NEW TORONTO FLEX OPPORTUNITY

13 Towns Road

ETOBICOKE, ONTARIO

3,650 SF AVAILABLE FOR LEASE

HORIZON BROKERS

About the Offering

SIZE	3,650 SF (Divisible)
ASKING RENT	$28 PSF NET
ADDITIONAL RENT	$7.50 PSF (Est. 2026)
TERM	3 – 10 Years
ZONING	E1
CLEAR HEIGHT	17'
SHIPPING	1 Drive-In & 2 Grade-Level Doors
PARKING	15+ Spaces
AVAILABILITY	January 1, 2027 (Flexible)

Unique Building undergoing significant upgrades to a clean-shell condition, offering a modern open layout with a strong presence in Etobicoke. The refreshed building envelope and configuration create an adaptable setting for creative buildouts, collaborative workspaces, specialty workshops, studios, or member-based concepts. The large open floor area, excellent natural light, and distinctive architectural character provide a versatile backdrop for operators seeking a destination-style environment with a contemporary feel. The property also features a usable outdoor area along the side of the building, offering additional flexibility for operational needs or an enhanced tenant experience. A rare opportunity to secure a character-rich space in a rapidly evolving pocket surrounded by creative and specialty operators. Well suited for tenants seeking a dynamic, experiential environment with the flexibility to create a truly distinctive destination.

The Space

UNDER RESTORATION

CHARACTER WINDOWS

SIDE YARD

BRIGHT INTERIOR

SIDE YARD

OPEN WAREHOUSE

DRIVE-IN LOADING

OFFERING HIGHLIGHTS:

DRIVE-IN LOADING
17' clear height with drive-in & grade-level doors

3,650 SF FREESTANDING
Open, light-filled layout with distinctive character

YARD & PARKING
15+ parking spaces plus usable outdoor side yard

HIGHWAY ACCESS
Minutes to the Gardiner, QEW & Hwy 427

13 TOWNS ROAD

ETOBICOKE, ONTARIO

FLOOR PLAN

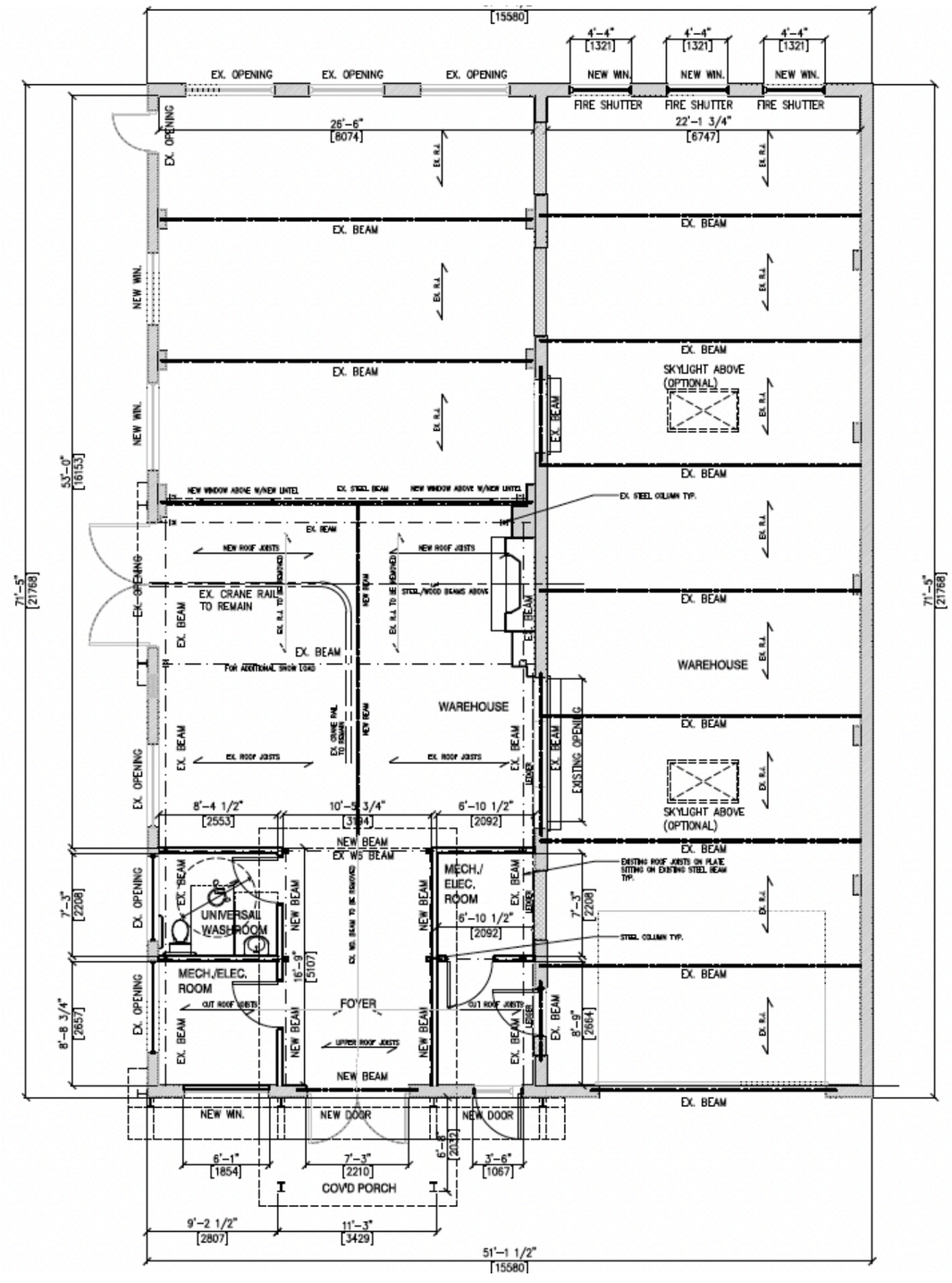
TOTAL AREA
3,650 SF (Divisible)

CLEAR HEIGHT
17'

SHIPPING
1 Drive-In · 2 Grade-Level
1 Double Man Door

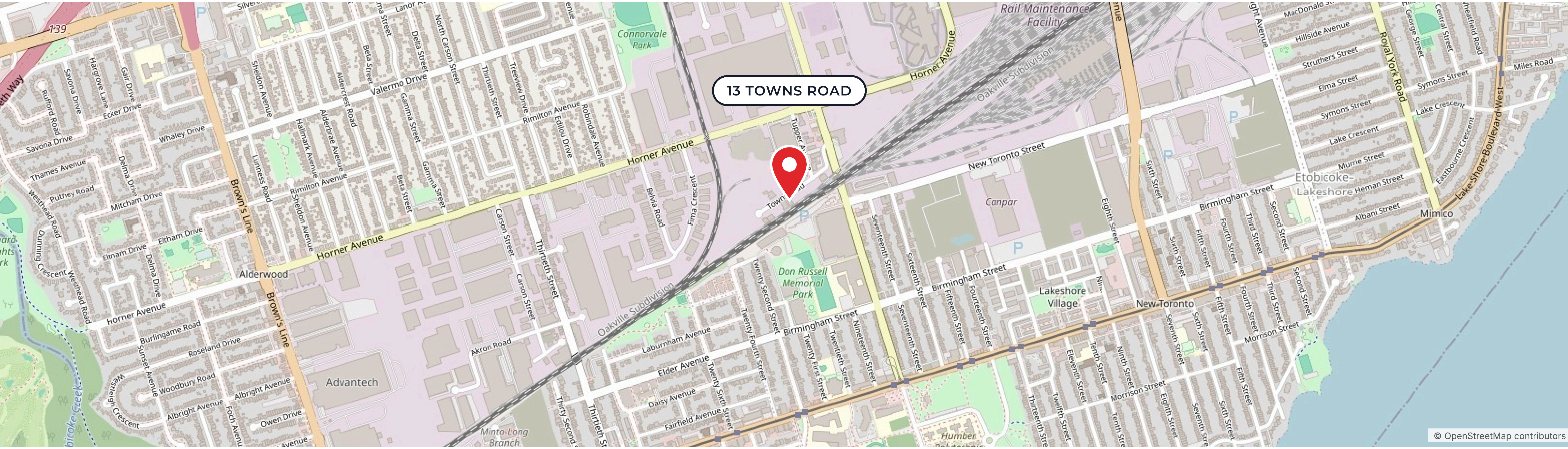
LOT
100' x 100' (approx. 9,914 SF)

PARKING
15+ Spaces



Floor plan shown is the landlord's proposed alteration drawing. All dimensions approximate.

Advisory & Disclaimer



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