

# FOR SALE

**WHITNEY**  
Commercial Real Estate Services

## 188 TORYORK DR, TORONTO



### NEWLY RENOVATED INDUSTRIAL BUILDING

Recently renovated, 6,936 SF industrial building on 0.46 Acres. The building features office space over two levels, with new LVT flooring, paint, ceiling tiles, LED lighting with a washroom on each level. The shop area has been painted white, with LED lighting, air exchanger, shop washroom, 3 drive-in doors with powered openers, rear floor drain, 12' clear height, 8 windows and 2 skylights.

The exterior of the building has controlled access, 6 security cameras, fully fenced yard with a powered sliding gate and a new roof is currently being installed.

A clean ESA Phase 1 was completed in April 2023. The property benefits from (EH) Employment Heavy Industrial Zoning and is 5-10 minutes from 400 series highways.

**ASKING PRICE** | \$4,500,000

---

**TAXES** | \$27,585.71 (2025)

---

**BUILDING AREA** | 6,936 SF

---

**LAND AREA** | 0.46 Acres

---

**ZONING** | EH

---

**DRIVE-IN DOORS**

1 New (8' x 8')

2 New (12' x 10')

---

**CLEAR HEIGHT** | 12'

---

**POWER** | 125A / 600V

---

## BUILDING INFORMATION

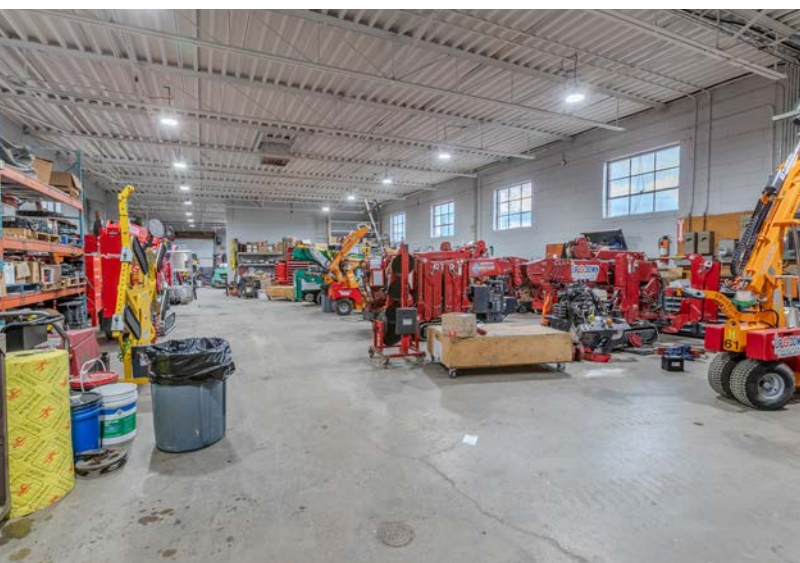
- Renovated May 2023
- 6 New Exterior Security Cameras
- ESA Phase 1 Completed April 2023
- New Roof November 2025
- Electric Sliding Gate
- Fully Fenced Yard
- Fob Building Access

## TWO LEVELS OF OFFICE

- 1,920 SF
- New LVT Flooring, Paint, Ceiling Tiles, LED Lighting, Bathroom Fixtures
- Open Work Area, 3 Private Offices, Boardroom, Kitchenette, Shop Office, Washroom on Each Floor
- Second Level Washroom With Shower
- 8'8" Clear Height
- 1 Skylight

## SHOP AREA

- 5,016 SF
- New LED Lighting Throughout
- 2 New 12' x 10' Drive-in Doors
- 1 New 8' x 8' Drive-in Door
- 2 New Lift Master Door Openers
- 12' Clear Height & 14' to Deck
- 2 Skylights
- 8 Windows
- Air Exchanger
- 1 New Closed Aldes Heating Unit
- 1 Forced Air Gas Heating Unit
- Shop Washroom
- Two Ceiling Fans
- 1 Rear Floor Drain



Renovated  
May 2023



Fully Fenced  
Yard



125A / 600V  
Power



ESA Phase 1  
Completed  
April 2023



6 New Exterior  
Security Cameras



Electric  
Sliding Gate

## PERMITTED USES (Complete list available upon request)

- Building Supply Yards
- Carpenter's Shop
- Contractors Establishment
- Custom Workshop
- Industrial Sales and Service Use
- Manufacturing Uses
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse

