




For sublease

252-256 Galaxy Blvd., Etobicoke

Co-operating Broker Fee of \$1.00 per S.F.

 **JLL** SEE A BRIGHTER WAY

Property highlights

- Increased power capacity for potential light manufacturing.
- Cinder block interior walls provide added security and noise insulation.
- Potential existing racking may be available.
- Close proximity to Highways 401, 404, 427, and Pearson Airport.

Property details

Building age	51 years (built 1974)
Total SF	10,502
Office SF	50%
Warehouse SF	50%
Shipping doors	1 drive-in/3 Truck Level
Clear height	14'
Zoning	E1.0
TMI:	\$5.75 (2025)
Asking rate:	\$17.75 semi-gross (utilities not incl.)
Sublease term:	August 31, 2028



Power
600 amps

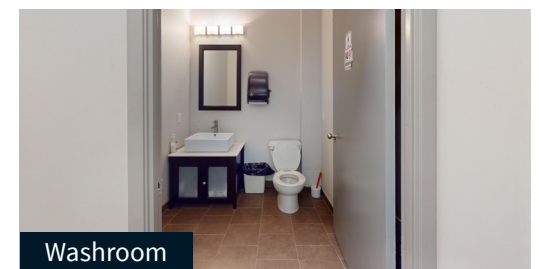
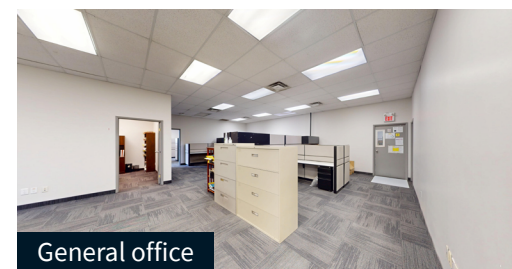
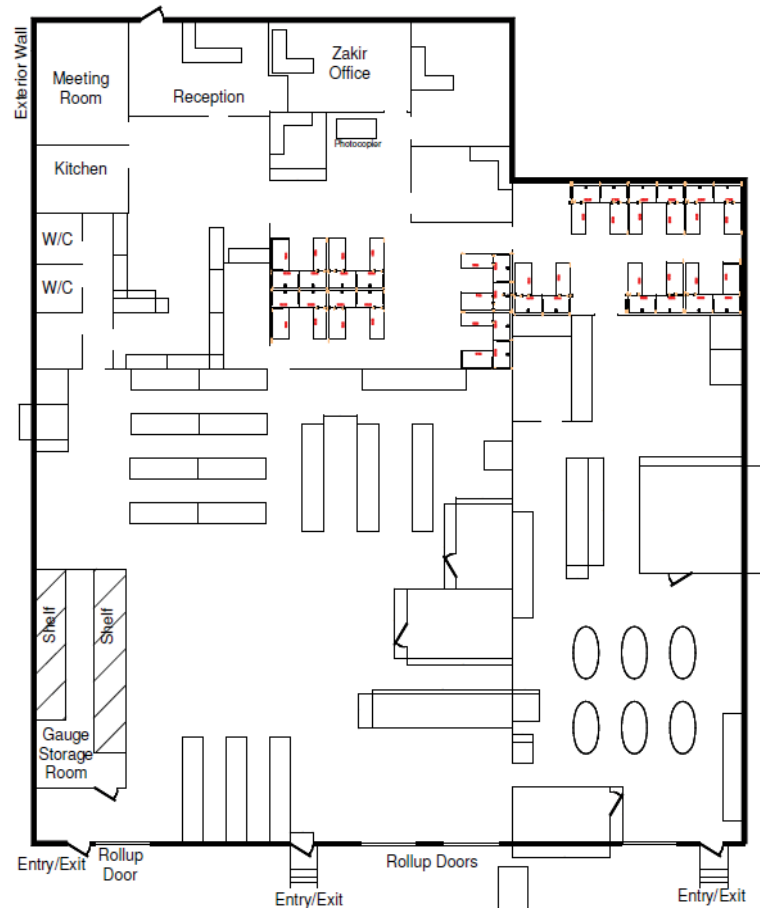


Availability/possession
June 1, 2025



Parking
Exterior surface, 7 reserved

Floor plan



Amenities map



Restaurants

1. Ruth's Chris Steak House
2. Chop Steakhouse & Bar
3. Montana's BBQ & Bar
4. Moxies Dixon Road Restaurant
5. Jp Grill & Bar
6. McDonald's
7. Little Caesars Pizza
8. Mrakovic Fine Foods Etobicoke



Drive time

Toronto Pearson International Airport 6 min

Toronto Congress Centre 4 min



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