




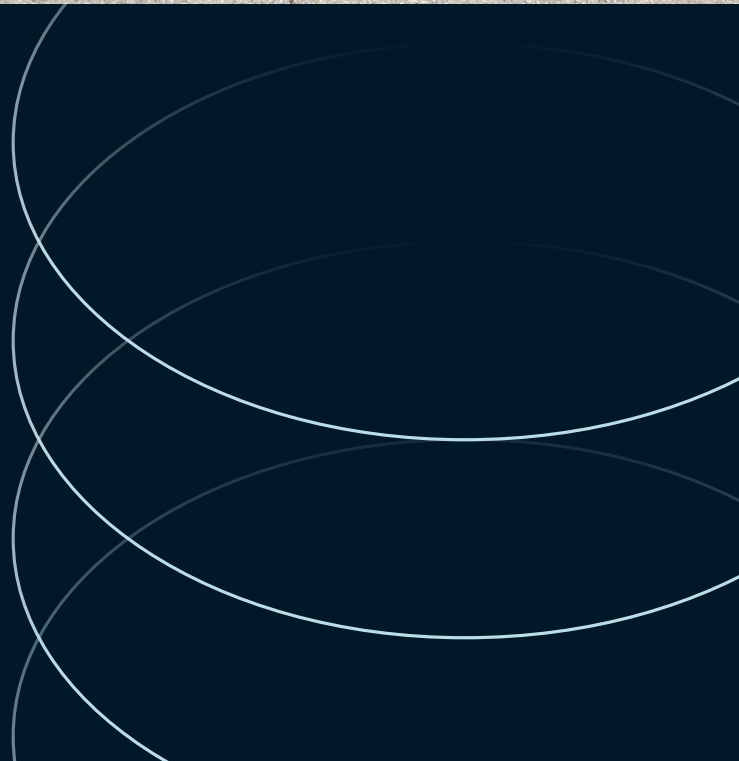
FREESTANDING INDUSTRIAL WAREHOUSE | 57,000 SF

 **JLL** SEE A BRIGHTER WAY

For Sale

15 Curity Avenue

Toronto, ON



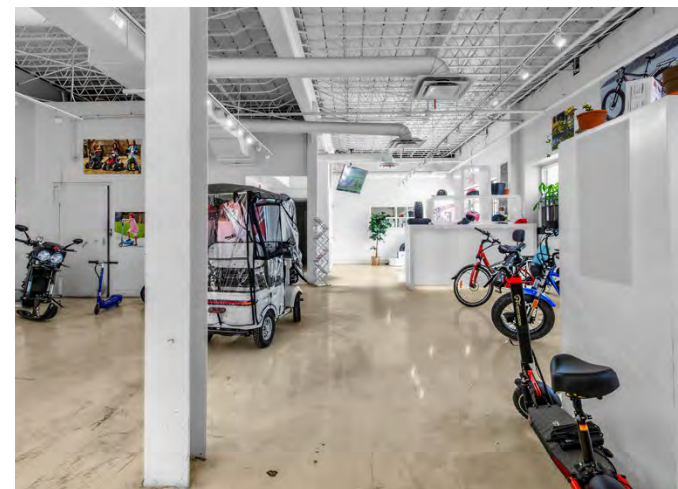
15

Curity Avenue
Toronto, ON



Highlights

-  Located at Eglinton and DVP with excellent access to downtown and major transportation routes
-  15% Built-out office space and low property taxes
-  Available vacant or partially tenanted
-  Ideal for both owner-user investors
-  Flexible E1 zoning supports a broad range of industrial and commercial uses, including warehousing, manufacturing and other compatible uses



Property details

Total Area
57,000 sf

Lot Area
1.74 acres

Office
15%

Clear Height
17' 9"

Shipping
2 T/L, 2 D/I

Zoning
E1 (x229)

Power
2000 amps

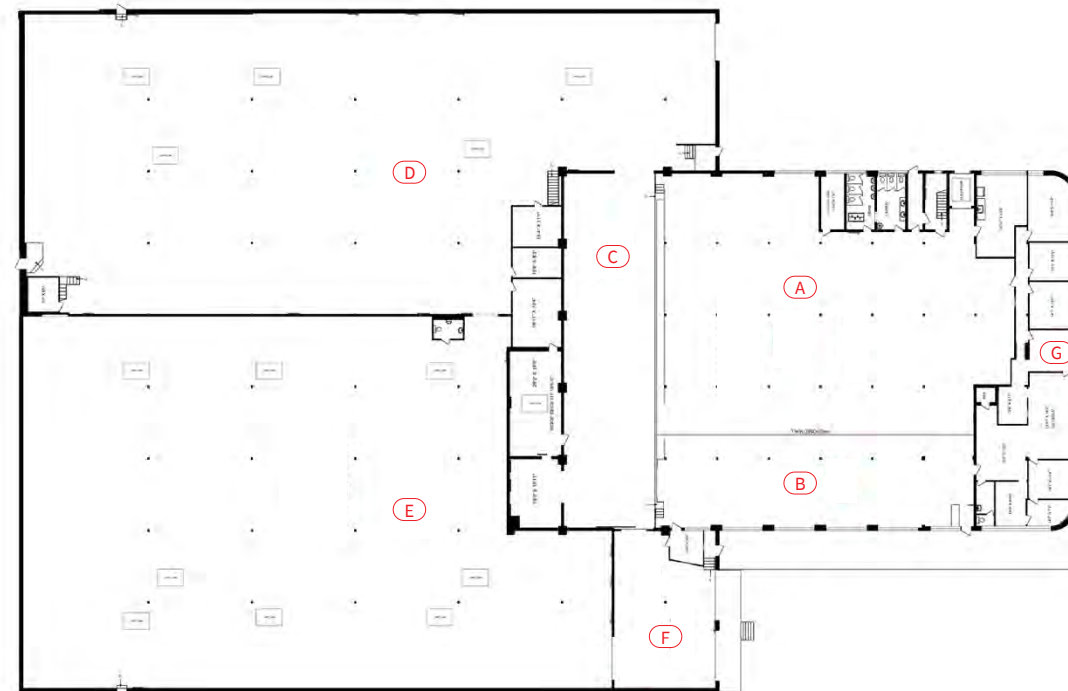
Possession
TBC

Asking Price
\$15,800,000

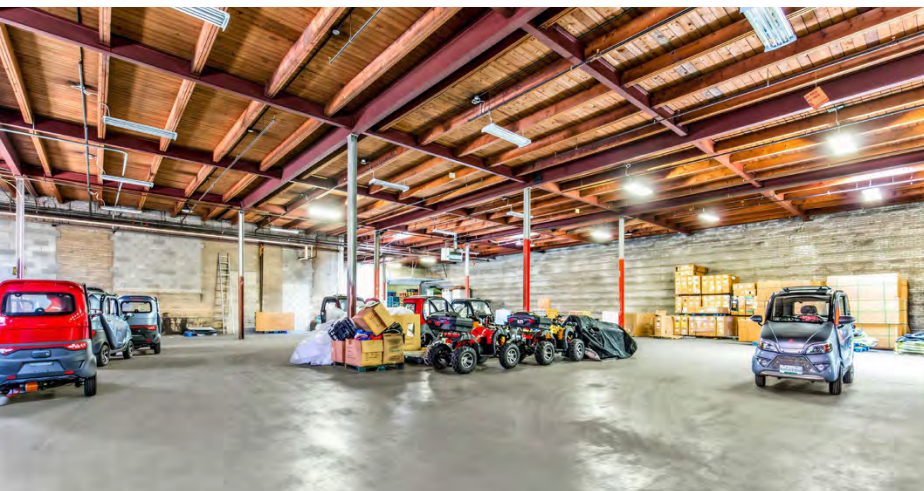
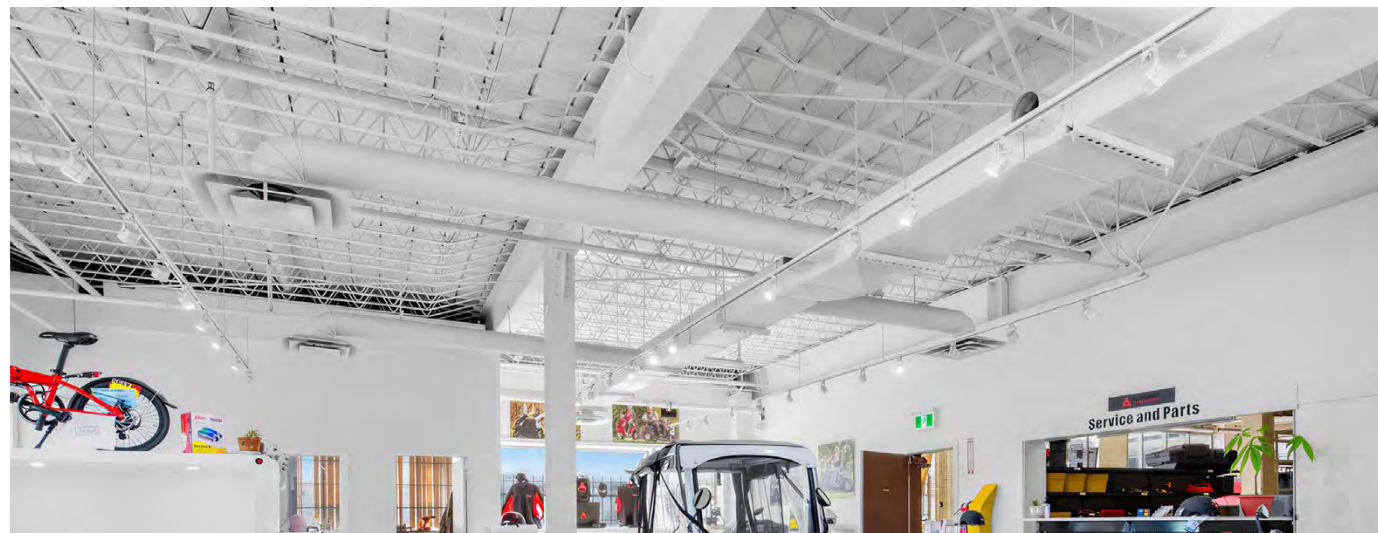
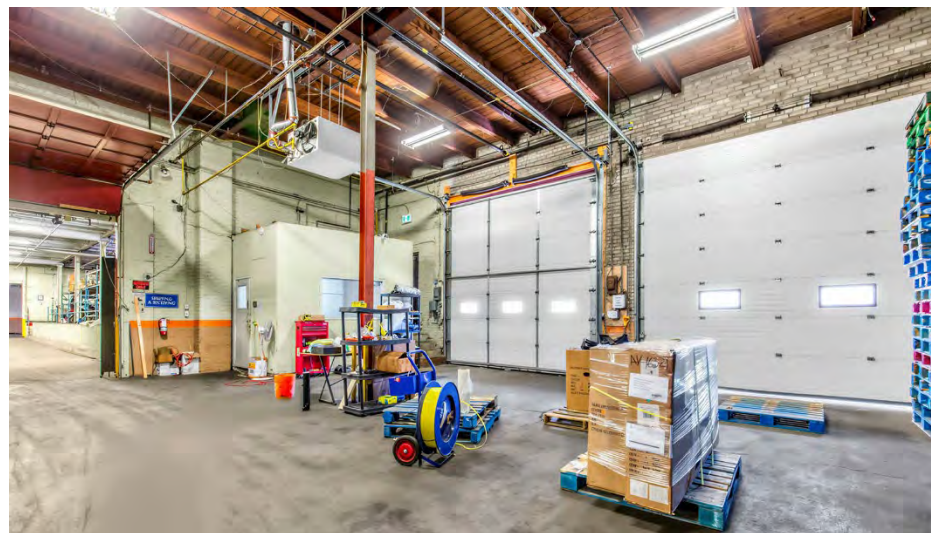
TAXES (2026)
\$43,282

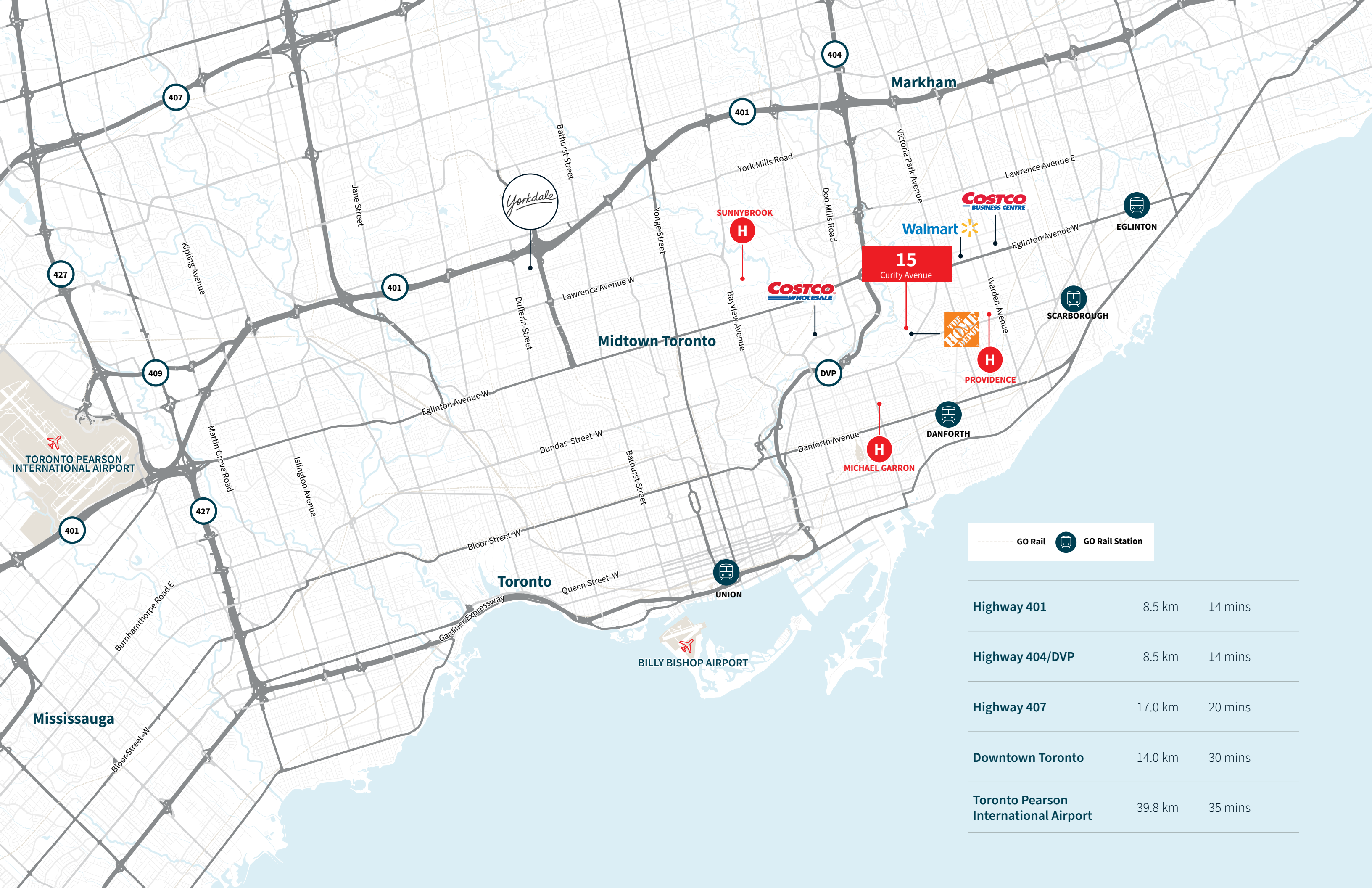
 [Click floor plan to view larger](#)

Main floor



- Main Floor**
- A - 8,044 sf
 - B - 2,634 sf
 - C - 4,375 sf
 - D - 15,993 sf
 - E - 17,337 sf
 - F - 1,476 sf
 - G - 2,397 sf
- Second Floor**
- H - 4,812 sf
- Mezzanines - 828 f**





 GO Rail
  GO Rail Station

Highway 401	8.5 km	14 mins
Highway 404/DVP	8.5 km	14 mins
Highway 407	17.0 km	20 mins
Downtown Toronto	14.0 km	30 mins
Toronto Pearson International Airport	39.8 km	35 mins

Bryan Li, MBA***Executive Vice President*

416 564 8388

Bryan.Li@jll.com

Ryan McDonnell**Associate Vice President*

647 204 8134

Ryan.McDonnell@jll.com

Jenny Fang**Sales Associate*

416 823 6256

Jenny.Fang@jll.com