



FOR LEASE

2 ROYALCREST ROAD, ETOBICOKE

10,300 SF SHOP ON 2.25 ACRES ZONED OUTSIDE STORAGE LAND

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS | 2 ROYALCREST ROAD, ETOBICOKE

PROPERTY DETAILS

LOCATION	Highway 27 / Steeles Ave W
LOT AREA	2.25 Acres
BUILDING SIZE	10,300 SF
OFFICE AREA	1,500 SF
INDUSTRIAL AREA	8,800 SF
CLEAR HEIGHT	20'
SHIPPING DOORS	1 Truck Level (10' H x 10' W) 3 Drive-In (16' H x 18' W)
POWER	1000 Amps / 600 Volts
ZONING	E1 (x82) - Employment Industrial
OCCUPANCY	Flexible
LEASE RATE	\$45,000 Per Month (NET)
TMI (2026)	\$2,660 Per Month

HIGHLIGHTS

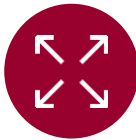
- Outside storage permitted, fully secured fenced yard with lighting and two automatic gates
- Building features a large shop area with LED lighting, 17' to 20' clear height, 3 large oversized drive-in bay doors, 1 dock level door, and a 5-ton overhead crane
- Office area features parts counter/reception, 3 private offices, kitchen/lunchroom, and 3 washrooms
- Ideal for industrial uses that require outside storage zoning, car or truck rental, heavy equipment sales and repair, or construction yard
- Additional 2,526 SF of office space available at an additional cost



KEY FEATURES



**OUTSIDE STORAGE
PERMITTED**



**ZONING
E1 (x82) -
Employment
Industrial**



**LOCATED NEARBY
HIGHWAY 27 &
STEELES AVE W**

EXTERIOR PHOTOS



INTERIOR PHOTOS



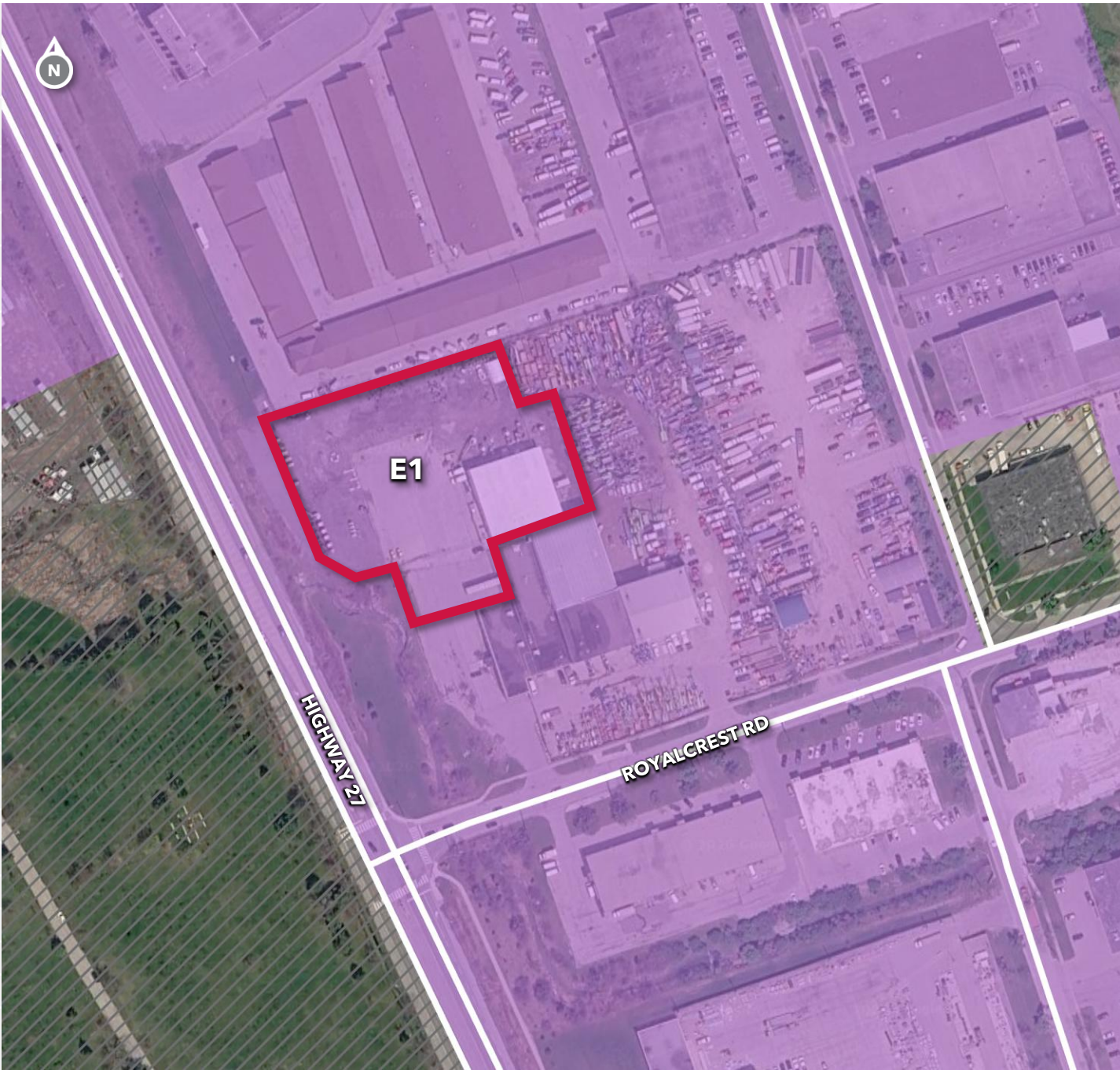
ZONING

EMPLOYMENT INDUSTRIAL (E1)

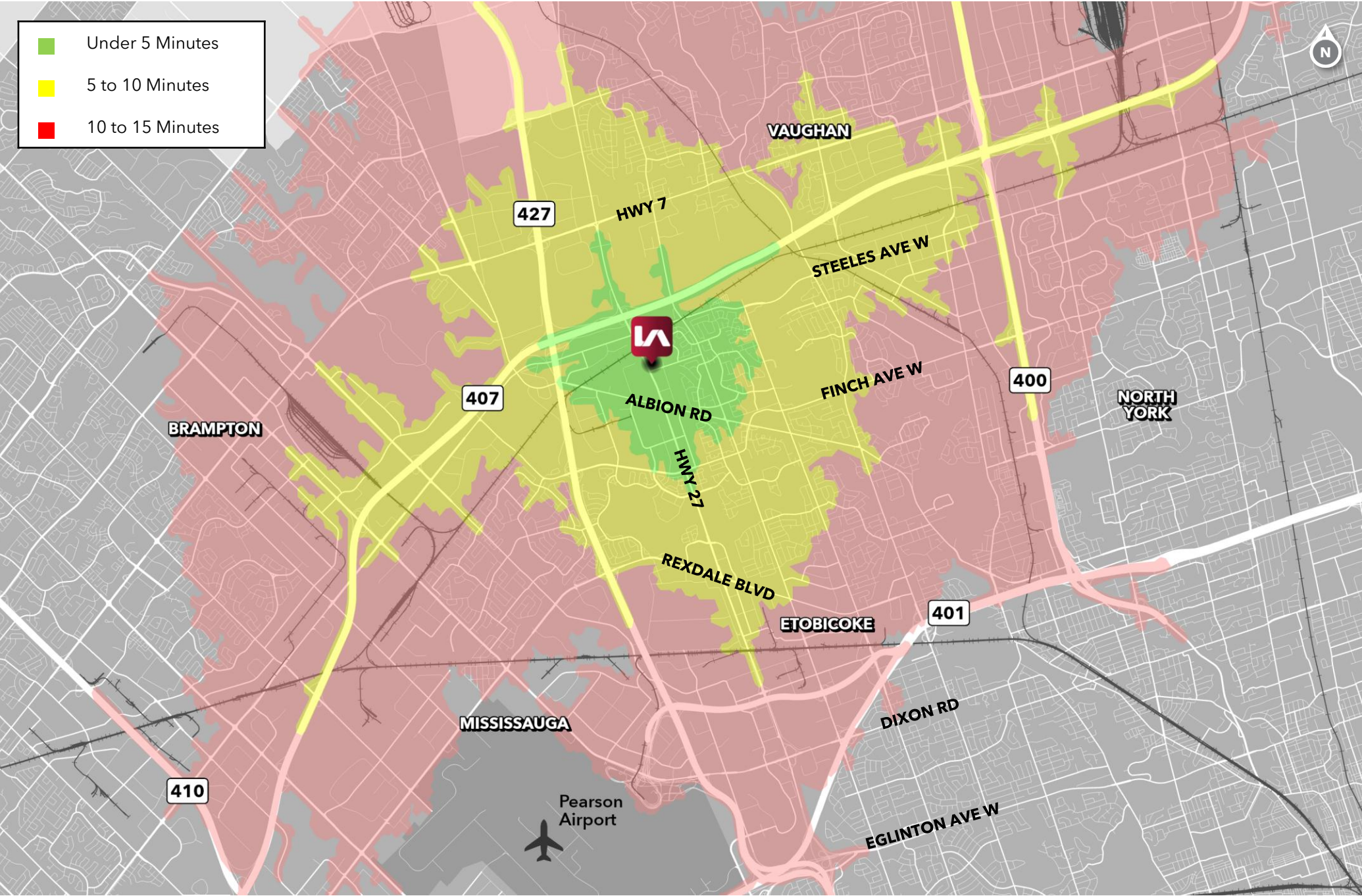
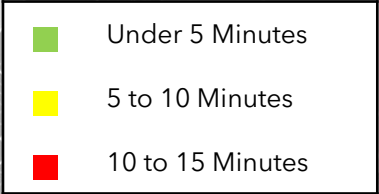
PERMITTED USES

Ambulance Depot	Software Development and Processing
Animal Shelter	Warehouse
Artist Studio	Wholesaling Use
Automated Banking Machine	Body Rub Service*
Bindery	Cogeneration Energy*
Building Supply Yard	Crematorium*
Carpenter's Shop	Drive-Through Facility*
Cold Storage	Eating Establishment*
Contractor's Establishment	Marihuana Production Facility*
Custom Workshop	Metal Factory involving Forging and Stamping*
Dry Cleaning or Laundry Plant	Open Storage*
Financial Institution	Outdoor Patio*
Fire Hall	Public Utility*
Industrial Sales and Service Use	Recovery Facility*
Kennel	Recreation Use*
Laboratory	Renewable Energy*
Manufacturing Use*	Retail Service*
Office	Retail Store*
Park	Shipping Terminal*
Performing Arts Studio	Take-out Eating Establishment*
Pet Services	Transportation Use*
Police Station	Vehicle Depot*
Printing Establishment	Vehicle Fuel Station*
Production Studio	Vehicle Repair Shop*
Public Works Yard	Vehicle Service Shop*
Service Shop	Vehicle Washing Establishment*

*indicates additional conditions



DRIVE TIMES





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FOR MORE INFORMATION, PLEASE CONTACT:

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