

1170 BIRCHMOUNT RD

SCARBOROUGH, ON

45,820 SF OF INDUSTRIAL SPACE FOR LEASE



Bluetick
REALTY INC., BROKERAGE

SAM SHAH

BROKER

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INDUSTRIAL SPACE AVAILABLE FOR LEASE

SPACE DETAILS:

Suite:	2
Area Sq. Ft.:	45,820 Sq. Ft.
Available From:	Can be discussed
Base Rent:	\$14.50 per Sq. Ft.
Additional (TMI) Rent:	\$4.50 per Sq. Ft.
Loading Door:	2
Drive-in Door:	2
Ceiling Height:	24'- 27'
Power:	400 Amp / 600 Volts
Viewing Timings:	11AM - 4PM Mon-Fri 24 hrs notice needed

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*Tenant is responsible for conducting their own due diligence with the City regarding zoning, parking, and permitted use of the space.
*For interior pictures and Floor plans, please contact us

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ZONING DETAILS: E 1.0

PERMITTED USES:

- Manufacturing Facility
- Wholesaling Facility
- Medical Treatment
- Ambulance Depot
- Cold Storage
- Medical Office
- Many More

Positioned within the established industrial corridor of Scarborough, 1170 Birchmount Road, a functional industrial space designed to support a range of business operations. Strategically located with convenient access to Highway 401, Highway 404, and the Don Valley Parkway, the property delivers exceptional connectivity across the GTA.

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Sam Shah

Broker

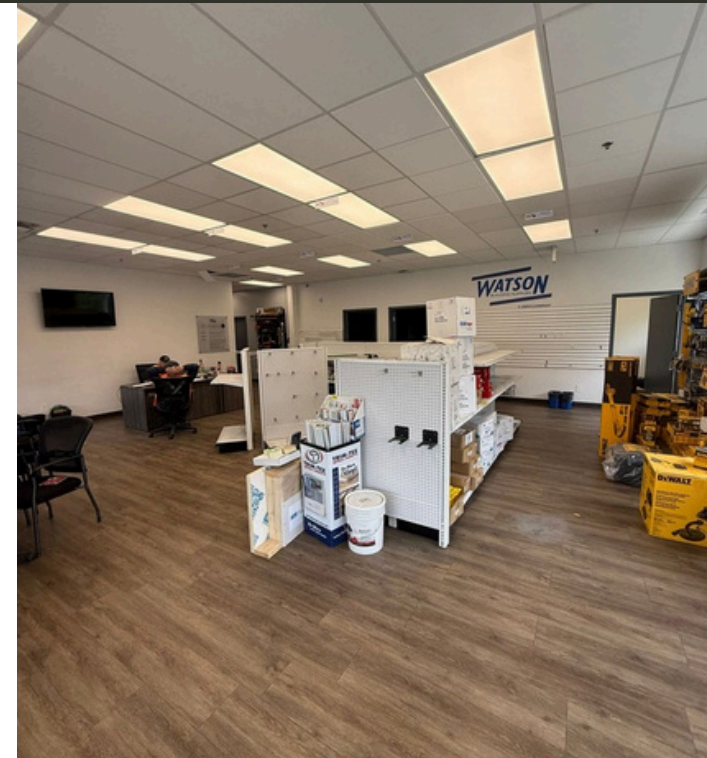
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UNIT 2 AT 1170 BIRCHMOUNT RD



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