

FOR LEASE

22 WORCESTER ROAD

TORONTO



PROPERTY DETAILS

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

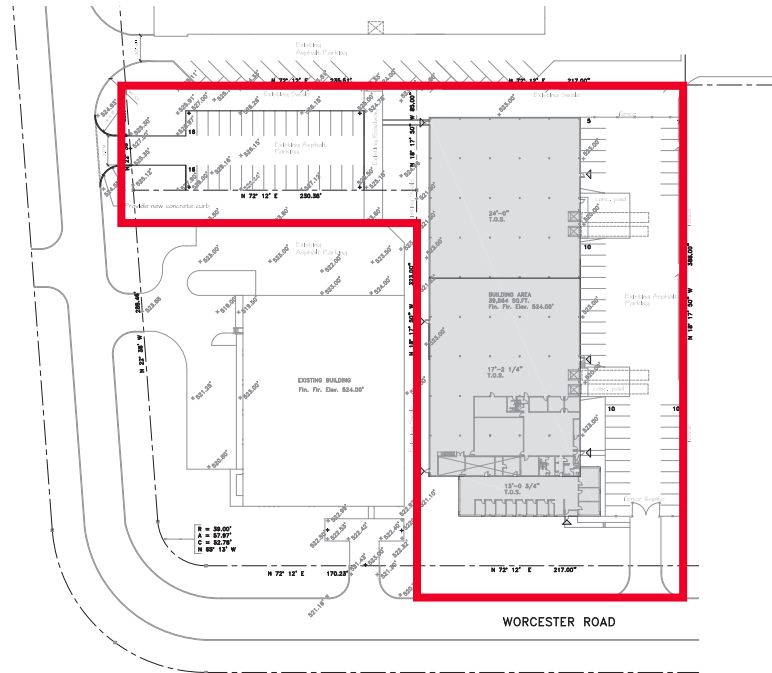
COMMENTS

- 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



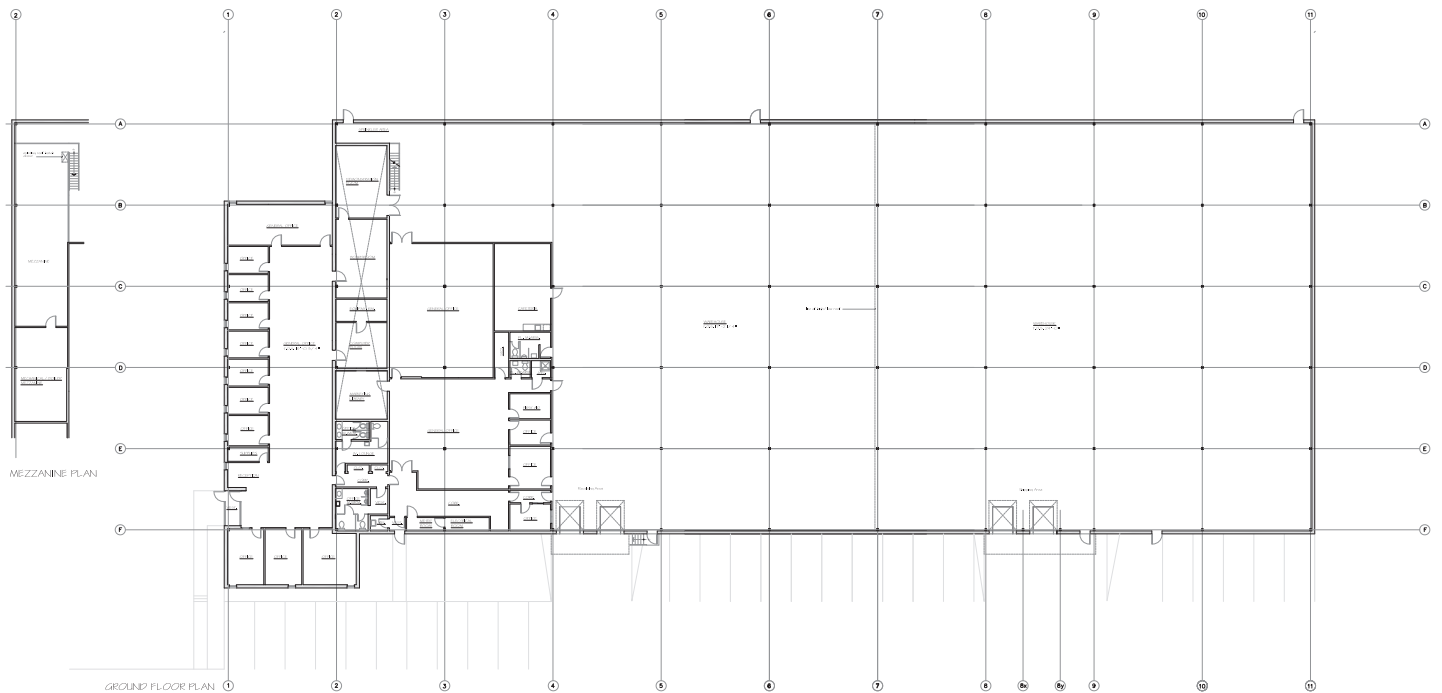
AERIAL MAP



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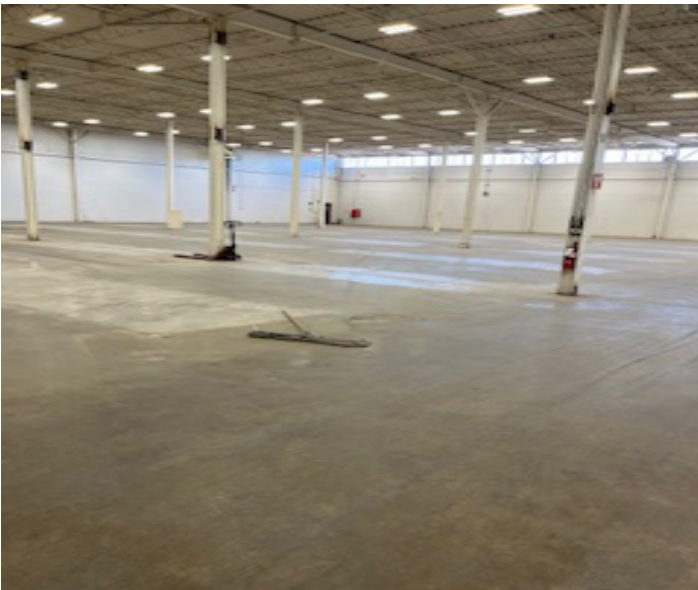
FLOOR PLAN



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INTERIOR PHOTOS



For more information, please contact:

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