



INDUSTRIAL UNIT AVAILABLE FOR LEASE

108 WOODBINE DOWNS BOULEVARD UNIT 1

ETOBICOKE, ON



AVISON
YOUNG



PROPERTY PROFILE

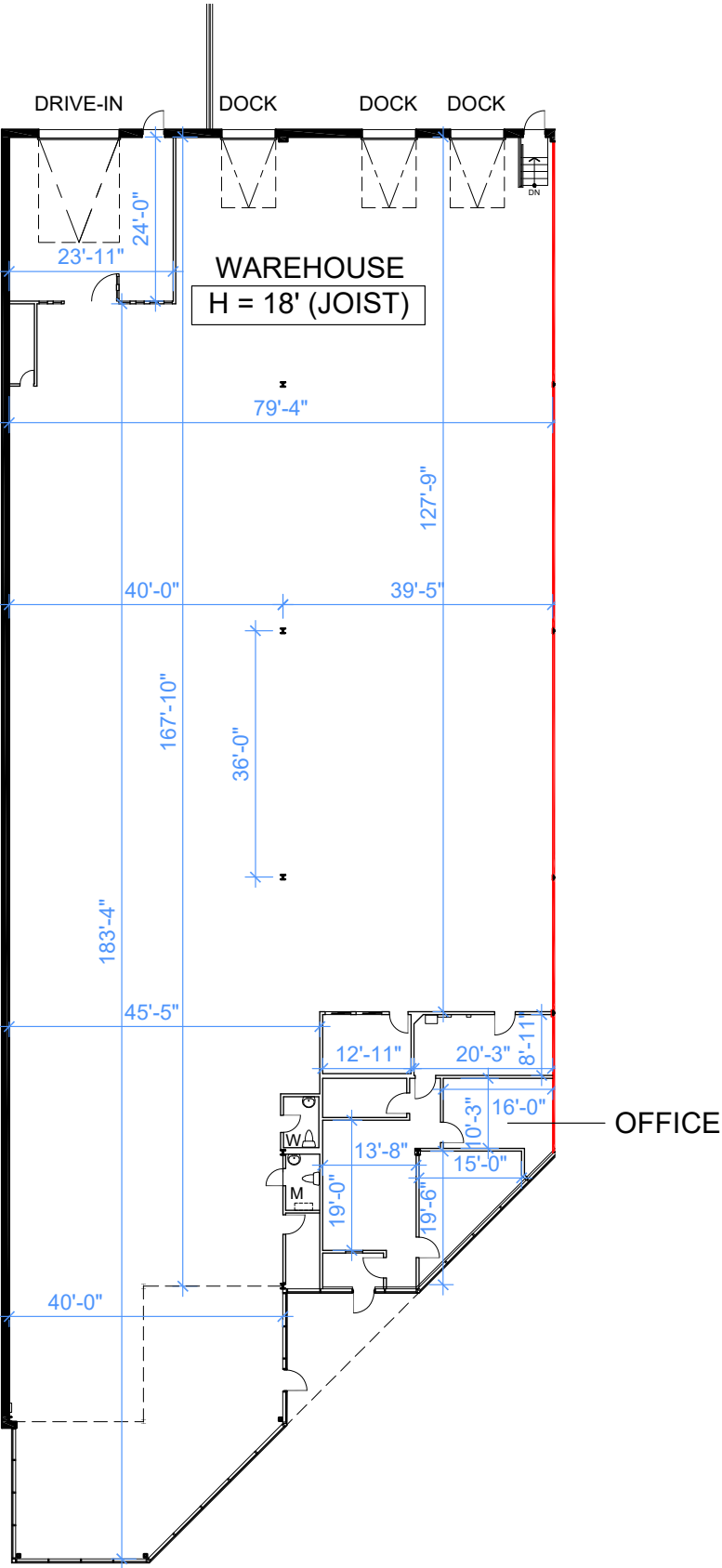
Building Specifications

Available area	15,008 sf	Zoning	E1
Office area	1,203 sf	Occupancy	Immediate
Warehouse area	13,805 sf	TMI	\$5.96 (est. 2026)
Clear height	18' 0"	Asking Rate	\$17.50 net psf
Shipping	3 T/L, 1 D/I		

Highlights

-  Well Maintained Industrial Unit In Professionally
-  Great shipping access with high door counts
-  Shipping court can easily accommodate 53' trailers
-  Easily accessible by highway 401 and public transit available nearby
-  Professionally managed building
-  Many uses permitted including outside storage under the E1 zone

FLOOR PLAN









AMENITIES + TRANSIT

- 1** Tim Hortons
McDonald's
Holiday Inn
The Keg
- 2** Dr. Flea's Flea Market
- 3** Albion Mall
Beer Store
BMO
Barburrito
Canadian Tire
CIBC
Dollarama
Kumon
- 4** Finchwood Plaza
Osmow's
Mr.Greek
Subway
Hasty Market
Wok of Asia
Burger King
- 5** SmartCentres Rexdale
Walmart
Dollarama
Popeyes
Fresh Value
- 6** Costco
Canadian Tire
Home Depot
LCBO
- Fionn MacCool's
McDonald's
RBC
Shell
- Pet Valu
Scotiabank
Esso
- Firehouse Subs
Osmow's
Holy Shakes
Stacked Pancakes
- LCBO
No Frills
Pizza Pizza
Popeyes
Shoppers Drug Mart
Subway
Tim Hortons


10 min
from CN Intermodal
(+ 15 mins to CP Intermodal)


8 min
Average drive time to
400-Series Highways


30 km
Distance to
Downtown Toronto

DRIVE TIMES

3 Mins 1.9 KM Highway 427	12 Mins 9.6 KM Pearson Airport	6 Mins 3.2 KM Highway ETR 407	9 Mins 10.2 KM Highway 401
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AMENITIES WITHIN 5 KM

159	619	7	28	9
Restaurants	Retail	Fitness Centers	Banks	Gas Stations

108 WOODBINE DOWNS BLVD, UNIT 1 | ETOBICOKE, ON

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca

AVISON YOUNG

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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