

610

CORONATION DRIVE, Toronto, ON



**CUSHMAN &
WAKEFIELD**



71,960 SF FOR SALE/LEASE

BRAND NEW INDUSTRIAL FACILITY

SUMMER 2025 OCCUPANCY

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An aerial photograph of a large, rectangular industrial building under construction. The building has a flat, light-colored roof and blue-grey exterior walls. It is surrounded by a parking lot with several cars and trucks, and some construction equipment. In the background, there are other industrial buildings and a road. The text "ADVANCED BUILD, ADVANCED BUSINESS" is overlaid in white, and "610 CORONATION DRIVE, TORONTO" is overlaid in teal.

ADVANCED BUILD, ADVANCED BUSINESS

610 CORONATION DRIVE, TORONTO



**CUSHMAN &
WAKEFIELD**





610

CORONATION DR

Toronto

BUILDING SPECIFICATIONS

| | |
|-----------------|---|
| BUILDING SIZE | 71,960 SF |
| INDUSTRIAL AREA | 67,960 SF |
| OFFICE AREA | 4,000 SF (6%) - Steel Mezzanine - Build to Suit |
| GROSS LAND AREA | 5.49 Acres |
| NET LAND AREA | 3.38 Acres (after conveyance to TRCA) |
| CLEAR HEIGHT | 36' under joist |
| SHIPPING | 12 TL Doors 1 DI Door |
| VEHICLE PARKING | 67 vehicle parking stalls |
| OCCUPANCY | Summer 2025 |
| ZONING | E 0.7 - Employment |
| OFFICIAL PLAN | Core Employment Area |

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BUILDING SPECIFICATIONS

36'

CLEAR HEIGHT

6%

OFFICE AREA
(STEEL MEZZANINE)

38' x 54'

BAY SIZE

60'

STAGING BAY

12 -9'x10'

DOCK DOORS

1 -12'x14'

DRIVE-IN DOORS

DOCK PACKAGE:

LEVELLER TYPE Hydraulic/Blue Giant

LEVELLER CAPACITY 19,000 lbs

BUMPERS & SEALS Yes

BUILDING:

WAREHOUSE FLOOR 6" Slab Steel Fibre

CONCRETE STRENGTH 32 Mpa (4,641 psi)

LIGHTING LED (Warehouse & Office)

WAREHOUSE HEAT Ceiling-Hung Lennox Forced Air CAS Units

POWER 1,500 KVA Transformer
1,200 A / 600V 3 Phase

EXTERIOR:

TRUCK COURT Asphalt with concrete apron

SHIPPING APRON 6" concrete

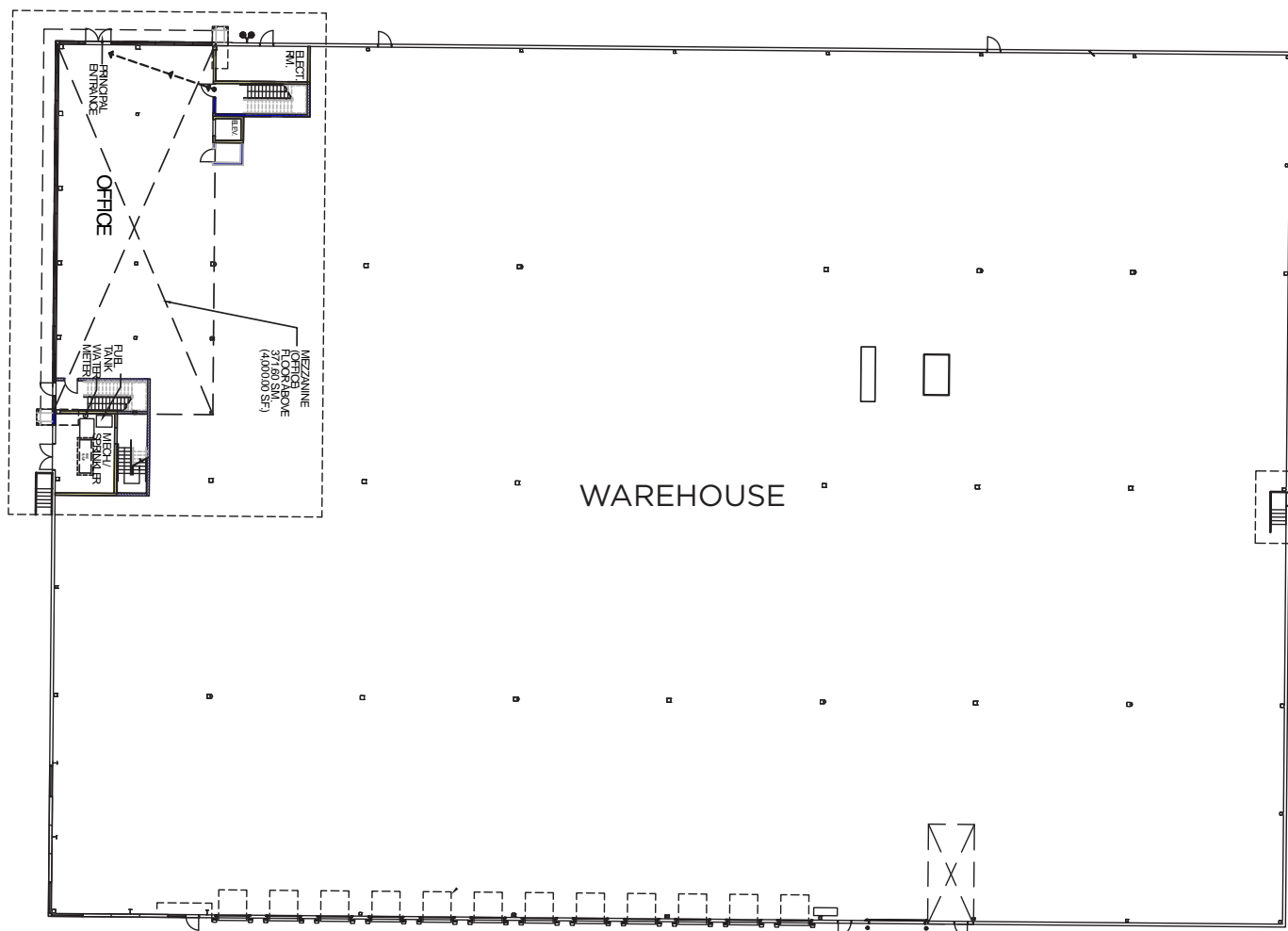
EMPLOYEE PARKING 60 Stalls

IRRIGATION SYSTEM Automated landscaping
irrigation system included

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67,960 SF INDUSTRIAL

4,000 SF OFFICE

71,960 SF TOTAL

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MAY 2025 GALLERY



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MAY 2025 GALLERY



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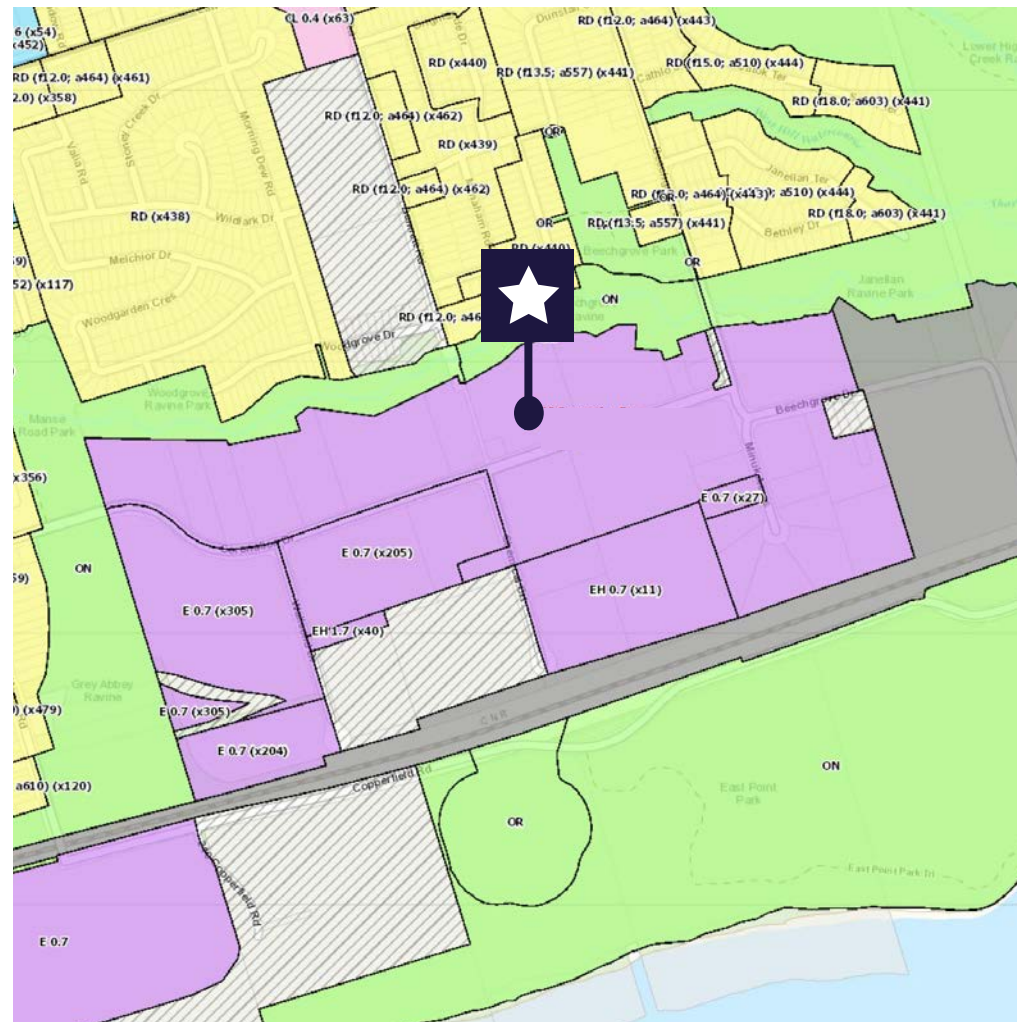
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PERMITTED USES

Within the E zone, the following uses are permitted:

- 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
- Office
- Park
- Performing Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development & Processing
- Warehouse
- Wholesaling Use
- All Manufacturing Uses **Except**:
 1. Abattoir, slaughterhouse or animal rendering
 2. Ammunition, Firearms, Fireworks
 3. Asphalt Plant
 4. Cement or Concrete Plant
 5. Crude Petrol Oil or Coal Refinery
 6. Explosives Factory
 7. Industrial Gas Manufacturing
 8. Large Scale Smelting
 9. Primary Processing of Metals
 10. Pesticide/Fertilizer Manufacturing
 11. Petrochemical Manufacturing
 12. Primary Processing of Gypsum
 13. Primary Processing of Limestone
 14. Primary Processing of Oil-Based Paints
 15. Pulp Mill
 16. Resin, Natural or Synthetic Rubber Manufacturing
 17. Tannery



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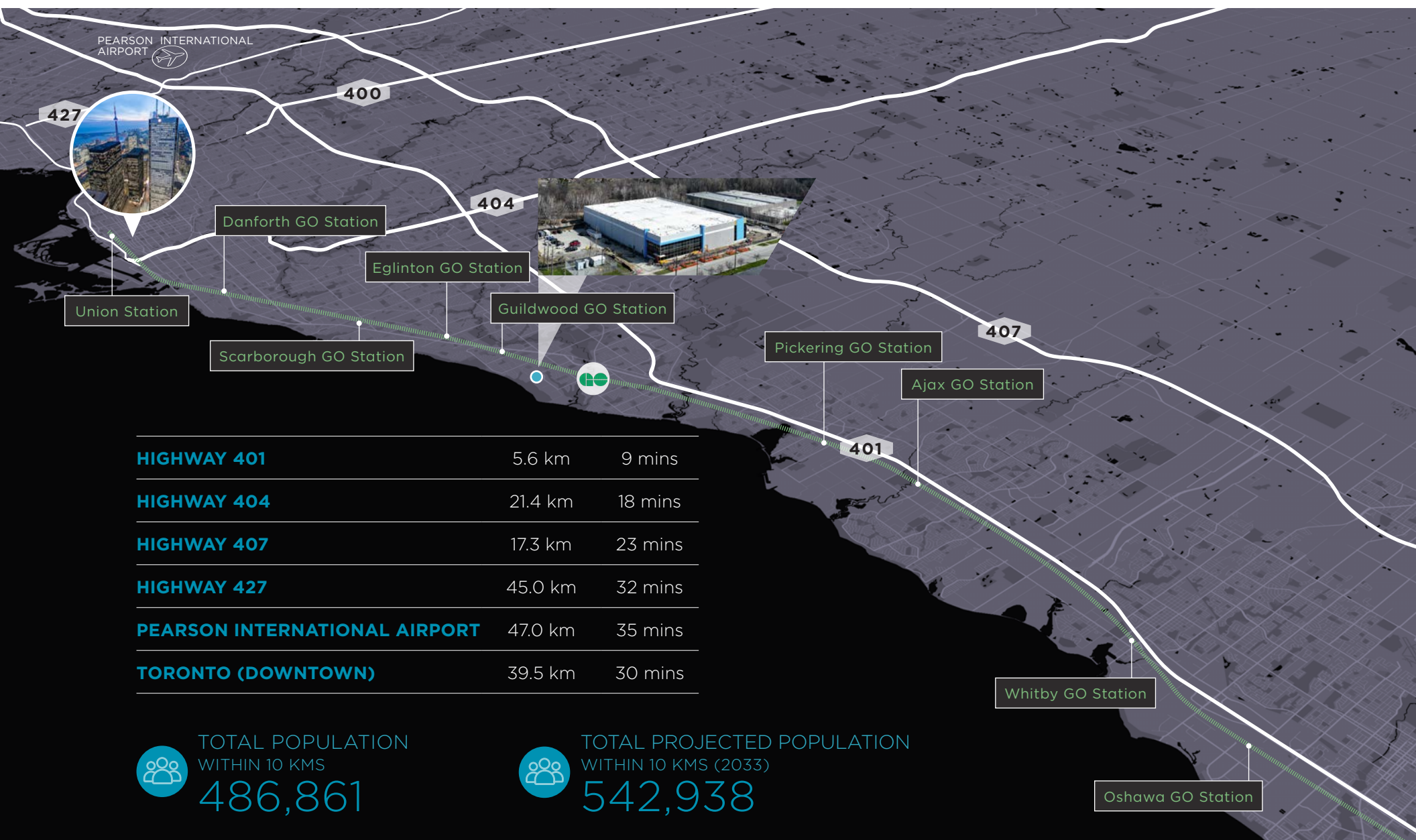
CORPORATE NEIGHBOURS



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| | | |
|-------------------------------|---------|---------|
| HIGHWAY 401 | 5.6 km | 9 mins |
| HIGHWAY 404 | 21.4 km | 18 mins |
| HIGHWAY 407 | 17.3 km | 23 mins |
| HIGHWAY 427 | 45.0 km | 32 mins |
| PEARSON INTERNATIONAL AIRPORT | 47.0 km | 35 mins |
| TORONTO (DOWNTOWN) | 39.5 km | 30 mins |



TOTAL POPULATION
WITHIN 10 KMS

486,861



TOTAL PROJECTED POPULATION
WITHIN 10 KMS (2033)

542,938

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*Sales Representative

