



FOR SALE

397 HUMBERLINE DRIVE **INDUSTRIAL CONDOS**

ETOBICOKE, ONTARIO

MODERN INDUSTRIAL UNITS WITH PREMIUM
LOADING FACILITIES IN ESTABLISHED
ETOBICOKE BUSINESS DISTRICT

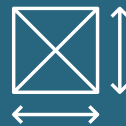


PROPERTY OVERVIEW



PREMIUM INDUSTRIAL SPACE IN ETOBICOKE

397 Humberline Drive presents a rare opportunity to own industrial space in Etobicoke's thriving business corridor. This recently upgraded development offers 15 versatile units ideally suited for distribution centers, light manufacturing, showrooms, and small batch production. Featuring truck-level and drive-in access along with flexible bay configurations starting at 2,400 SF and expandable to 15,000 SF, these units provide the perfect foundation for automotive, furniture, printing, and various other business operations.



**42,600 SF
Total Area**



**15 Industrial
Units**



**Units from
2,400 - 15,000 SF**



**Ability to
Combine Units**



**18' Clear
Height**



**Modern
Loading
Facilities**



**Roof
Replaced
2022/2024**



**Ample
Parking**

LOCATION HIGHLIGHTS



CONNECTIVITY & ACCESS

397 Humberline is the ideal location for a wide range of businesses, including distribution centers, light manufacturing units, showrooms, and more. Ideal for furniture, automotive, printing, and small batch production businesses, this property is ready to support your success.

397 Humberline's prime Etobicoke location offers **immediate access to Highway 427, Highway 407, and Pearson International Airport**, ensuring seamless **transportation, distribution, and accessibility**.

Commuter-friendly and well-connected, 397 Humberline is within walking distance of TTC, Etobicoke North GO Station, and Humber College Transit Hub, making it a convenient choice for businesses looking to thrive in a high-traffic, accessible area.

Transit Options

- 1 Etobicoke North GO Station
- 2 Humber College Transit Hub

Surrounding Business Parks

- 3 Airport West Park
- 4 Millcreek Business Park
- 5 Vaughan Industrial Park

Area Amenities

Financial Services

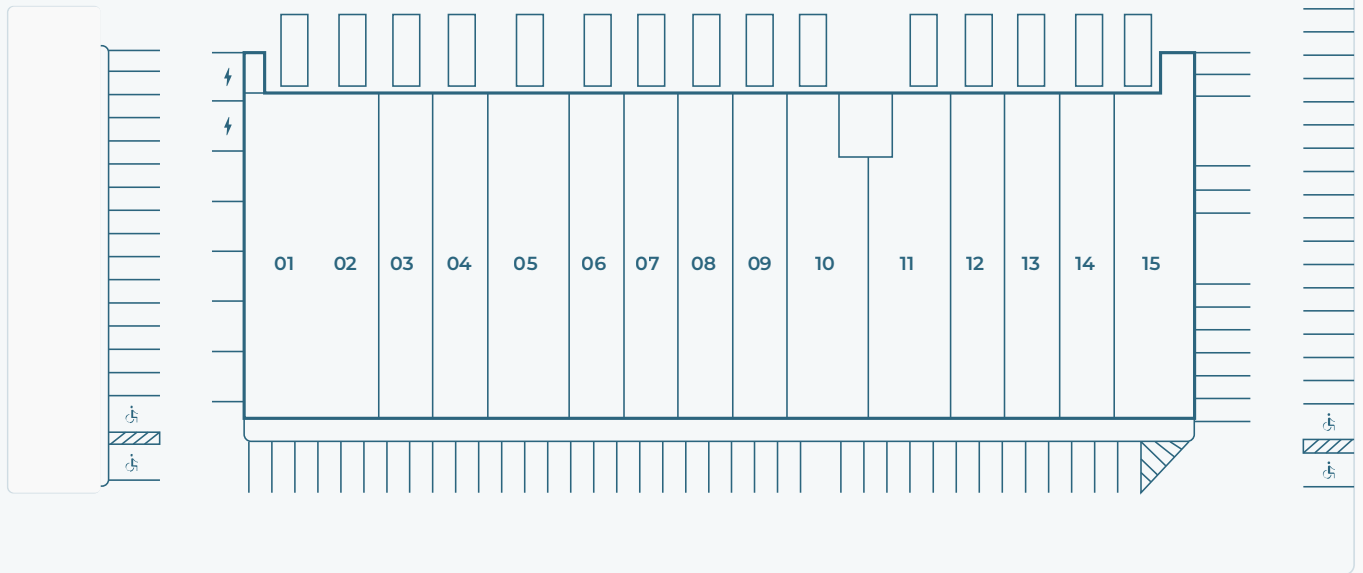
- 6 BMO Bank of Montreal
- 7 Orlando Corporation Business Centers

Dining & Services

- 8 La Ciel - 11,000 sf dining venue
- 9 24Seven Lounge & Restaurant
- 10 The Keg Steakhouse + Bar
- 11 Torch Sushi
- 12 Ewiva Breakfast & Lunch
- 13 PAI Uptown
- 14 Richmond Station
- 15 Aloette Restaurant
- 16 Fran's Restaurant & Bar
- 17 Tim Horton's
- 18 McDonald's

PROPERTY DETAILS

HUMBERLINE DRIVE



UNIT DIMENSIONS & AREAS

Total Building Area: 42,600 SF

Individual Units: 2,400 to 3,200 SF

Bay Widths: 20' or 30' options

LOADING SPECIFICATIONS

15 Truck-Level Docks

2 Drive-In Bays (17' Height)

Drive-In Loading Available

BUILDING SYSTEMS

Roof: Fully replaced (2022/2024)

Clear Height: 18' throughout

Bay Configuration: Flexible 20' or 30' widths

UNIT DIMENSIONS

Unit 01/02	6,138 SF
Unit 03	2,425 SF
Unit 04	2,425 SF
Unit 05	3,638 SF
Unit 06	2,425 SF
Unit 07	2,425 SF
Unit 08	2,425 SF
Unit 09	2,425 SF
Unit 10	3,396 SF
Unit 11	3,465 SF
Unit 12	2,425 SF
Unit 13	2,425 SF
Unit 14	2,425 SF
Unit 15	3,912 SF


ABOUT **WESTMOUNT PARK**

A leader in commercial real estate development for over 40 years, Westmount Park creates exceptional properties across the Greater Toronto Area.

CONTACT US **TODAY**

For property details, pricing,
and availability:



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