



FOR LEASE

INDUSTRIAL

MLS# W13817058

31 Jutland Road, Toronto, ON M8Z 2G6

Islington-City Centre West, Toronto · M8Z 2G6

C\$ 18/mo

0	3	4,656	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

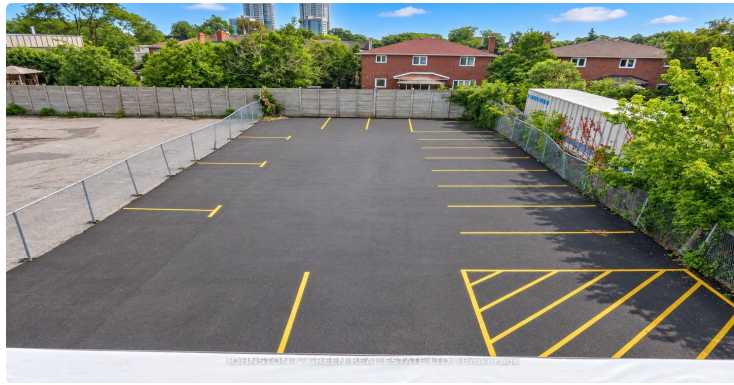
Freestanding industrial building in a highly sought-after South Etobicoke location offering approx. 4,656 sq. ft., including 838 sq. ft. of office space and 3,818 sq. ft. of warehouse area. Situated on a 0.35-acre lot with a large paved, fenced and gated rear yard providing ample parking and excellent operational flexibility. Features approx. 12' clear height, truck-level shipping, municipal services and E1 zoning. Substantial renovations completed in September 2026, including renovated and repainted offices, kitchenette and 3 washrooms (1 with shower), ceramic tile throughout the office area, 4 offices, reception/potential 5th office, new HVAC system with natural gas furnace and A/C, new hot water tank, serviced factory unit heaters, and a freshly painted warehouse with new epoxy floor-grade flooring. Excellent access to the Gardiner Expressway, Highway 427, TTC and major transportation routes. Offered at \$17/SF Net + TMI.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Lease
PROPERTY TYPE	Industrial
ANNUAL TAX	\$5
POSTAL CODE	M8Z 2G6
NEIGHBOURHOOD	Islington-City Centre West

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.