FOR LEASE

22 WORCESTER ROAD

TORONTO





LOCATION Off Carlingview Drive

BUILDING SIZE Office 10,094 SF

 Warehouse
 29,470 SF

 Total
 39,564 SF

(Note: Approximately 4,000 SF of office can be removed to increase warehouse area)

LOT SIZE 2.32 Acres

POWER 200 Amps / 600 Volts

SPRINKLERS Yes

ZONING E1

CLEAR HEIGHT • 15' 10" clear

(original section)

• 22' 8" clear

(15,500 SF expansion section)

SHIPPING 4 truck-level doors with electric levelers, dock seals

and dock lights

WAREHOUSE HEATING Forced air gas and radiant

PARKING 76 spaces

REALTY TAXES \$2.13 PSF

ASKING RENT \$14.75 net PSF

• Warehouse has painted walls and ceiling with LED lighting

 High parking ratio for cars or to park service vehicles

 Excellent highway and airport access

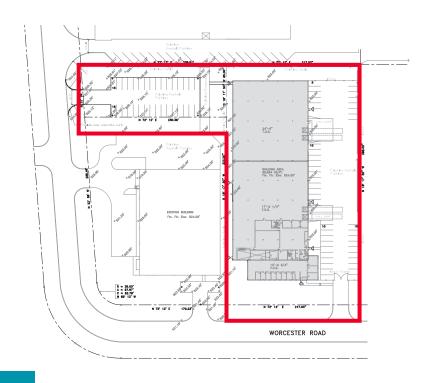
 Shipping area is fenced and gated

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SITE PLAN



AERIAL MAP

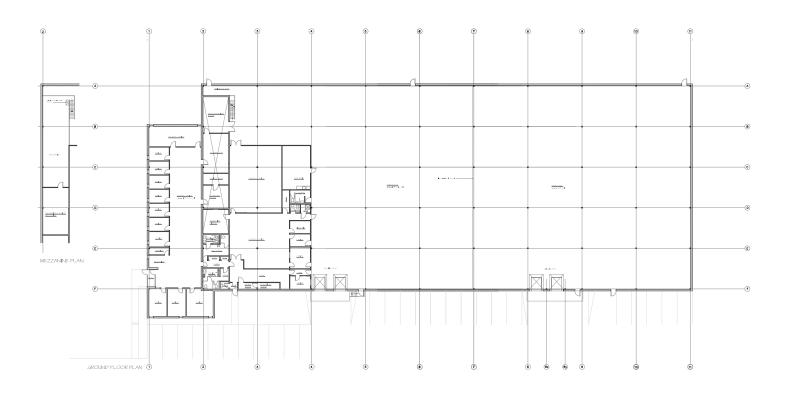


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FLOOR PLAN



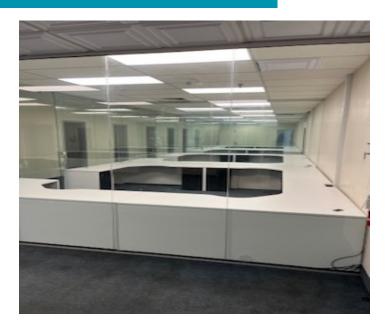
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INTERIOR PHOTOS









For more information, please contact:

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