

# 610 CORONATION DR Toronto

71,960 SF FOR SALE/LEASE  
BRAND NEW INDUSTRIAL FACILITY



CUSHMAN &  
WAKEFIELD



SUMMER OCCUPANCY

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# ADVANCED BUILD, ADVANCED BUSINESS

## 610 CORONATION DRIVE, TORONTO



CUSHMAN &  
WAKEFIELD



STERLING  
GROUP





# 610

# CORONATION DR

## Toronto

### BUILDING SPECIFICATIONS

BUILDING SIZE	71,960 SF
INDUSTRIAL AREA	67,960 SF
OFFICE AREA	4,000 SF (6%) - Steel Mezzanine - Build to Suit
GROSS LAND AREA	5.49 Acres
NET LAND AREA	3.38 Acres (after conveyance to TRCA)
CLEAR HEIGHT	36' under joist
SHIPPING	12 TL Doors   1 DI Door
VEHICLE PARKING	67 vehicle parking stalls
OCCUPANCY	Summer 2025
ZONING	E 0.7 - Employment
OFFICIAL PLAN	Core Employment Area



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Toronto



## BUILDING SPECIFICATIONS

### 36'

CLEAR HEIGHT

### 6%

OFFICE AREA  
(STEEL MEZZANINE)

### 38' x 54'

BAY SIZE

### 60'

STAGING BAY

### 12 -9'x10'

DOCK DOORS

### 1 -12'x14'

DRIVE-IN DOORS

### DOCK PACKAGE:

LEVELLER TYPE	Hydraulic/Blue Giant
LEVELLER CAPACITY	19,000 lbs
BUMPERS & SEALS	Yes

### BUILDING:

WAREHOUSE FLOOR	6" Slab Steel Fibre
CONCRETE STRENGTH	32 Mpa (4,641 psi)
LIGHTING	LED (Warehouse & Office)
WAREHOUSE HEAT	Ceiling-Hung Lennox Forced Air CAS Units
POWER	1,500 KVA Transformer 1,200 A / 600V 3 Phase

### EXTERIOR:

TRUCK COURT	Asphalt with concrete apron
SHIPPING APRON	6" concrete
EMPLOYEE PARKING	60 Stalls
IRRIGATION SYSTEM	Automated landscaping irrigation system included

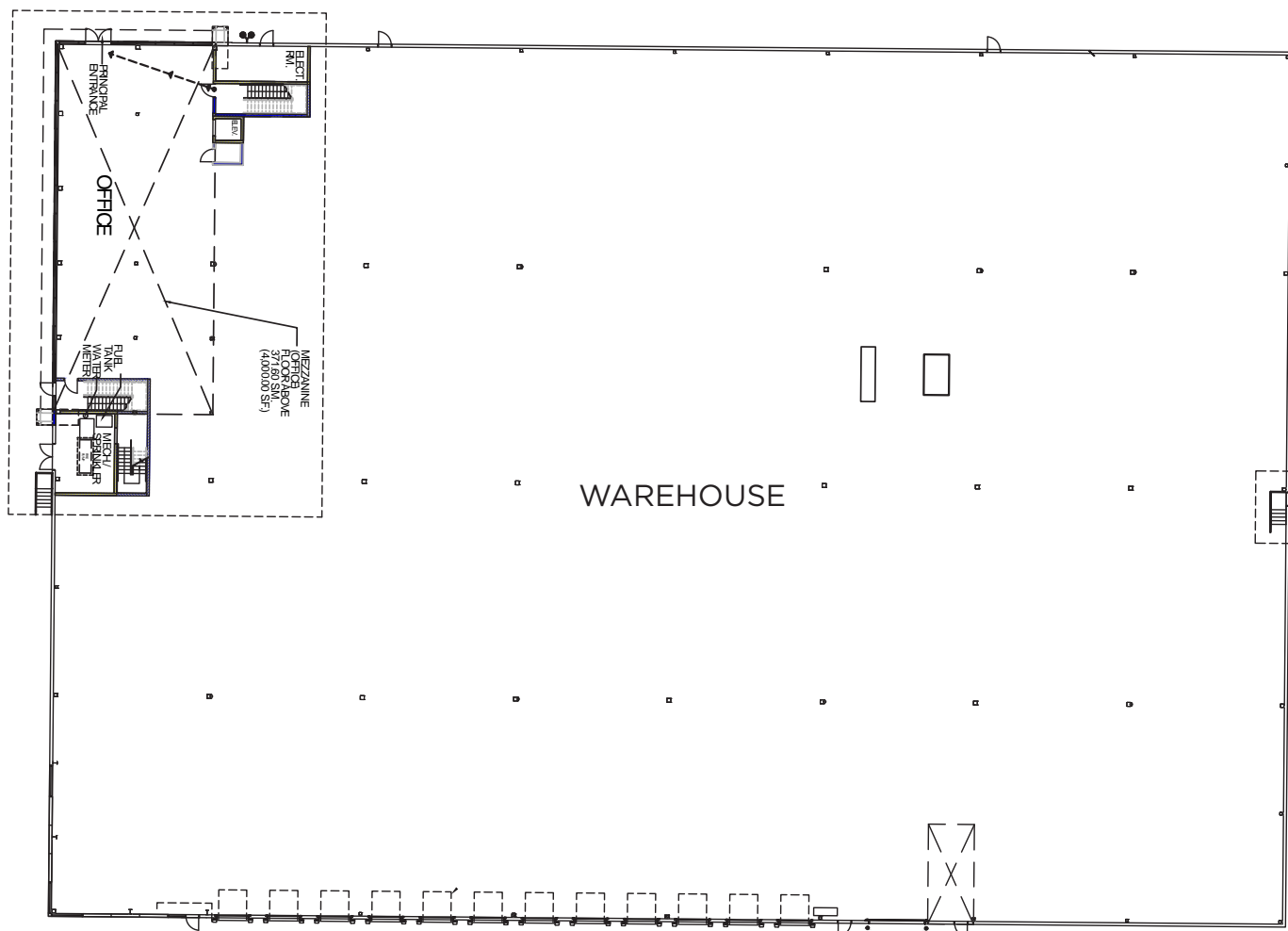
# 610

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## FLOOR PLAN



67,960 SF INDUSTRIAL

4,000 SF OFFICE

71,960 SF TOTAL

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# 610

## CORONATION DR

Toronto

### PHOTO GALLERY





# 610

# CORONATION DR

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## PHOTO GALLERY





610

CORONATION DR

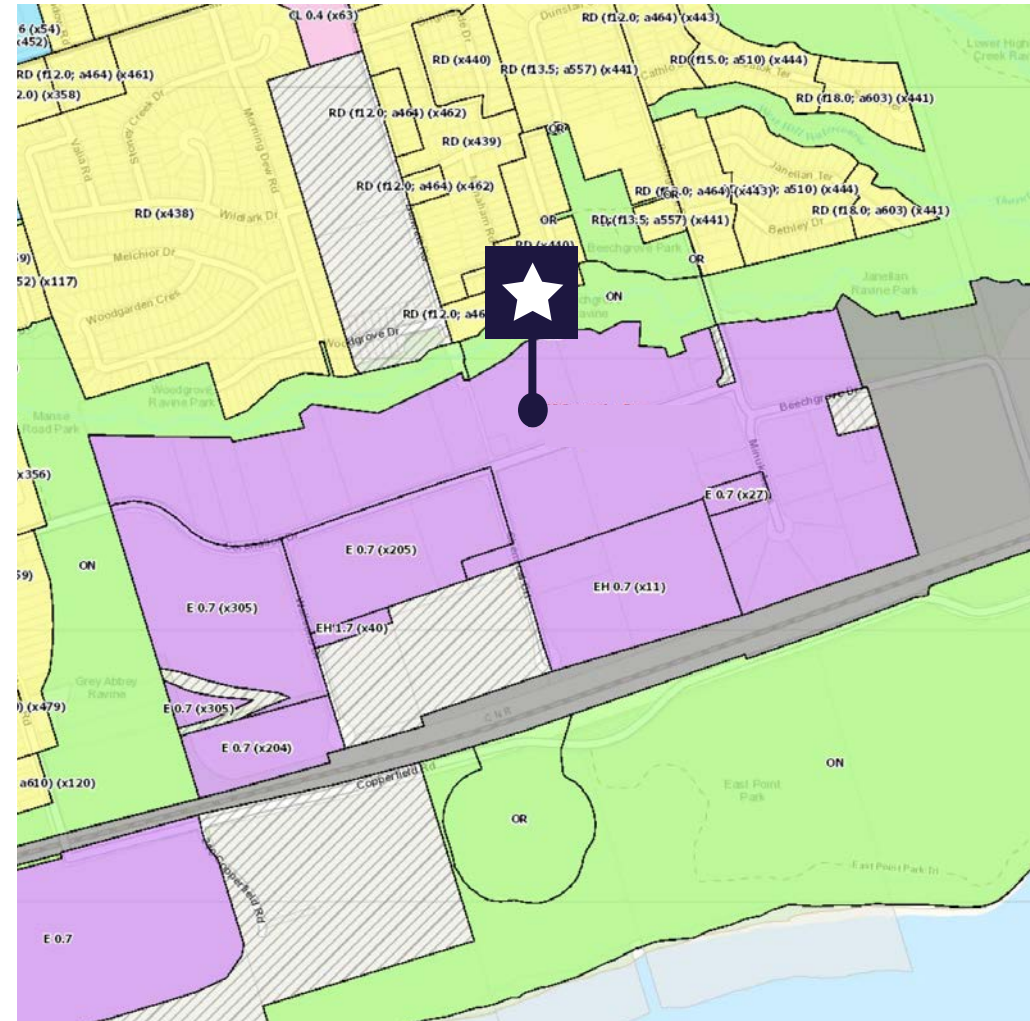
Toronto



## PERMITTED USES

Within the E zone, the following uses are permitted:

- Ambulance Depot
- 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
- Office
- Park
- Performing Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development & Processing
- Warehouse
- Wholesaling Use
- All Manufacturing Uses **Except:**
  1. Abattoir, slaughterhouse or animal rendering
  2. Ammunition, Firearms, Fireworks
  3. Asphalt Plant
  4. Cement or Concrete Plant
  5. Crude Petrol Oil or Coal Refinery
  6. Explosives Factory
  7. Industrial Gas Manufacturing
  8. Large Scale Smelting
  9. Primary Processing of Metals
  10. Pesticide/Fertilizer Manufacturing
  11. Petrochemical Manufacturing
  12. Primary Processing of Gypsum
  13. Primary Processing of Limestone
  14. Primary Processing of Oil-Based Paints
  15. Pulp Mill
  16. Resin, Natural or Synthetic Rubber Manufacturing
  17. Tannery





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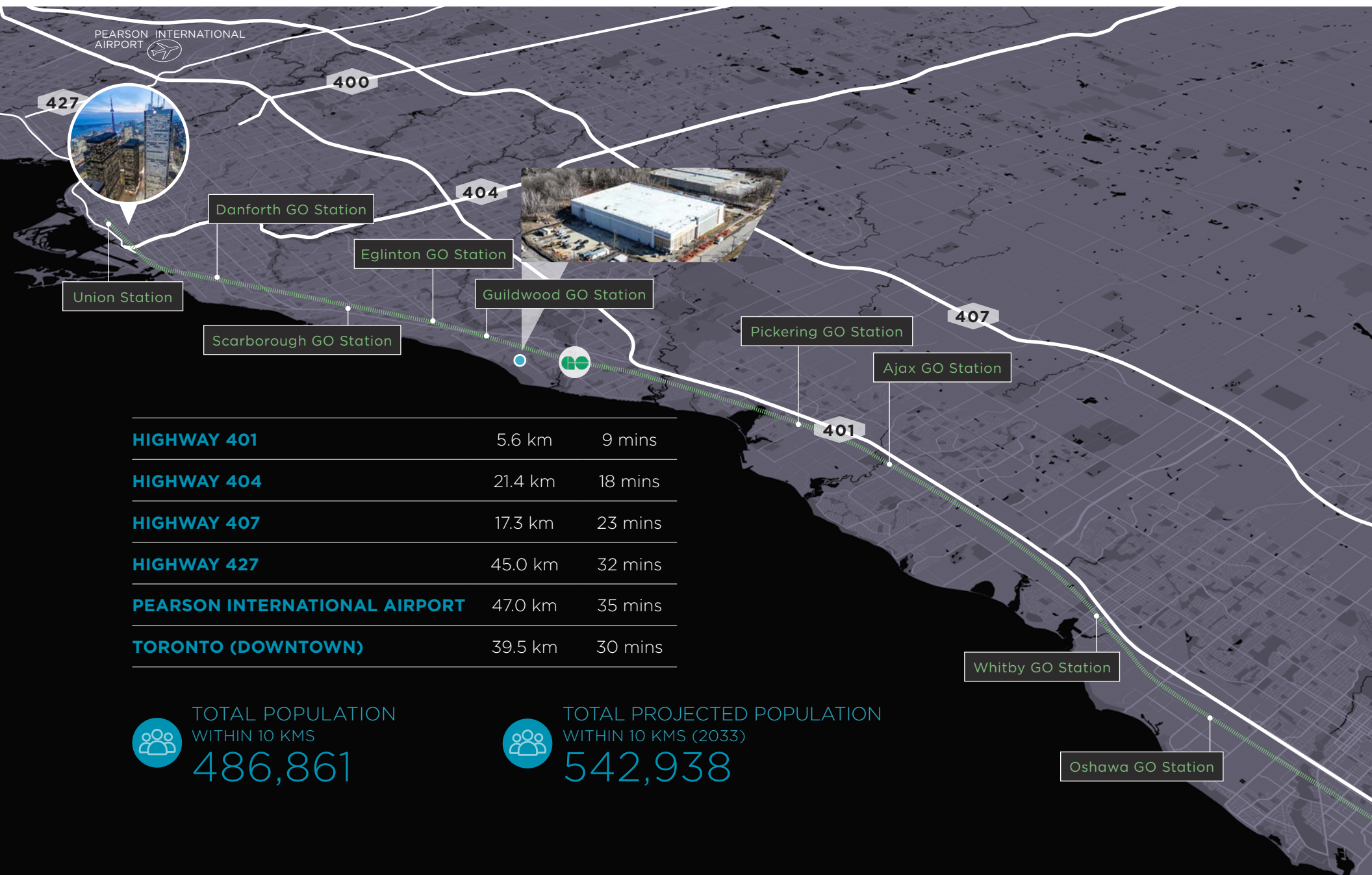
## CORPORATE NEIGHBOURS





# 610

## CORONATION DR Toronto



HIGHWAY 401	5.6 km	9 mins
HIGHWAY 404	21.4 km	18 mins
HIGHWAY 407	17.3 km	23 mins
HIGHWAY 427	45.0 km	32 mins
PEARSON INTERNATIONAL AIRPORT	47.0 km	35 mins
TORONTO (DOWNTOWN)	39.5 km	30 mins



TOTAL POPULATION  
WITHIN 10 KMS

486,861



TOTAL PROJECTED POPULATION  
WITHIN 10 KMS (2033)

542,938



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