

**\$2.00 PSF MOVING ALLOWANCE  
FOR MINIMUM 5 YEAR LEASE TERM**



**FOR LEASE / 40,579 SF / INDUSTRIAL FACILITY / PRESTIGE FINISHING**

**14 VANSCO ROAD, UNIT 300  
ETOBICOKE, ON**



# 14 VANSCO ROAD, UNIT 300

## ETOBICOKE, ON

### BUILDING SPECS

**Total Premises Size:** 40,579 SF

**Office Area:** 5,000 SF

**Warehouse Area:** 35,579 SF

**Warehouse Clear Height:** 15.5 FT

**Shipping Facilities:** 4 Truck Level Doors  
1 Drive In Door

**Asking Net Rent:** \$18.50 PSF

**Tenant Incentive:** \$2.00 PSF moving allowance for minimum 5-year lease term

**TMI:** \$3.91 PSF (2026)

**Occupancy:** Available April 1, 2026



A one-of-a-kind industrial facility offering exceptionally fast travel time to the Toronto Business Core, and with rapid access to both the Gardiner Expressway and Highway 427.

The Premises features a pristine, modern plant environment highlighted by sealed concrete floors, clean white wall finishes, energy-efficient LED lighting, and abundant natural light throughout, creating a bright and functional workspace.

Office areas are finished to designer quality, showcasing contemporary herringbone-pattern hardwood flooring, etched sidelight windows at each private office, and a striking front showroom. A glass-enclosed boardroom adjoins the showroom.

The attractive exterior presents a contemporary, professional image that your customers will appreciate. There is a high power supply (panel notes 1600A/600V - TBC) and ample distribution of electrical switches throughout the plant.

The facility is efficiently designed with separate, well-appointed washrooms for office staff and plant personnel as well as a modern lunchroom. Overall, this is a rare opportunity to lease a turnkey industrial premises that blends high-end office finishes with a clean, functional manufacturing or warehouse environment.

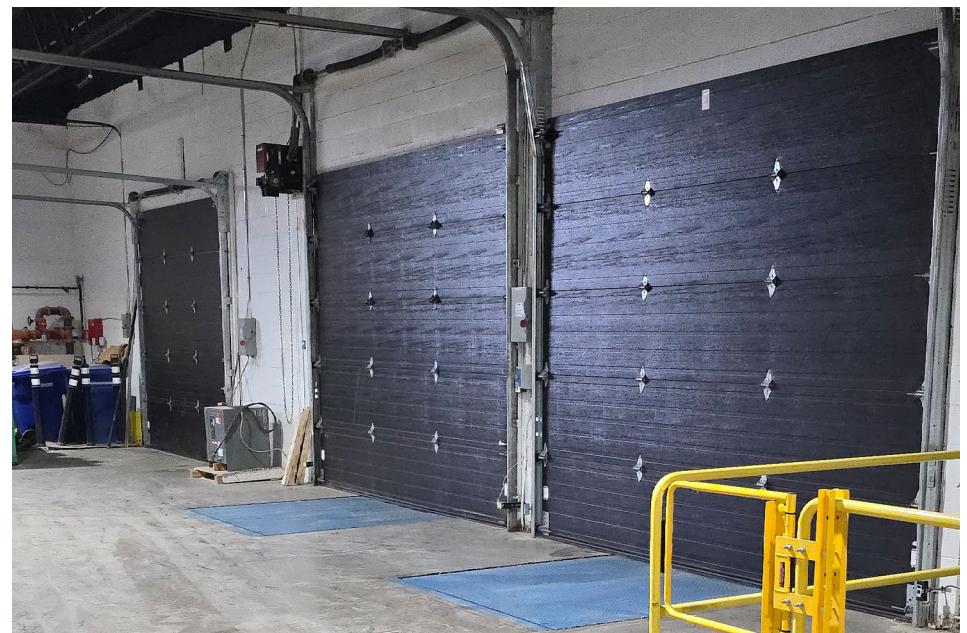
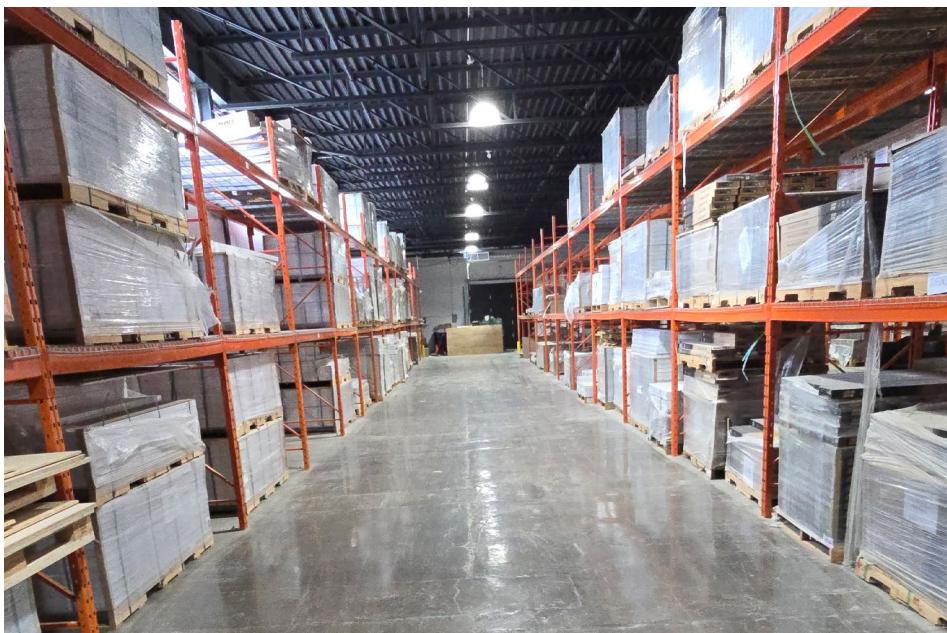
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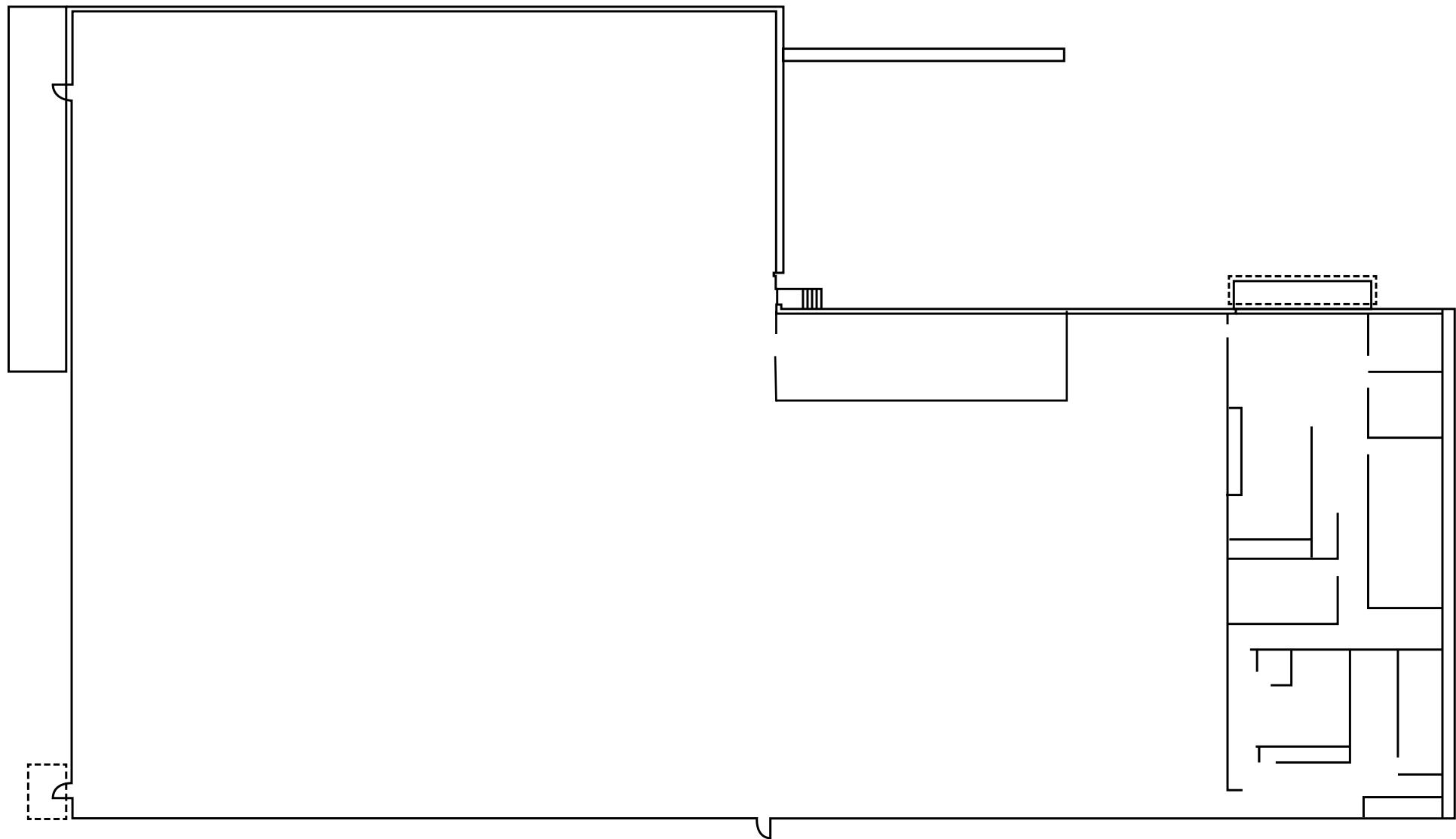


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**FLOOR PLAN**

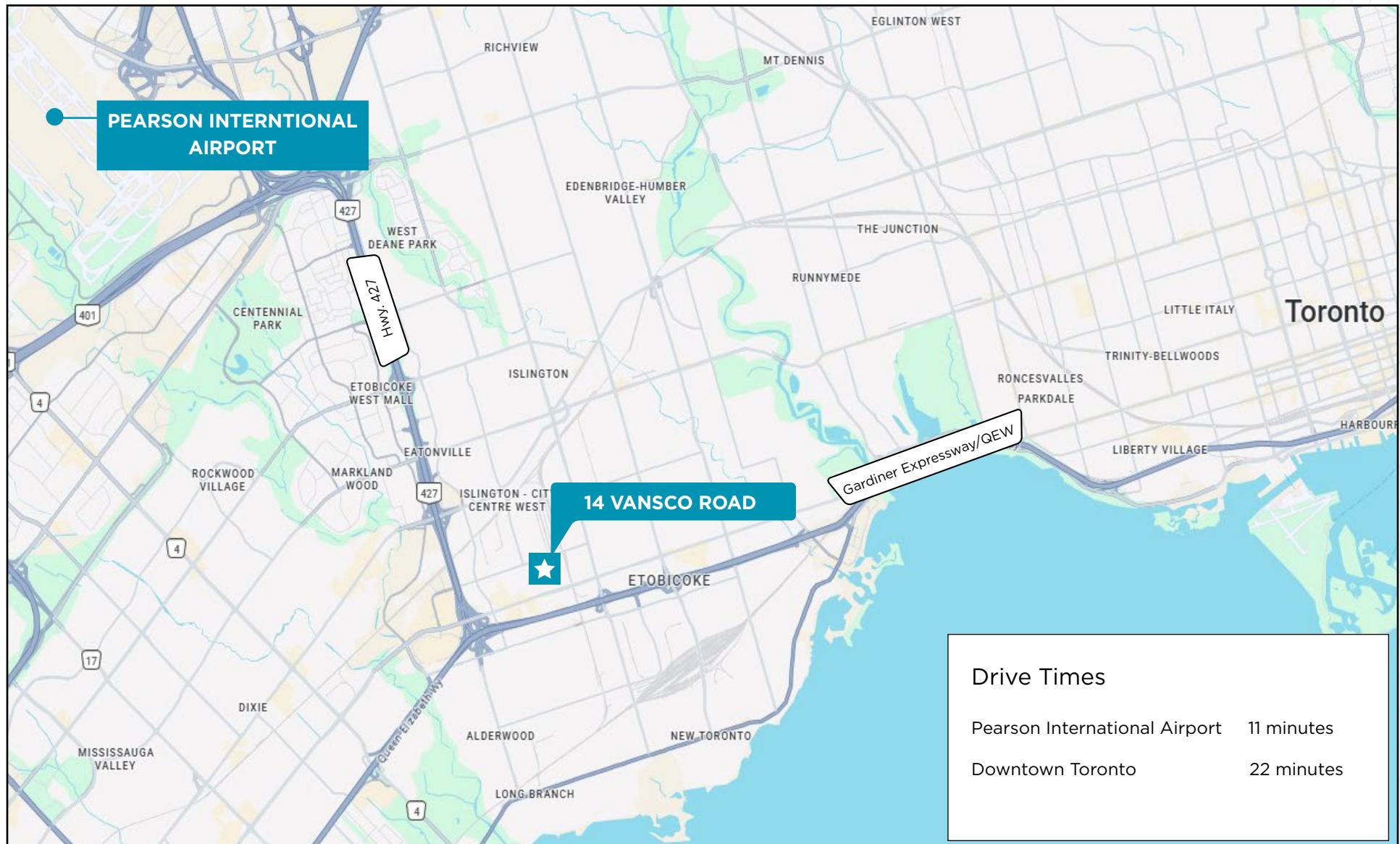


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### LOCATION MAP



# 14 VANSCO ROAD, UNIT 300 ETOBICOKE, ON





## FOR MORE INFORMATION, CONTACT:

### **GREG RACIC\***

Vice President  
Direct: +1 416 756 5465  
Mobile: +1 416 629 4734  
greg.racic@cushwake.com

### **MICHAEL WOOD\***

Associate  
Direct: +1 416 756 5406  
Mobile: +1 416 451 3535  
michael.wood2@cushwake.com

1500 Don Mills Rd., Suite 401  
Toronto, Ontario M3B 3K4  
Direct: +1 416 494 9500  
cushmanwakefield.com

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