

FOR LEASE | INDUSTRIAL CONDO
11 CARLAW AVE | UNIT 7
TORONTO | ON



Lake Shore Blvd E



Carlaw Ave

Logan Ave

THE OFFERING

This 2,695 SF industrial studio unit offers a functional layout suited for creative, production, and light industrial users. The space includes a large cyclorama (cyc) wall, a 720 SF mezzanine office area, kitchenette, and a washroom with shower. The warehouse component comprises approximately 1,975 SF and features a 26-foot clear height, along with a grade-level shipping door to support efficient loading and operations.

The property is located on Carlaw Avenue in Toronto's South Riverdale district, providing convenient access to the Don Valley Parkway, Gardiner Expressway, and downtown core. The surrounding area is characterized by a mix of industrial, studio, and creative users, with nearby retail and service amenities along Queen Street East.

The property is designated Employment Industrial (E 3.0) under the City of Toronto Zoning By-law, permitting a range of industrial studio and retail uses.



PROPERTY DETAILS

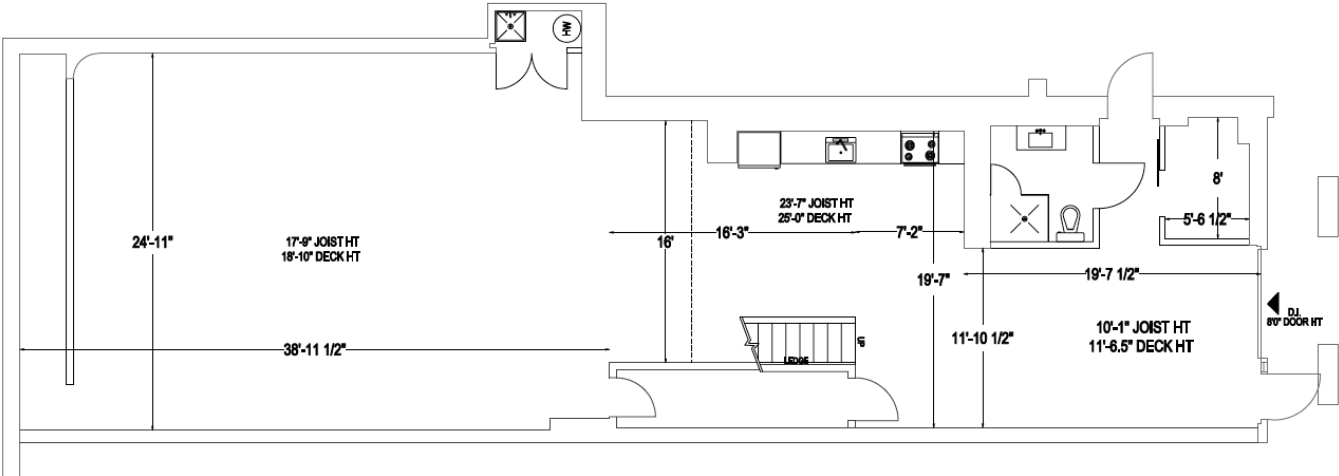
Location	One block north of Lake Shore Blvd on Carlaw Ave.
Building Details	Unit 7 – 2,695 SF
Clear Height	Up to 26'
Power	60 AMP, 600 VLT
Drive-in Doors	1
Parking	2
Washrooms	1
Occupancy	Vacant



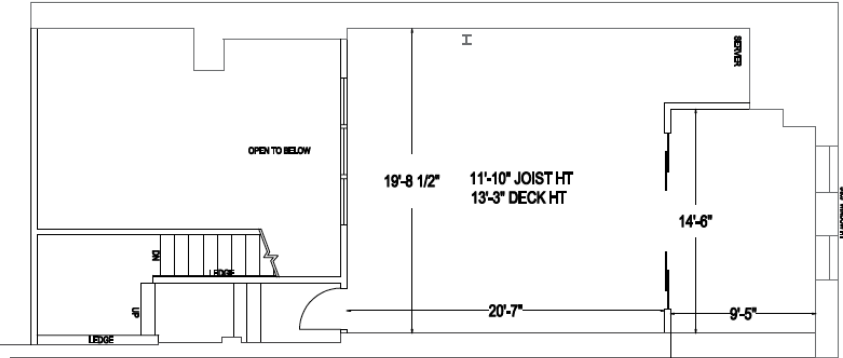
Official Plan	Core Employment Areas
Zoning	Employment Industrial (E 3.0)
Ward	Toronto-Danforth
Fibre	Available
Heating Systems	Forced air open
Net Rental Rate	\$17 Per SF Net
T.M.I Rate	\$9.41 Per SF (2026 est.)

FLOOR PLAN

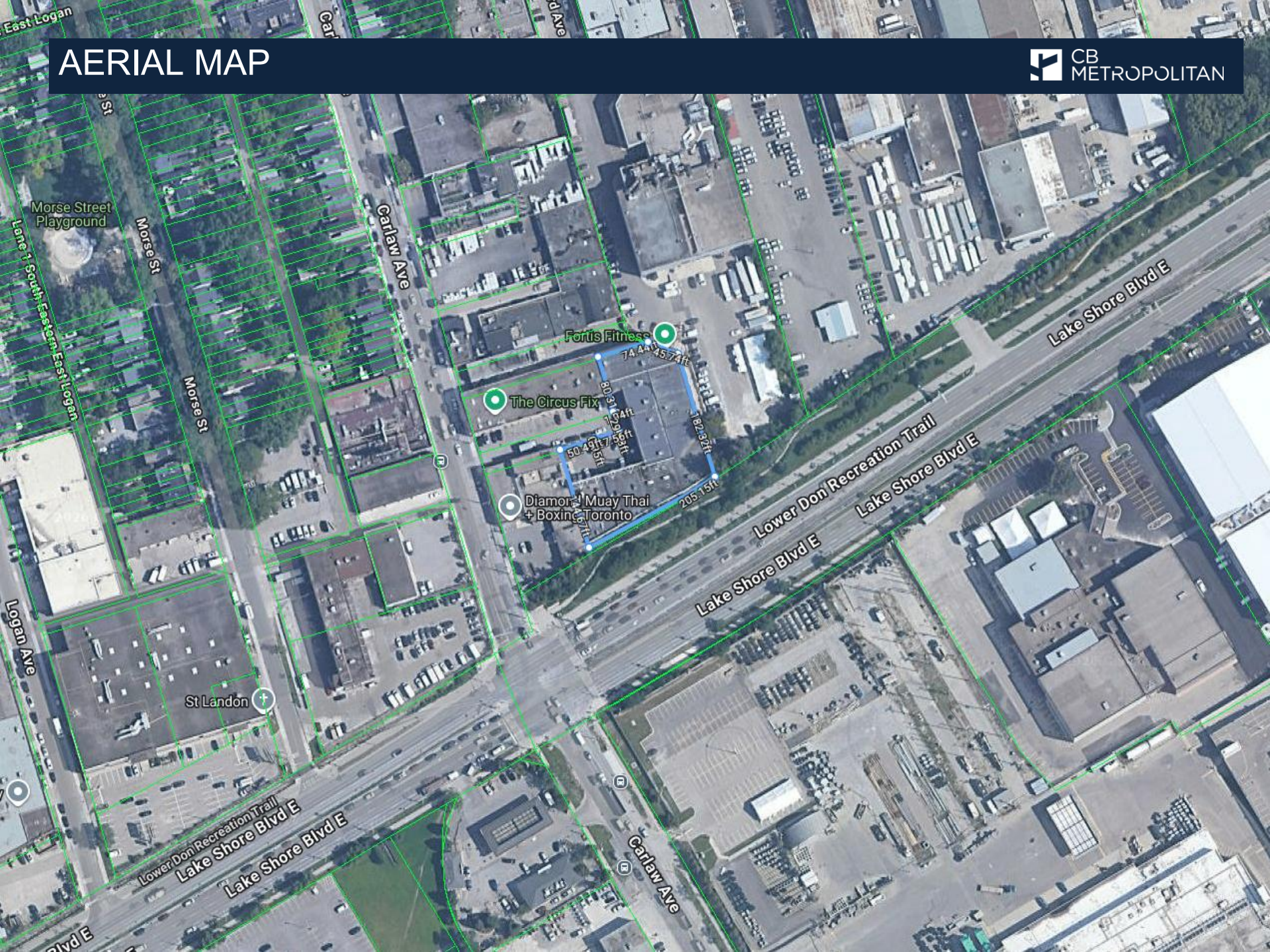
GROUND FLOOR



MEZZANINE



AERIAL MAP



Offering Process

CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals to lease the Property.

Kindly submit all offers to the contacts listed below.

Contacts

Ming Zee

Broker of Record

O: 416.703.6621 Ext. 222

C: 416.523.1368

E: ming.zee@cbmetcom.com

Nick Nankissoor

Sales Representative

O: 416.703.6621 Ext. 241

C: 647.406.6064

E: nick@cbmetcom.com

370 KING STREET WEST, UNIT 802

TORONTO, ON | M5V 1J9

416.703.6621

CBMETCOM.COM

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