

235 Belfield Road, Toronto

For Lease



Sam Sgambelluri*
Senior Vice President
+1 647 822 4343
sam.sgambelluri@colliers.com

Jackson Rawlin
Sales Representative
+1 416 995 4201
jackson.rawlin@colliers.com

Colliers
401 The West Mall, Suite 800
Toronto, ON M9C 5J5 | Canada
+1 416 777 2200

Colliers

Property Profile

235 Belfield Road, Toronto | 2

235 Belfield Road, Toronto

Available Area	10,205 SF
Office Area	2,287 SF separate building from warehouse
Warehouse Area	7,918 SF
Excess Land	1/3 AC
Shipping	2 Oversized Drive-In Doors
Clear Height	22'
Zoning	EH 1.0
Power	600V
Possession	Immediate
Annual Taxes	\$78,000
Asking Price (PSF)	\$19.95 Net

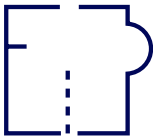
Tenant/Tenant’s Agent to verify all information.



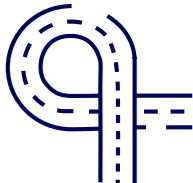
Oversized Drive-in
Doors 20ft x 20ft



Secured Yard
with Zoning for
Outdoor Storage



Buildings are adjacent to
one another, but are not
connected.



Excellent
connectivity to
major highways

Property Photos

235 Belfield Road, Toronto | 3



Location Overview

The Location

Etobicoke is one of Toronto’s tightest industrial submarkets, combining rare urban infill positioning with excellent highway access via the 427, 401, 409, Gardiner and QEW, plus direct proximity to Toronto Pearson International Airport, which is ideal for air-cargo, freight forwarding, and last-mile distribution. Limited vacant land keeps vacancy low and rents rising, making it a competitive market for tenants and a resilient one for owners and investors.

Drive Times

Pearson International Airport	6 min
Highway 27	2 min
Highway 427	6 min
Highway 401	10 min
Highway 407	10 min
Highway 403/410	14 min
Gardiner Expressway/QEW	17 min
CN Intermodal Malport	14 min
CN Intermodal Brampton	15 min
Square One/Mississauga	16 min
Vaughan Mills/Vaughan	18 min
Downtown Toronto	30 min

Drive times are estimates provided for information purposes only.



Within a 5km Radius



200+
Retail Amenities



10+
Gas Stations



10+
Banks



200+
Restaurants

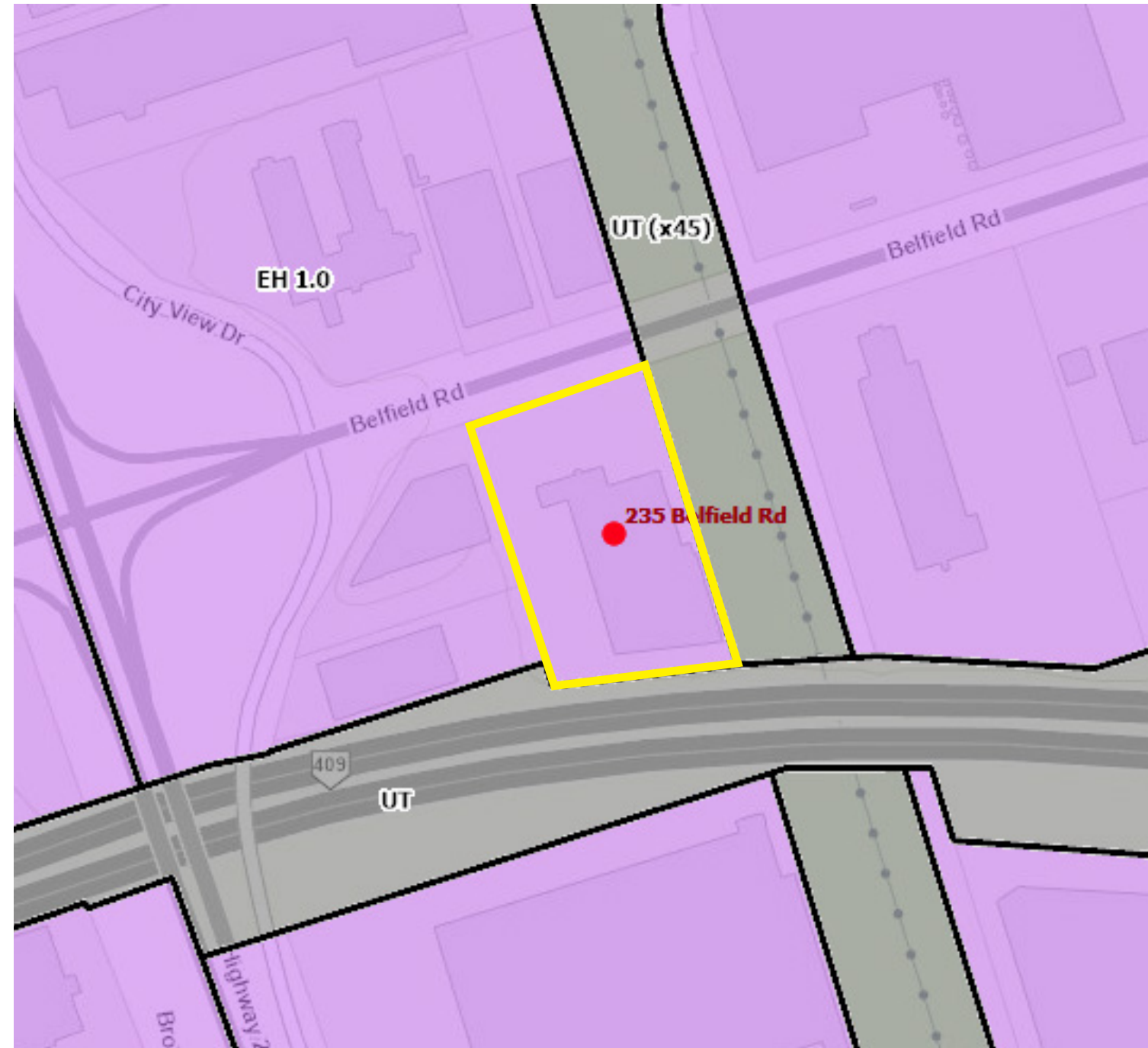
E2-19 Zoning Uses

Permitted Uses

In the EH zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
Ammunition, Firearms or Fireworks
Factory; Crude Petroleum Oil or Coal
Refinery; Explosives Factory; Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station
- Cogeneration Energy*
- Crematorium*
- Medical marihuana production
facility*
- Open Storage*
- Outside Operations*
- Propane Transfer, Handling and
Storage Facility*
- Renewable Energy*
- Transportation Use*
- Vehicle Service Shop*

*Conditional permitted use. Interested parties should verify permitted uses and applicable regulations with the City of Toronto. Click here for [link](#) to the Toronto Zoning By-law 569-2013.



235 Belfield Road, Toronto



Available For Lease

**Contact LA for
More Information**

Sam Sgambelluri*
Senior Vice President
+1 647 822 4343
sam.sgambelluri@colliers.com

Jackson Rawlin
Sales Representative
+1 416 995 4201
jackson.rawlin@colliers.com

Colliers
401 The West Mall, Suite 800
Toronto, ON M9C 5J5 | Canada
+1 416 777 2200



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage *Sales Representative