



# 25 DYAS ROAD

TORONTO, CANADA

**N** NICOLA  
WEALTH  
REAL ESTATE

 CUSHMAN &  
WAKEFIELD



**ADDRESS**  
25 Dyas Road



**LOT SIZE**  
4.13 Acres



**ZONING**  
EO 1.5 (E1.5; O1.0)



**STOREYS**  
1



**RENTABLE AREA**  
74,717 sq. ft.



**TEMPERATURE**  
controlled facility



**CLEAR HEIGHT**  
15 - 18 ft.



**LOADING AREA**  
3 truck level & 1  
drive in doors



**POWER**  
600V/1,600A



**PARKING**  
214 surface  
parking stalls



**AVAILABLE**  
February 2025  
or sooner



**NET RENTAL RATE**  
\$19.95 PSF



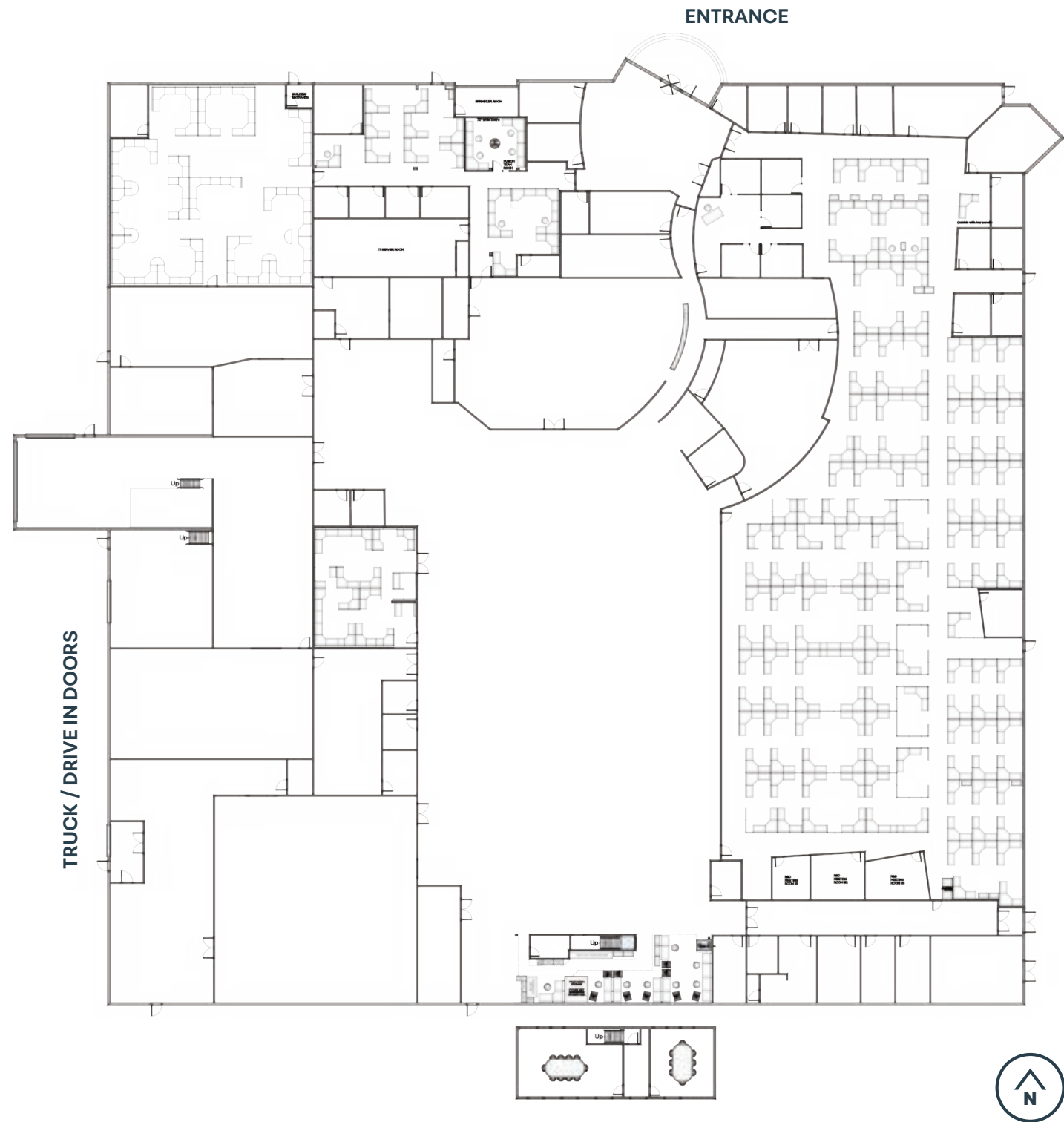
**TMI**  
\$3.45 PSF

25 DYAS ROAD



# FLOOR PLAN

## CURRENT LAYOUT



# ZONING

The City of Toronto Zoning By-law 569-2013 which was enacted in May 2013 designates the subject property as Employment Industrial Office Zone (E.O.). This designated zoning allows for a variety of uses.

## EO ZONING PERMITTED USES:

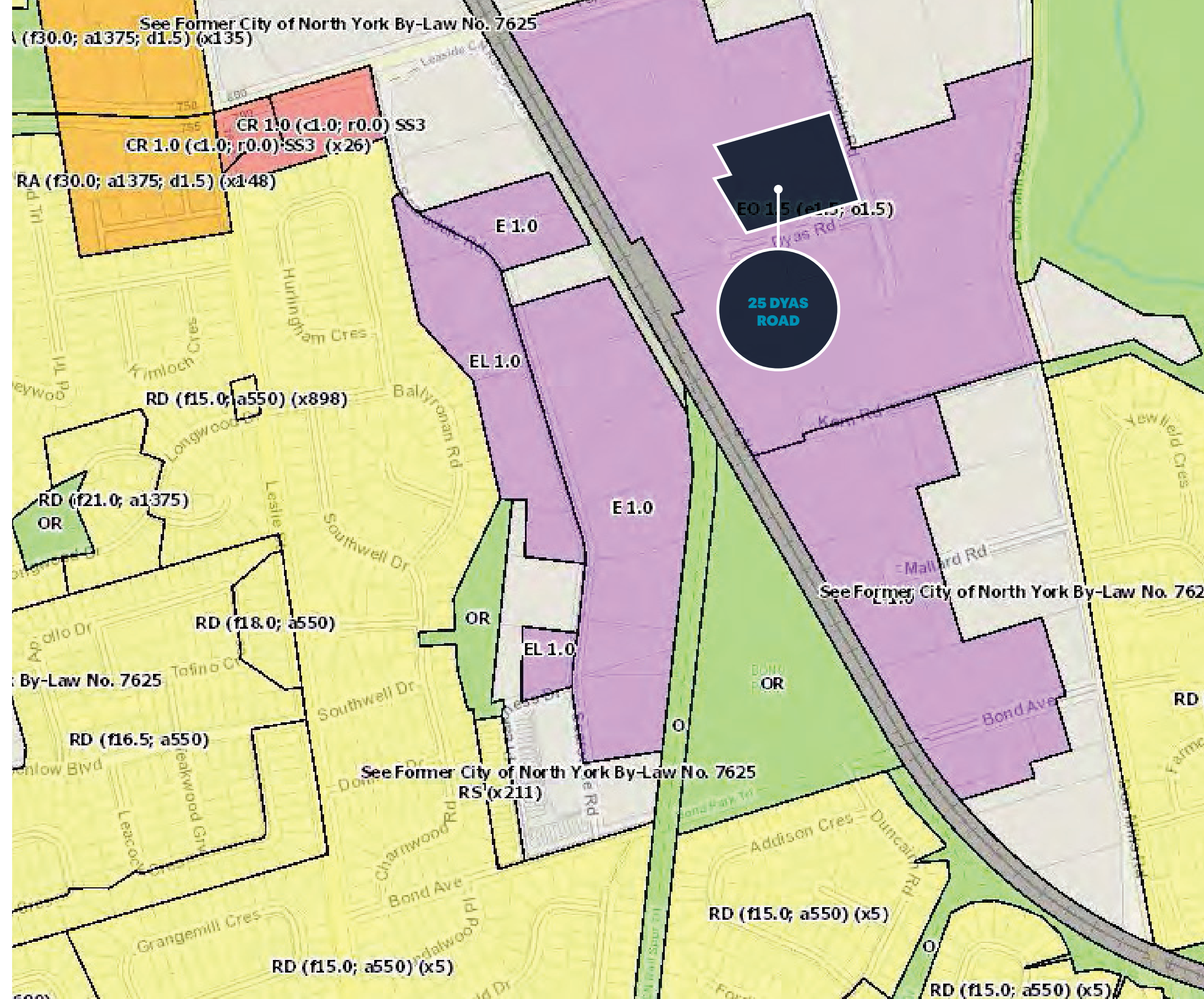
(A) The following uses are permitted under the letter "e" in the zone label referred to in regulation 60.40.1.10(3)(A)(i):

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Industrial Sales & Service Use
- Laboratory
- Police Station
- Printing Establishment
- Production Studio
- Self-storage Warehouse
- Service Shop
- Veterinary Hospital
- Warehouse
- Wholesaling Use

(B) The following uses are permitted under the letter "o" in the zone label referred to in regulation 60.40.1.10(3)(A)(ii):

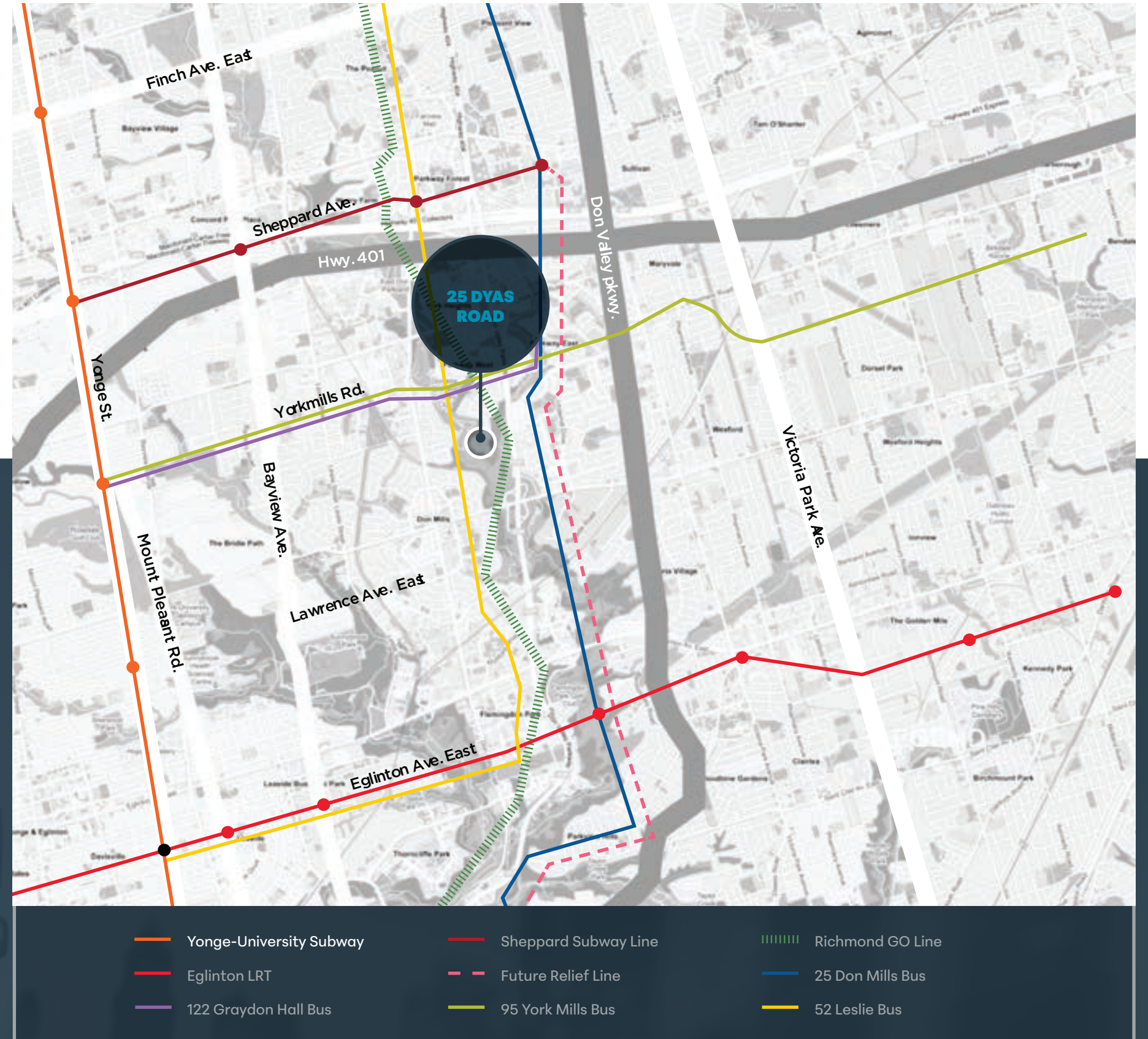
- Art Gallery
- Automated Banking Machine
- Club
- Community Centre
- Education Use
- Financial Institution
- Library
- Message Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Software Development & Processing
- Wellness Centre

Information is subject to change without notice. Landlord takes no responsibility for such changes should they occur.



# TRANSPORTATION

25 Dyas Road is located within walking distance to TTC transit route #95 which travels east and west along York Mills Road. The westbound route provides direct access to the Yonge-University-Spedina Subway line and an immediate transfer to GO Bus transit routes traveling north, west and east of the city. Less than 2 minutes away via eastbound transit is the intersection of Don Mills Road, where TTC route #25 (Don Mills) is attainable and provides commuters with easy access to Pape Station on the Bloor-Danforth Subway Line. The property sits approximately 2 kilometers west of Don Valley Parkway and 4 kilometers south of Highway 401 at Leslie Street providing quick and easy access routes to the Downtown core. Additionally, the property is positioned just west of the future Downtown Relief Line.



## DRIVE TIMES

**3 MINUTES**

Don Valley Parkway & Bond Park

**5 MINUTES**

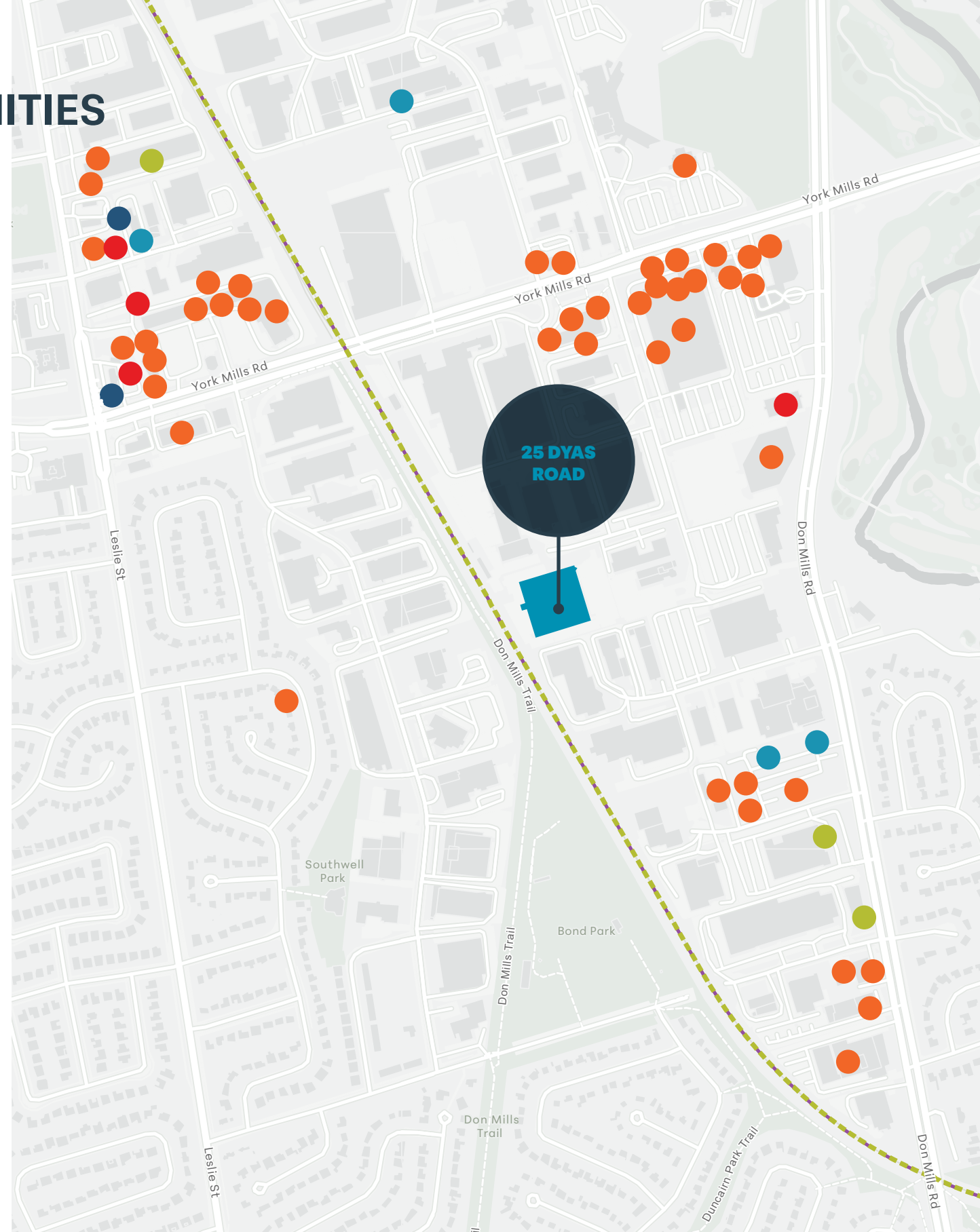
Oriole GO Station & Shops at Don Mills

**8 MINUTES**

Fairview Shopping Centre, Bayview Village Shopping Centre, York Mills Station, Science Centre Station, Don Mills Station

# AREA AMENITIES

- **44**  
FOOD
- **2**  
FUEL
- **4**  
RETAIL
- **3**  
FITNESS
- **4**  
BANKING



## LABOUR DEMOGRAPHICS

1KM Radius	
Total Population	4,663
Daytime Population	15,868
HH Income	\$189,636
Trades/Transportation/Equipment Operations Employees	133
Processing/Manufacturing/Utilities Employees	12
3KM Radius	
Total Population	103,965
Daytime Population	111,272
HH Income	\$129,764
Trades/Transportation/Equipment Operations Employees	3,637
Processing/Manufacturing/Utilities Employees	1,296
5KM Radius	
Total Population	338,477
Daytime Population	334,038
HH Income	\$136,510
Trades/Transportation/Equipment Operations Employees	12,900
Processing/Manufacturing/Utilities Employees	4,745

LOCAL SUITABILITY SCORE:

**76** **Suitable**



## FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

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