



FOR LEASE

INDUSTRIAL

MLS# C13758088

38 Carnforth Road, Toronto, ON M4A 2K7

Victoria Village, Toronto · M4A 2K7

C\$ 14/mo

0	3	13,710	—	51-99	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare freestanding industrial opportunity in Toronto's sought-after Victoria Village employment node. Approximately 13,710 sq ft single-tenant building on a 0.61 acre lot with excellent DVP access (1.8 km) and Highway 401 minutes away. EL 1.0 zoning permits a wide range of light industrial, flex, and service uses. Versatile layout featuring a professional front section with large reception, meeting room, and upper level training facility, an open industrial area through the middle that can easily be opened up further, and a two-storey rear section with balcony offering abundant storage plus potential for additional office build-out. A conveyor belt connects the upper rear level for effortless product movement, a genuine operational advantage for warehousing and light manufacturing users. Large kitchen and multiple bathrooms throughout. Truck-level and drive-in loading, wet sprinklers, LED lighting, and rooftop HVAC. Well-maintained with newer roof membrane and upgraded warehouse floor. Low site coverage provides abundant on-site paved parking, ideal for fleet, staff, or outside storage. Steps to TTC with the Eglinton Crosstown LRT nearby, surrounded by dense residential neighbourhoods offering a deep customer and labour pool. A hard-to-find freestanding building of this size in central Toronto.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Lease
PROPERTY TYPE	Industrial
AGE	51-99 years
ANNUAL TAX	\$4
POSTAL CODE	M4A 2K7
NEIGHBOURHOOD	Victoria Village

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.