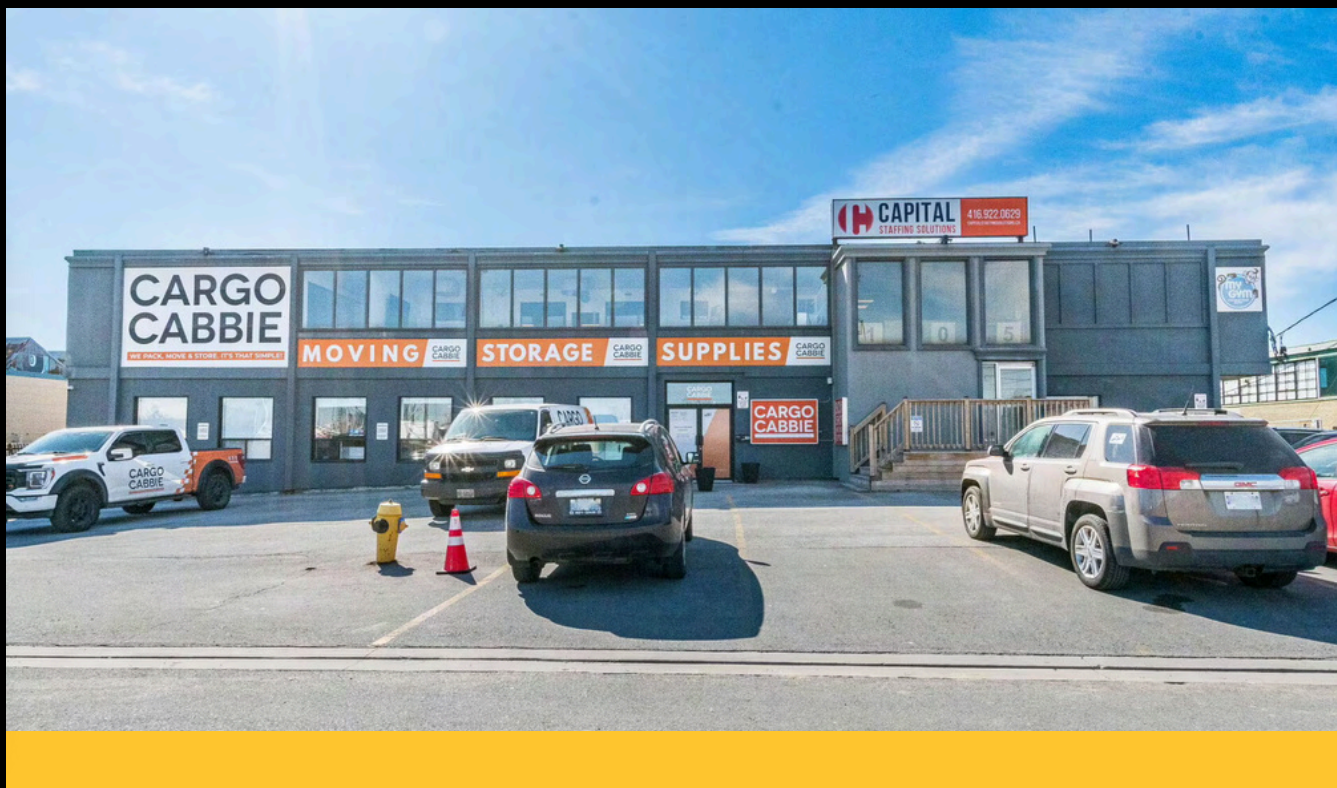
**4** IKEA Etobicoke

**5** Downtown Toronto

**6** Centennial Park

1  
0  
5

# BROCKHOUSE RD



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