



FOR LEASE

INDUSTRIAL

MLS# E13496234

2450 Morningside Avenue 12, Toronto, ON M1X 2E5

Rouge E11, Toronto · M1X 2E5

C\$ 28/mo

0	1	10,858	—	0-5	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Brand New State-of-the-Art Industrial Condo Unit in Morningside Business Centre. Best-in-class specifications featuring a 28-ft clear ceiling, column-free layout, high-efficiency LED lighting, large skylights, and ESFR sprinkler system, providing maximum operational flexibility and storage capacity. Equipped with two truck-level shipping doors capable of accommodating 53-ft trailer trucks, one drive-in shipping door, and an included mezzanine. Newly Installed Premium Walk-In Freezer! Approximately 5,500 sq. ft. of professionally built cold storage with a 27-ft clear height, offering exceptional storage capacity for frozen foods, seafood, meat products, pharmaceuticals, and other temperature-controlled inventory. A rare turnkey opportunity for businesses seeking immediate cold-chain operations.

FEATURES

✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Lease
PROPERTY TYPE	Industrial
AGE	0-5 years
ANNUAL TAX	\$5
POSTAL CODE	M1X 2E5
NEIGHBOURHOOD	Rouge E11

GALLERY





LISTING AGENT

Pavel Shaganenko

BAY STREET GROUP INC.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.