

CORE GTA LOCATION FOR LEASE

# 100 Westmore Drive

Etobicoke, ON



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**AVISON  
YOUNG**

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## 100 Westmore Drive

Etobicoke, ON

Unit	Total Area	Clear Height	Office Area	Shipping	Asking Net Rent (PSF)	T.M.I. (2024) (PSF)	Occupancy
2	2,566 sf	15' 10"	475 sf	1 Truck level	\$17.50	\$4.65	Immediate
15	1,453 sf	15' 10"	502 sf	1 Drive-in	\$17.50	\$4.65	Oct 1, 2024
16	1,366 sf	15' 10"	552 sf	1 Drive-in	\$16.95	\$4.65	Immediate
22	1,655 sf	15' 10"	301 sf	1 Drive-in	\$17.50	\$4.65	Immediate
35	1,100 sf	15' 10"	234 sf	1 Truck level	\$16.95	\$4.65	Aug 1, 2024

### Building Description



Excellent access to highways 401, 407 and 427



Functional industrial unit with office space



Well maintained



E 1.0 (X82) Zoning



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Etobicoke, ON

## Unit 2 Floorplan



Total Area  
**2,566 sf**

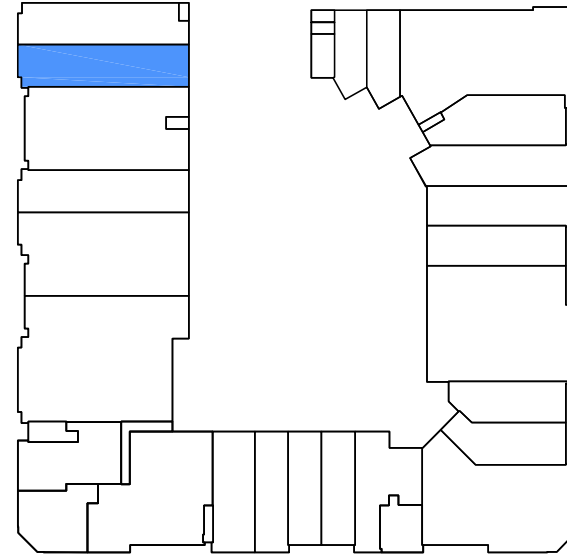


Office Area  
**475 sf**

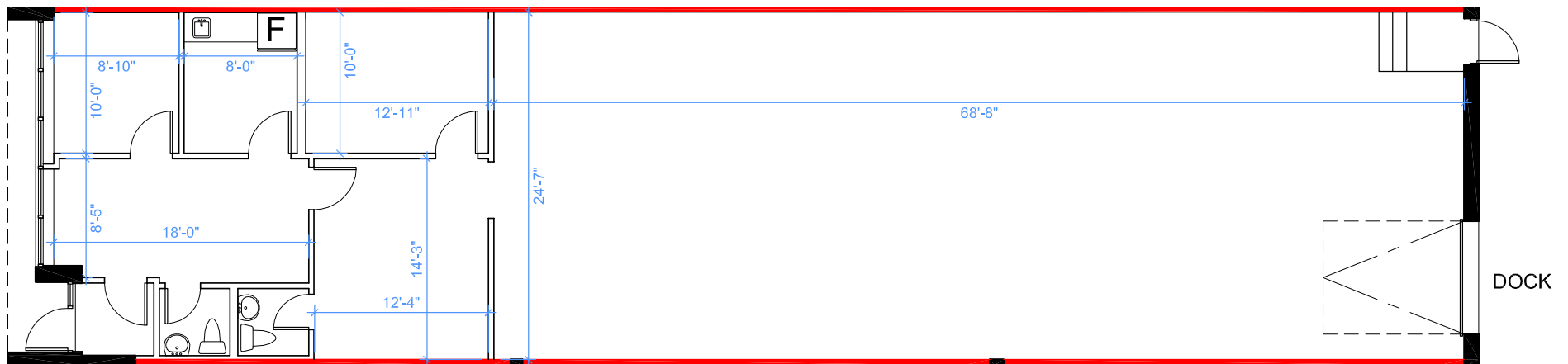


T.M.I.  
**\$4.65 psf**

Unit 2



KEY PLAN



CORE GTA LOCATION FOR LEASE

# 100 Westmore Drive

Etobicoke, ON

## Unit 15 Floorplan



Total Area  
**1,453 sf**

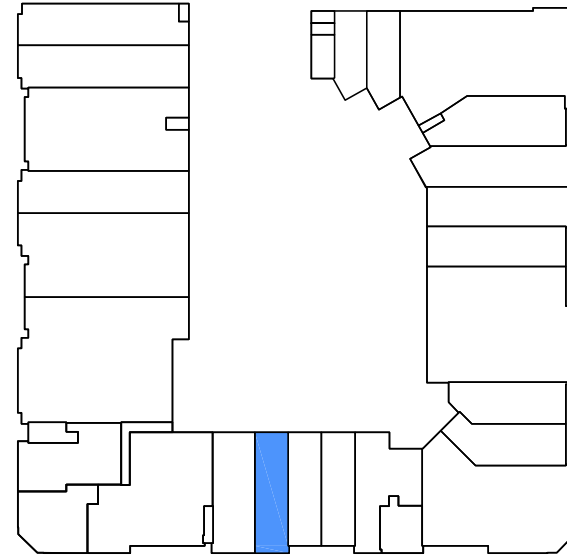


Office Area  
**502 sf**

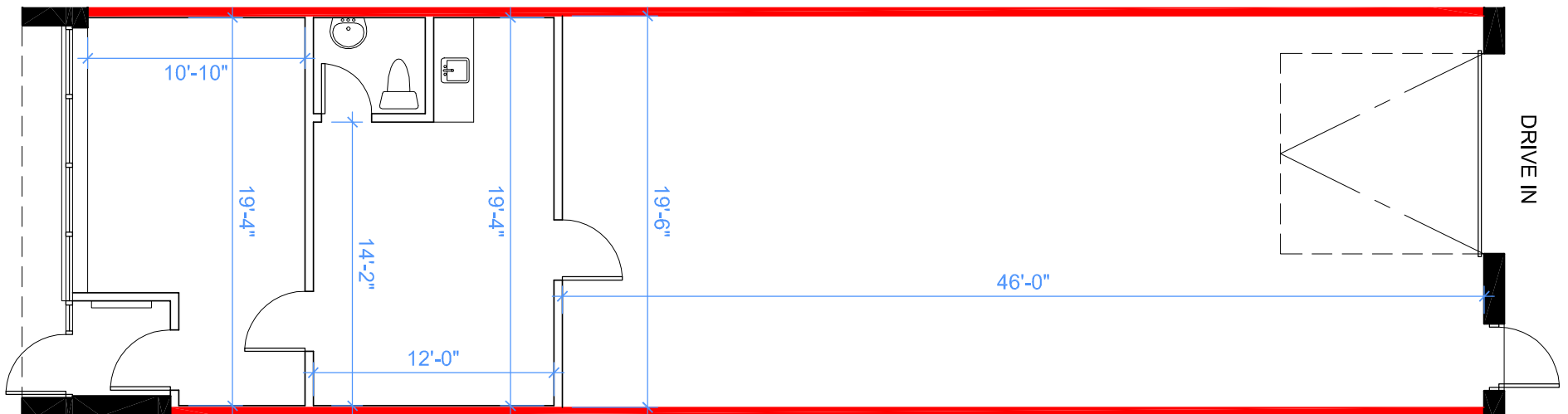


T.M.I.  
**\$4.65 psf**

Unit 15



KEY PLAN



CORE GTA LOCATION FOR LEASE

# 100 Westmore Drive

Etobicoke, ON

## Unit 16 Floorplan



Total Area  
**1,366 sf**

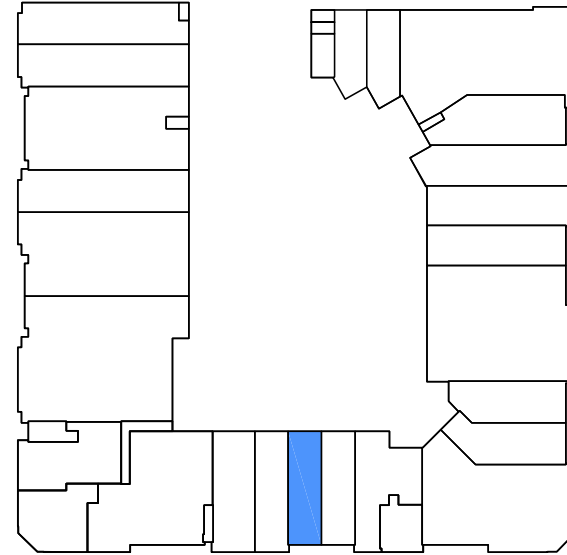


Office Area  
**552 sf**

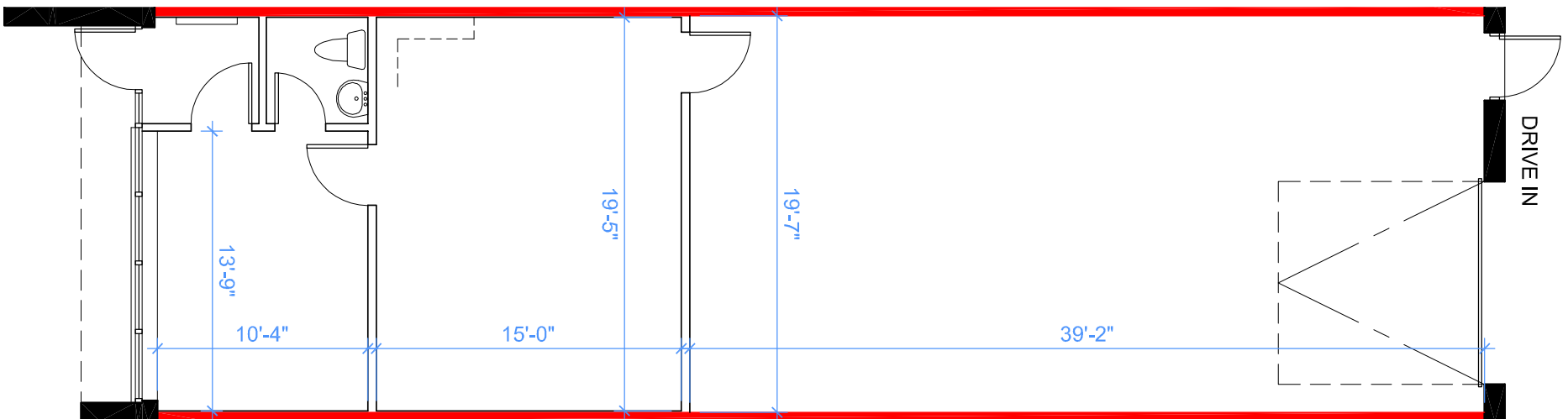


T.M.I.  
**\$4.65 psf**

Unit 16



KEY PLAN



# CORE GTA LOCATION FOR LEASE

## 100 Westmore Drive

Etobicoke, ON

Unit 22

### Unit 22 Floorplan



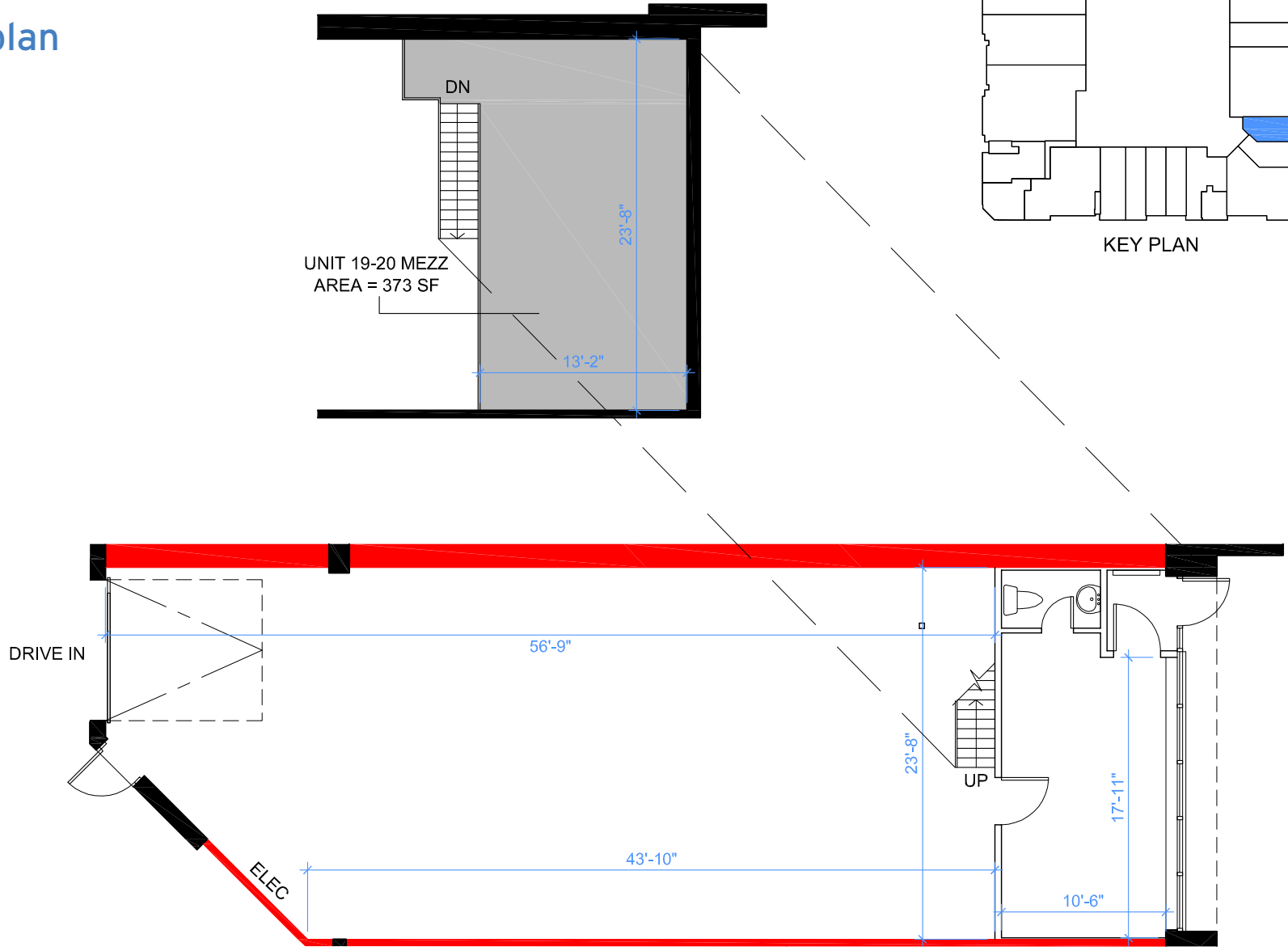
Total Area  
**1,655 sf**



Office Area  
**301 sf**



T.M.I.  
**\$4.65 psf**







**100%**

Serviced by  
Public Transit



**5 min**

Average Drive time to  
400-Series Highways



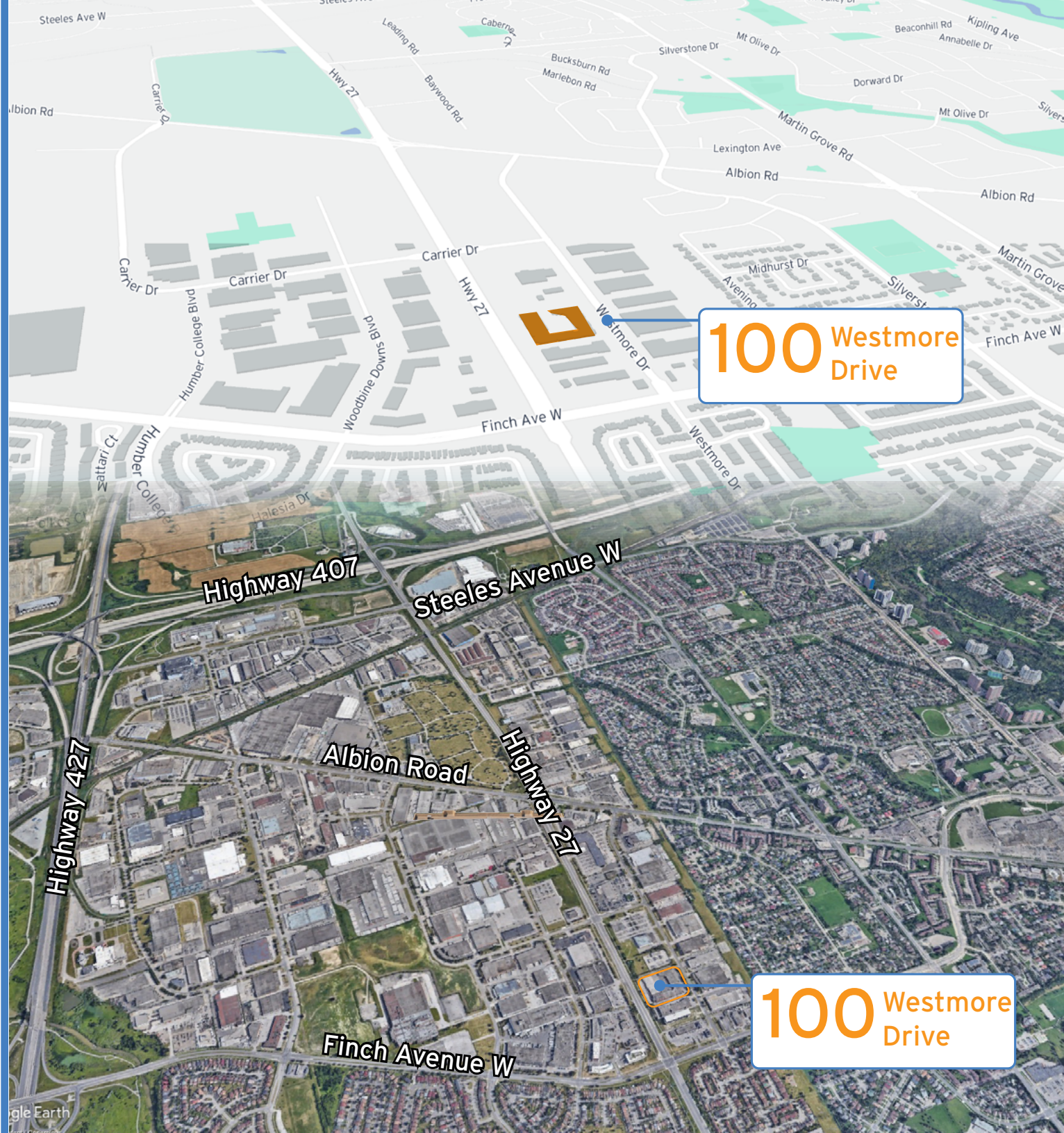
**7 KM**

Distance to Toronto Pearson  
International Airport



**30 KM**

Distance to  
Downtown Toronto



**100 Westmore Drive**

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Etobicoke, ON

## Our Team

Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service

[pureindustrial.ca](http://pureindustrial.ca)



Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

[avisonyoung.com](http://avisonyoung.com)



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## Get more information

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