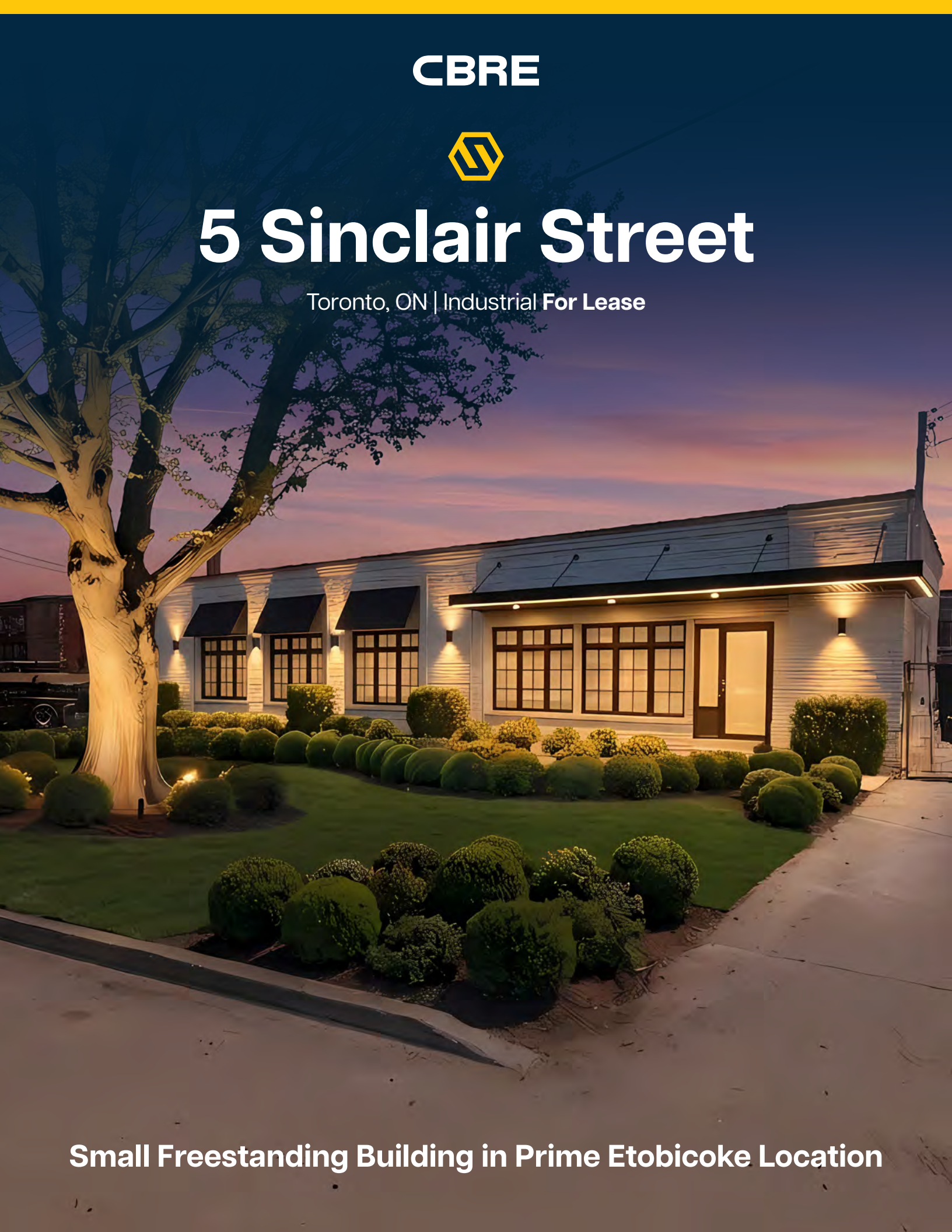


CBRE



5 Sinclair Street

Toronto, ON | Industrial For Lease



Small Freestanding Building in Prime Etobicoke Location

Property Details

CBRE's Retail Investment Group is pleased to present for lease 5 Sinclair Street, Etobicoke – a 2,646 sq. ft. free-standing, single-tenant industrial building situated on approximately 0.23 acres. The property offers a versatile layout capable of supporting a broad range of industrial and flex uses, making it an ideal solution for occupiers requiring adaptable space.

Available for immediate occupancy, the building is well positioned within a prime Etobicoke employment area, surrounded by established industrial users and supported by on-site parking, offering a functional and strategically located opportunity for users seeking a multi-purpose facility.

Site Area	0.23 Ac.
Leasable Area	2,646 Sq. Ft
Base Rent	\$7,500 Per Month
TMI (2026)	\$5.40 Per Sq. Ft. Net
Zoning	Employment Industrial (E)
Clear Height	14 Ft.
Shipping	1 Drive-In Door
Occupancy	Immediate
Power	200A 120/240V
	200A 600V



A unique opportunity to secure a fully restored standalone building in one of Etobicoke's most convenient and established commercial nodes.



Delivered in a clean white box condition, the space offers exceptional flexibility and can easily accommodate a wide range of uses—including, retail with production, restaurant, creative or professional office, pet services, or general industrial operations.



The property also offers excellent parking.



Easy access to the QEW/Gardiner Expressway



Zoning & Permitted Uses

60.20.20 Permitted Uses - With Conditions

Eating Establishment (1,19,30)

(1) Eating Establishment and Take-out Eating Establishment

The total interior floor area of all eating establishments and take-out eating establishments on a lot may not exceed 500.0 square metres.

(19) Eating Establishment

In the E zone, an eating establishment must comply with the specific use regulations in Section 150.100. (related to dance floor, stage, gambling, DJ, etc)

Outdoor Patio (9)

Retail Store (4,30)

Must be together with a manufacturing use or gas station.

Take-out Eating Establishment (1,30)

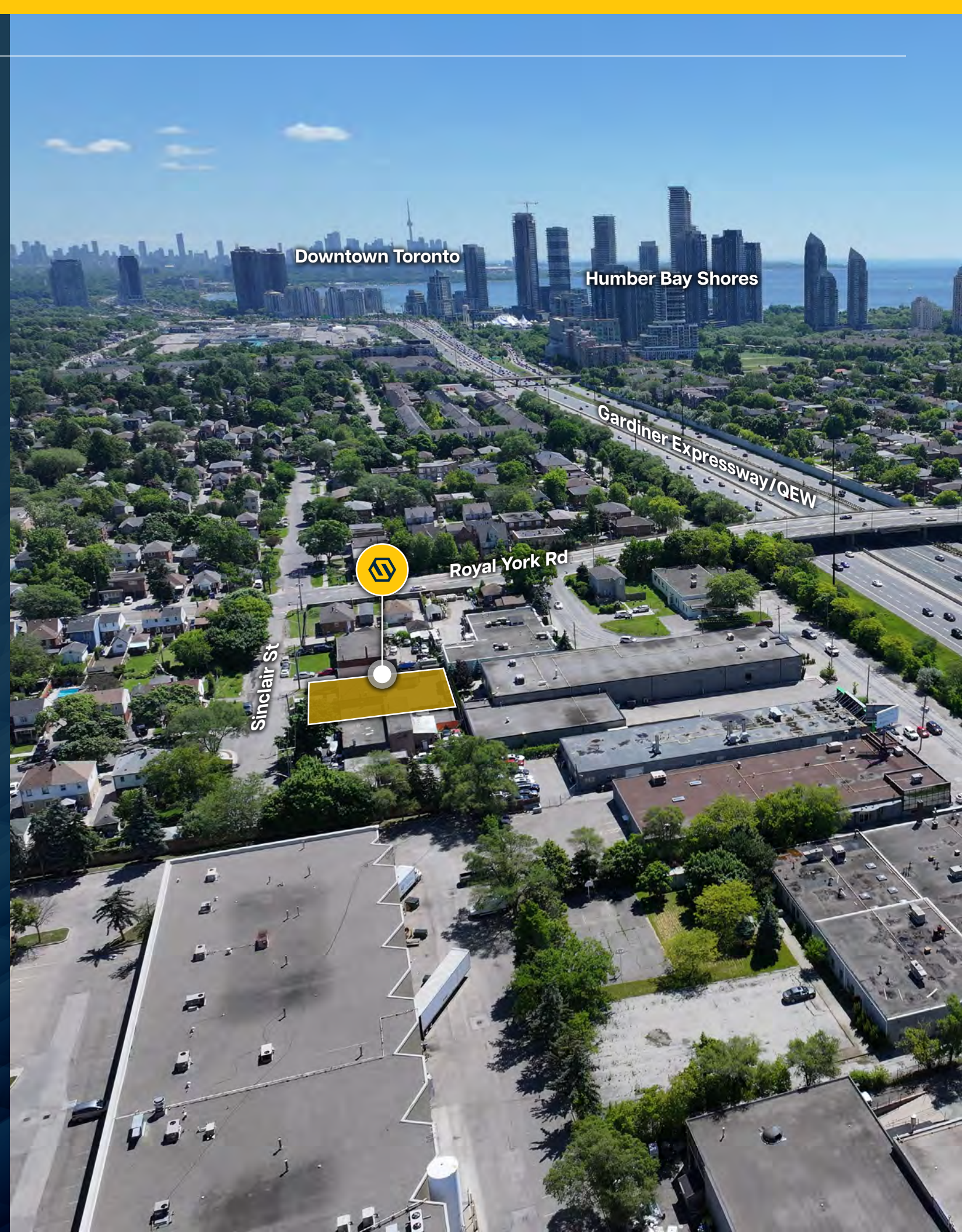
In the E zone, the total interior floor area of all eating establishments and take-out eating establishments on a lot may not exceed 500.0 square metres.

60.20.20.10 Permitted Uses

(1) Use - E Zone

In the E zone, the following uses are permitted:

- | | |
|--|---|
| Animal Shelter | 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; |
| Artist Studio | 9) Pesticide or Fertilizer Manufacturing; |
| Automated Banking Machine | 10) Petrochemical Manufacturing; |
| Bindery | 11) Primary Processing of Gypsum; |
| Building Supply Yards | 12) Primary Processing of Limestone; |
| Carpenter's Shop | 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; |
| Cold Storage | 14) Pulp Mill, using pulpwood or other vegetable fibres; |
| Contractor's Establishment | 15) Resin, Natural or Synthetic Rubber Manufacturing; |
| Custom Workshop | 16) Tannery |
| Dry Cleaning or Laundry Plant | Office |
| Financial Institution | Park |
| Fire Hall | Performing Arts Studio |
| Industrial Sales and Service Use | Pet Services |
| Kennel | Police Station |
| Laboratory | Printing Establishment |
| All Manufacturing Uses except: | Production Studio |
| 1) Abattoir, Slaughterhouse or Rendering of Animals Factory; | Public Works Yard |
| 2) Ammunition, Firearms or Fireworks Factory; | Service Shop |
| 3) Asphalt Plant; | Software Development and Processing |
| 4) Cement Plant, or Concrete Batching Plant; | Warehouse |
| 5) Crude Petroleum Oil or Coal Refinery; | Wholesaling Use [By-law: OMB PL130592] |
| 6) Explosives Factory; | |
| 7) Industrial Gas Manufacturing; | |





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