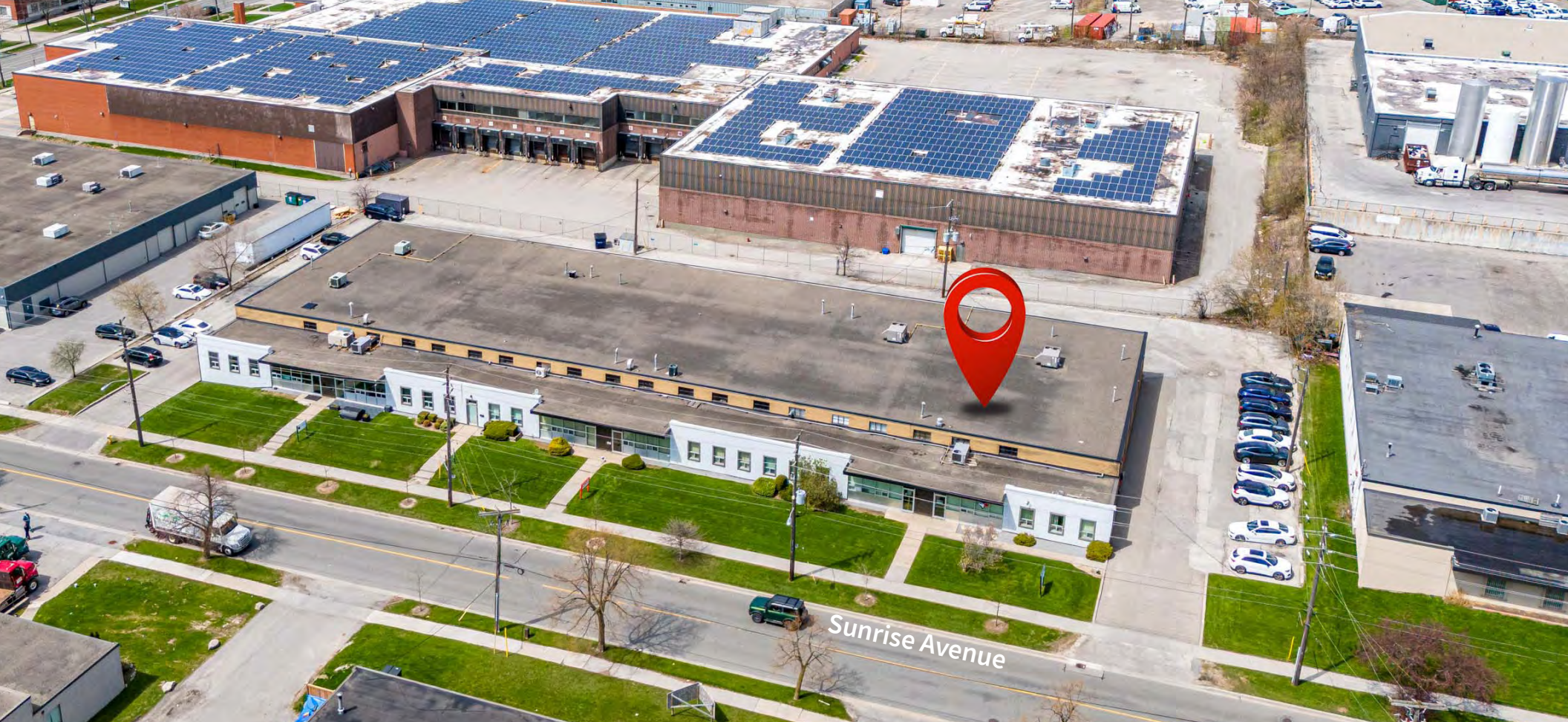




5,280 - 10,560 SF Functional Warehouse Space

For Lease

130-132 Sunrise Avenue, North York, ON

 **JLL** SEE A BRIGHTER WAY

Available units

	130 Sunrise Ave	132 Sunrise Ave
Size	5,280 s.f.	5,280 s.f.
Office	15%	15%
Shipping door	1 truck level door	1 truck level door
Clear height	14'	14'
Zoning	EH 1.0	EH 1.0
Asking rent	\$16.50 p.s.f net	\$16.50 p.s.f net
TMI (2026):	\$5.00 p.s.f	\$5.00 p.s.f
Possession date	Immediate	Immediate

Property highlights:

- Prime end unit in a well-maintained facility
- Bright, clean and functional warehouse space
- Spacious layout suitable for warehousing, distribution, or light industrial uses
- Close proximity to DVP
- Steps to public transit



Photos

 [Click To See More Photos](#)



Zoning

As per the City of Toronto's current zoning bylaws, the subject property is zoned EH 1.0.

EH 0.8 Permitted uses

0.30.20.10 Permitted use

(1) Use – EH Zone

In the EH zone, the following uses are permitted:

Ambulance depot
Animal shelter
Bindery
Building supply yards
Carpenter's shop
Chemical materials storage
Cold storage
Contractors establishment
Custom workshop
Dry cleaning or laundry plant
Fire hail fuel storage
Industrial sales and service use
Laboratory

All Manufacturing uses except:

1. Ammunition, firearms or fireworks factory
2. Crude petroleum oil or coal refinery
3. Explosives factory
4. Tannery

Police station
Public utility
Public works yard
Recovery facility

Service shop
Shipping terminal
Vehicle depot
Vehicle repair shop
Warehouse
Waste transfer station [By-Law: OMB PL 130592]

60.30.20.20 Permitted use – With conditions

(1) Use with conditions – EH Zone

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in

Clause 60.30.20.100:

Cogeneration energy(10)
Crematorium (14)
Marijuana production facility (3)
Open storage (1)
Outside operations (2)
Propane transfer, handling and storage facility (9)
Renewable energy (10)
Transportation use (12)
Vehicle service shop (5.13)

[By-law: 0403-2014] [By-law: 1124-2018]

60.30.20.100 Conditions

(1) Open storage

In the EH Zone:

(A) Open storage must:

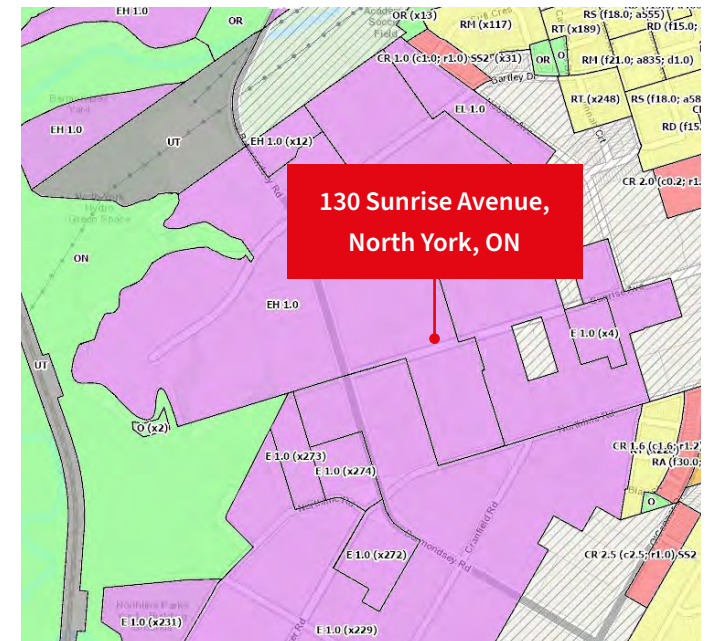
- i. Not encroach into a required minimum building setback
- ii. Be enclosed by a fence; and

(B) Open storage may be for recyclable material or waste

(2) Outside operations

(A) In the EH zone, outside operations:

- (B) Must be combined with a permitted manufacturing use;
- (C) May not encroach into a required minimum building setback
- (D) Must be enclosed by a fence.







JLL

Kern Ghotra

Vice President, Sale Representative

kern.ghotra@jll.com

+1 416 302 0171