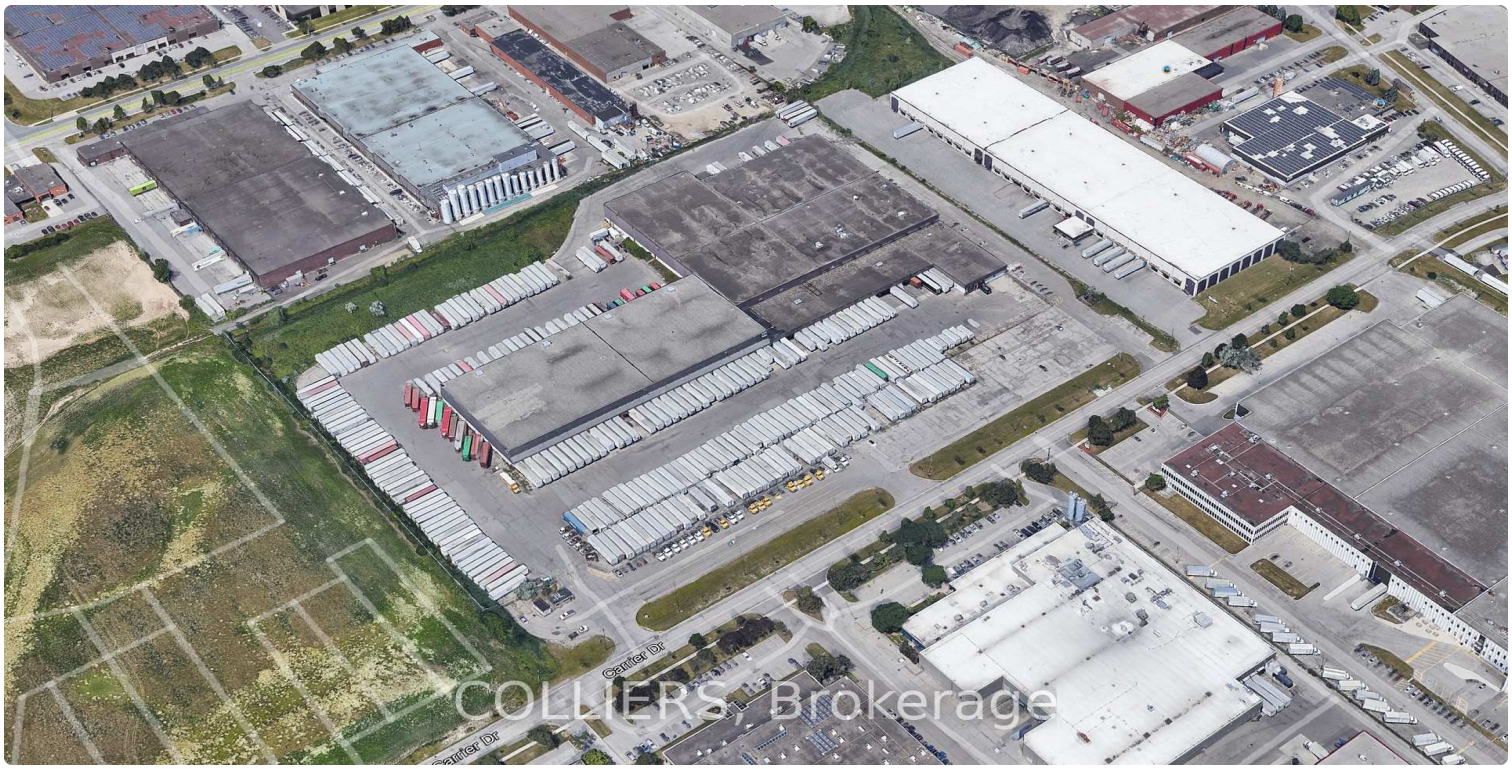

FOR LEASE | INDUSTRIAL | MLS# W13437526

145 Carrier Drive Bldg, Toronto, ON M9W 5N5

West Humber-Clairville, Toronto · M9W 5N5

C$ 13/mo

0	0	274,045	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Industrial facility with a functional loading design featuring a cross-dock section strategically positioned within a highly established industrial node, offering exceptional connectivity and operational efficiency. Located in close proximity to Toronto Pearson International Airport and Highway 407 and 427, the property provides immediate access to global air cargo routes, while seamless connections to Highways 401 and 410 enable efficient regional distribution. The surrounding area benefits from a deep, skilled labour pool, supporting logistics and warehousing operations and scale. With a heavy dock door ratio, and a clear height of 29'10", the facility accommodates a variety of users, making it an ideal solution for modern, high-throughput distribution needs. Outside storage for trailer parking can be made available. Building is currently undergoing improvements to meet operational standards. Short term deals preferred.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Lease
PROPERTY TYPE	Industrial
ANNUAL TAX	$4
POSTAL CODE	M9W 5N5
NEIGHBOURHOOD	West Humber-Clairville

LISTING AGENT

Pavel Shaganenko

COLLIERS

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.