58 MILVAN DRIVE

TORONTO, ON

FOR SALE

CUSHMAN & WAKEFIELD

// PROPERTY DETAILS

LOCATION	58 Milvan Drive
BUILDING SIZE	36,804 sf
LOT SIZE	1.19 acres
CEILING	12’6-22’10 clear
SHIPPING	4 drive doors
ZONING	E1.0
ASKING PRICE	$14,500,000
REALTY TAXES	$91,314.56 (2026)

COMMENTS:

- 36,804 SF with bonus 2,471 SF steel mezzanine
- 1,200 amps electrical service
- 1 x 5 -ton bridge crane
- Addition completed in 2022
- LED lighting throughout warehouse
- 3 HVAC units in warehouse area
- 1 oversized (16’ x 10’) drive in door

// FLOOR PLAN

OFFICE AREA
WAREHOUSE AREA
BUILDING SERVICE AREA
TENANT MEZZANINE (EXCLUDED FROM BOMA CALCULATIONS)

Note: Drawing dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representations as to the accuracy and/or completeness of this information

0 10 50 FT.

AREA SUMMARY

	RENTABLE AREA
OFFICE	1,266 S.F.
WAREHOUSE #1	9,102 S.F.
WAREHOUSE #2	18,482 S.F.
ELECTRICAL	174 S.F.
SPRINKLER	136 S.F.
SECOND FLOOR - OFFICE	7,644 S.F.
TOTAL	36,804 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA INDUSTRIAL STANDARD
ANSI / BOMA Z65.2 2025
SINGLE TENANT OCCUPANCY

// ZONING

IN 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
- 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

USE WITH CONDITIONS – E ZONE

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)

// INTERIOR PHOTOS

// DRIVE TIMES

407 HIGHWAY 407 **6.6 KMS**	TORONTO PEARSON INTERNATIONAL AIRPORT **13.0 KMS**	LINE 1 YONGE-UNIVERSITY
401 HIGHWAY 401 **8.4 KMS**	BILLY BISHOP TORONTO CITY AIRPORT **32.3 KMS**	LINE 6 FINCH WEST

// 58 MILVAN DRIVE
TORONTO, ON

// AREA AMENITIES

RETAIL

1. Anatolian Fine Foods
2. All Kinds Furniture
3. Kids On Wheelz
4. Green Max
5. Sam Electrical Store
6. The Deck Store
7. Yorkgate Mall
8. Globe Meats Fresh Market

HOTELS

13. Holiday Inn Express Toronto-North York
14. Best Western Plus Toronto North York Hotel & Suites
15. Staybridge Suites Toronto

GAS STATIONS

9. Shell
10. Ultramar
11. Esso
12. On-Run

FOOD/ RESTAURANTS

16. Fantastic Shawarma
17. Fritou
18. Gino's Pizza & Wing Machine
19. Subway
20. McDonald's
21. Burger King
22. Tim Hortons
23. Las Fronteras Restaurant
24. Wendy's
25. Marisqueria El Camaron Loco
26. Starbucks

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TORONTO, ON

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