

HIGH QUALITY PRECAST BUILDING WITH ± 0.80 ACRES OF EXTRA LAND





## **ASKING RATE \$21.50 PSF**

SHORT TERM DEALS WILL BE CONSIDERED

31,374 SF

TOTAL BUILDING SIZE

22'

CLEAR HEIGHT

1,000 AMPS, 600 VOLTS

POWER

3,950 SF

OFFICE SIZE

### M3A (OUTSIDE STORAGE)

ZONING

**± 2.34 ACRES** 

TOTAL SITE SIZE

2 TRUCK LEVEL, 1 DRIVE IN

SHIPPING

**NEAR HWY 407 & 410** 

ACCESSIBILITY

#### **FEATURES**

- Well maintained industrial freestanding building with great curb appeal
- Zoning permits outside storage
- ± 0.8 Acres of yard, to be scraped & gravelled
- Heavy power 1,000 Amps
- 7,109 SF of bonus free mezzanine space (not included in total SF)
- Minutes to Hwy 407, 410 & 427
- Great access to public transit & amenities
- Flexible lease terms (1+ year deals considered)

# PROPERTY FLOORPLAN

**WAREHOUSE AREA** 27,424 SF 22'9" JOIST HT 24'9" DECK HT **OFFICE AREA** 3,950 SF

MEZZANINE AREA
7,109 SF (not included in total SF)

# PROPERTY PHOTOGRAPHY





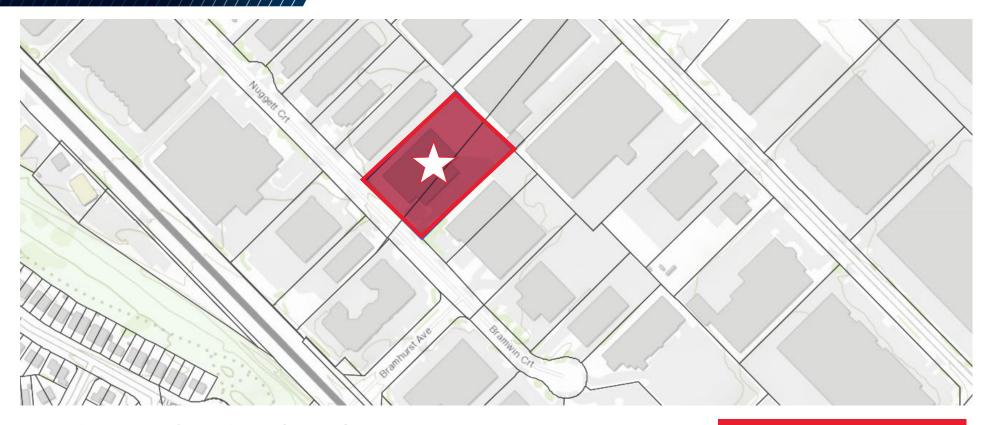








## PROPERTY **ZONING**



### M3A - INDUSTRIAL ZONING

CLICK HERE FOR MORE INFORMATION

#### PERMITTED USES

- Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- Uses involving the storage of goods and materials
- · Printing establishment
- Warehouse
- Parking lot
- Non-hazardous Solid Waste Processing Use,

Non-hazardous Solid, Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization

Hazardous waste processing use for harzardous waste chemicals or

manufacturing intermediaries or medical

- Thermal degradation use
- · Radio or television broadcasting
- Recreational facility or structure
- · Community club
- Animal hospital
- Place of worship
- · Associated educational use
- Associated office
- Retail outlet

# AMENITIES MAP

### **Drive Times**



14.4 KM / 14 MINS TO TORONTO AIRPORT



2.9 KM / 7 MINS TO BRAMALEA GO



6.2 KM / 11 MINS TO MALTON GO



9.9 KM / 13 MINS TO HIGHWAY 410



11.4 KM / 14 MINS TO HIGHWAY 403



3.5 KM / 6 MINS TO HIGHWAY 407

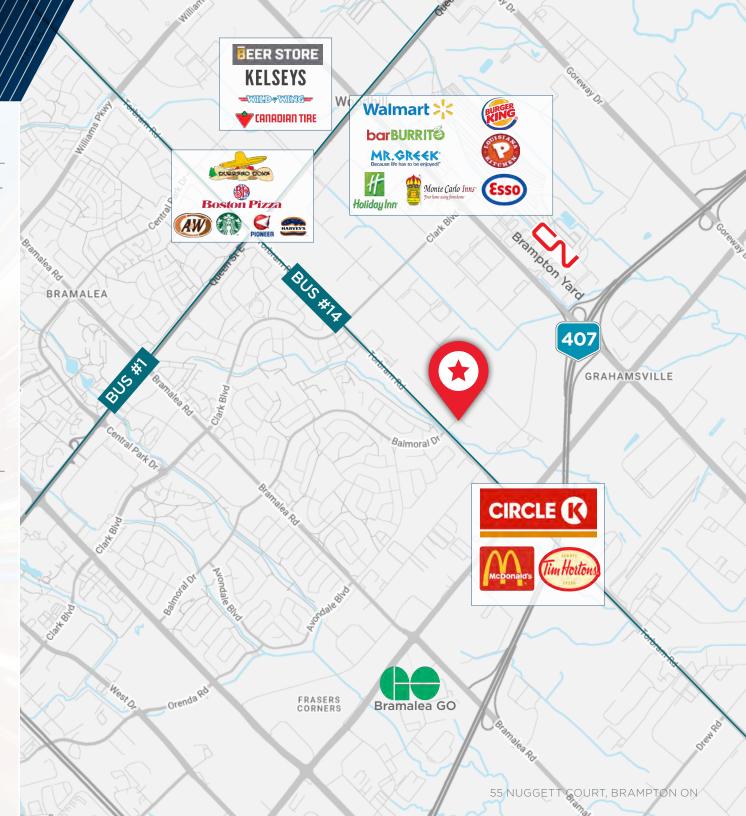


9.2 KM / 15 MINS TO HIGHWAY 427

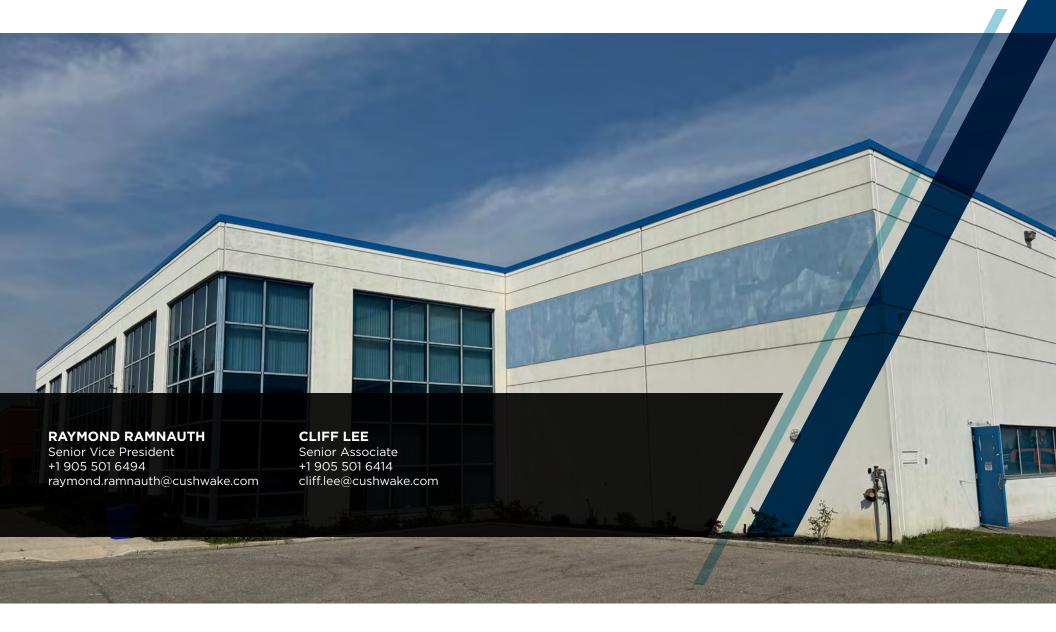
### **Nearby Transit**



Queen Street E - Bus 1 Tobram Road - Bus 14







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