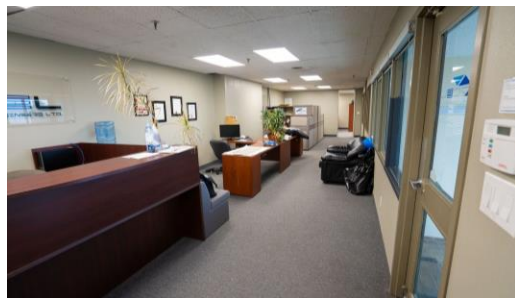
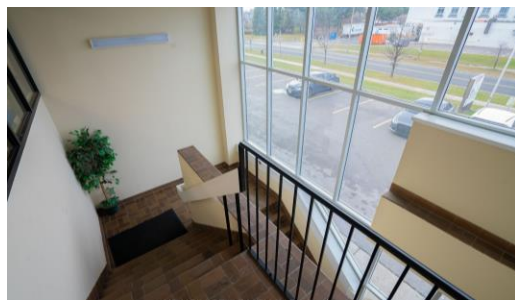


INDUSTRIAL SPACE FOR SALE

75 Westmore Dr,
Toronto



COMMENTS

Rare opportunity to acquire a well maintained, professionally owned freestanding industrial building in the heart of North Etobicoke, located minutes from Highways 427, 407, and 401. This highly functional facility offers exceptional shipping, power, and flexibility for both users and investors. The building features 8 truck-level doors, 2 drive-in doors, 19'6" clear height, and a deep shipping apron capable of accommodating 53' trailers. Equipped with 1,200 amps of power, the property supports a wide range of industrial, logistics, and manufacturing users. Part of the roof was replaced in 2020, ensuring long-term reliability and reduced capital expenditure for the next owner. Approximately 50% of the building is vacant and ready for immediate occupancy, while the other half is tenanted on short-term leases, providing immediate income or the option to occupy the full building. The site is 3.016 acres and includes 87 parking spaces, offering ample on-site parking for staff and visitors. Building Condition Assessment (BCA) and Environmental Reports have already been ordered.

DETAILS

Total Size:	- 80, 774 Sq. Ft.
Office Area:	- 20, 550 Sq. Ft.
Industrial Area:	- 60, 224 Sq. Ft.
Zoning:	- E1*82
List Rate:	- \$28, 000, 000
TMI:	- \$102, 191. 72
Clear Height:	- 19 6'
Loading:	- 2 Drive – In Door and 8 Truck Lever door
Sprinklers:	- Yes
Heat:	- Gas Forced Air Open, Radiant
Available:	- 12/ 01/ 2025



Jason Gilbert

Broker

Cell: (416) 419-2115

jasongilbert@induspacerealty.com

www.induspacerealty.com



John S. Gilbert

Broker of Record/Owner

Cell: (416) 828-5547

jjgilbert@induspacerealty.com

5800 Ambler Drive, Suite 210, Mississauga, Ontario L4W 4J4 | T:(905) 277 4747

