

## Excellent Land Opportunity





Accelerating success.



Rare land opportunity located in North Etobicoke. Zoning accommodates open storage (refer to Etobicoke zoning by-law). Excellent location at Dixon Road and Highway 27. Minutes from Pearson International Airport and major 400 series Highways. Vacant possession to be delivered by September 1, 2019.

#### **BRENNAN EASTMURE**

#### Senior Sales Representative

P: +1 416 620 2858 brennan.eastmure@colliers.com 256 ATTWELL DRIVE // FOR SALE & LEASE

### Property Profile



#### NUMBERS AT A GLANCE



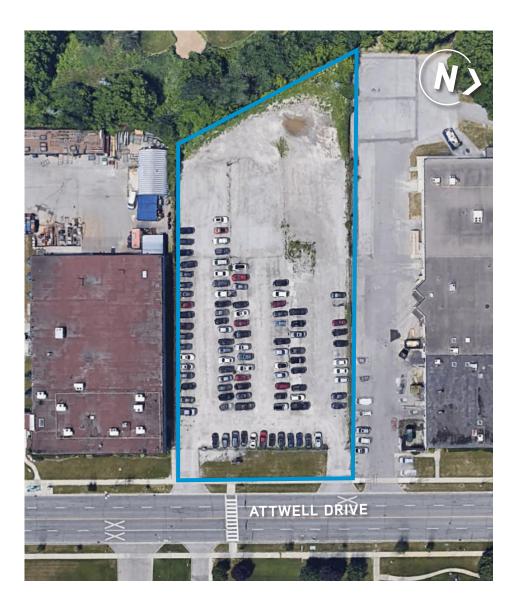


Sept 1, 2019 POSSESSION



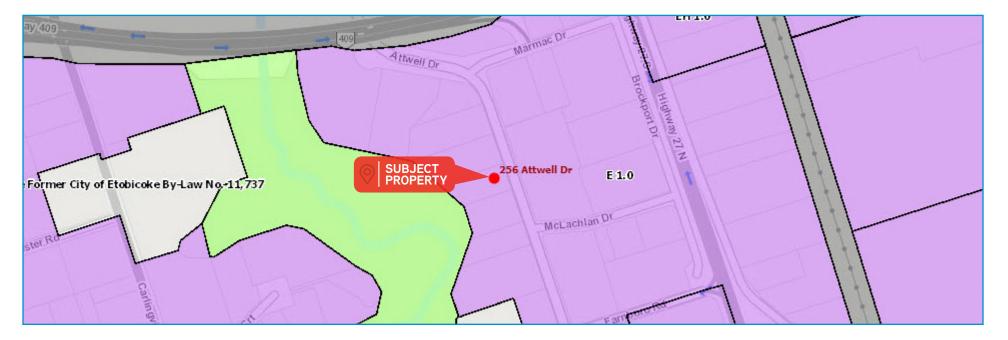
#### COMMENTS

- Minutes from Toronto Pearson International Airport
- Rare land opportunity
- Zoning accommodates open storage (refer to zoning by-law)
- Located in the heart of North Etobicoke Dixion Road/Highway 27



Permitted Uses





- 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
- Manufacturing Uses
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment

- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use
- Open storage
- Marijuana production
- Shipping terminal
- Transportation use

# Location & Access



#### TRAVEL DISTANCES

Highway 401	2.5 km
Highway 409	2 km
Highway 410	6 km
Highway 427	5 km
Highway 407	10 km
Pearson Airport	4 km
CN Intermodal	9.5 km



### Contact us



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