



For Lease

Clean Functional Warehouse

1220 Birchmount Road | Toronto , ON

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Property Overview

Property Address	1220 Birchmount Road, Toronto
Location	Lawrence Avenue East and Birchmount Road
Total Area	17,030 SF
Industrial Area	90%
Office Area	10%
Ceiling Height	18'
Shipping	2 truck level doors
Sprinklers	Yes
Zoning	E - many uses permitted including warehouse, retail, recreational, etc.
Available	Immediate
Lease Rate	\$15.75 PSF
TMI	\$4.25



Property Highlights



Clean functional warehouse with clear height ranging from 14' to 18'



53' trailer accessibility with turning radius around the building



Side loading door into warehouse for easy fulfillment or pick up/drop off

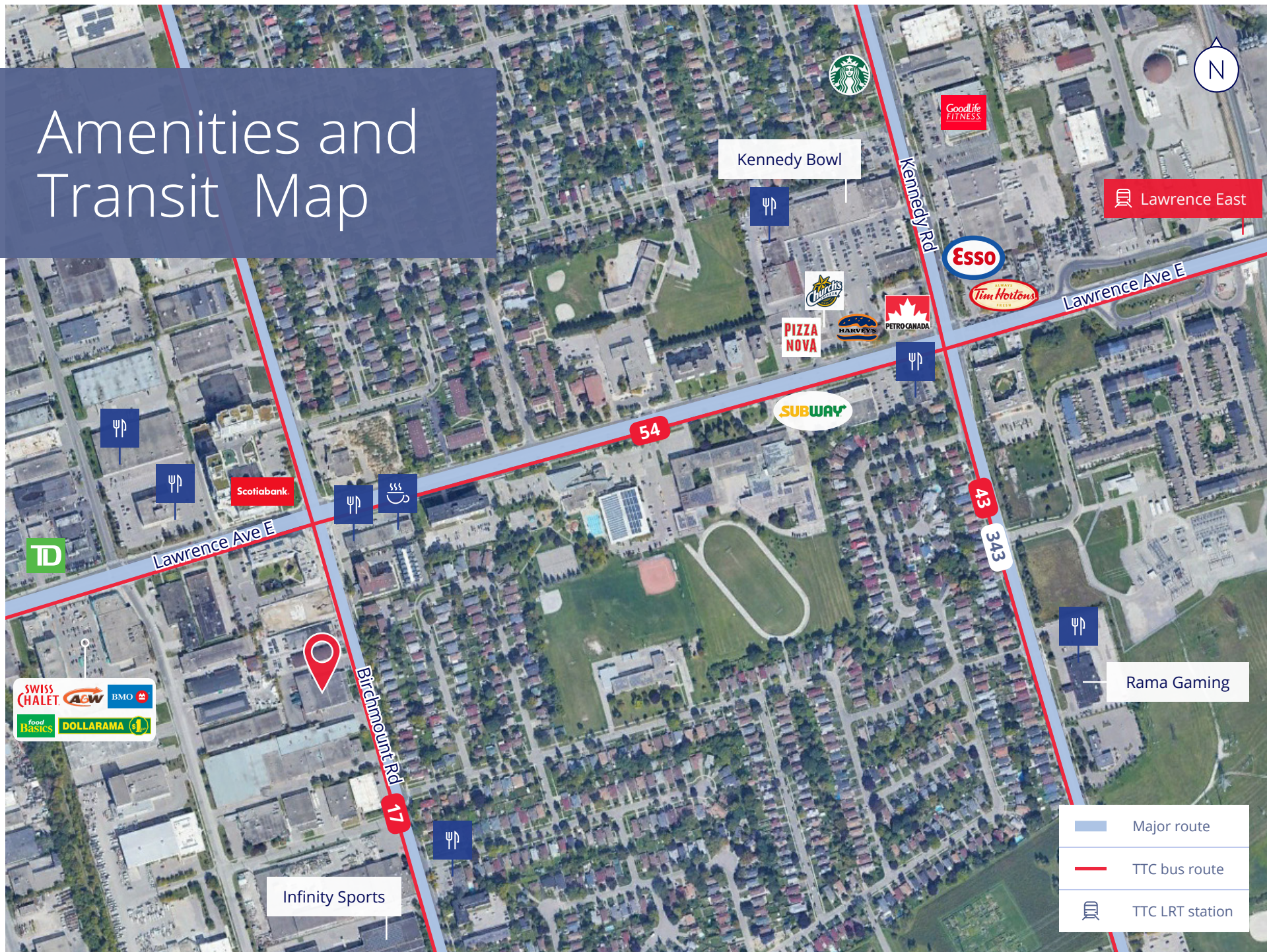


Ample outdoor surface parking available on-site

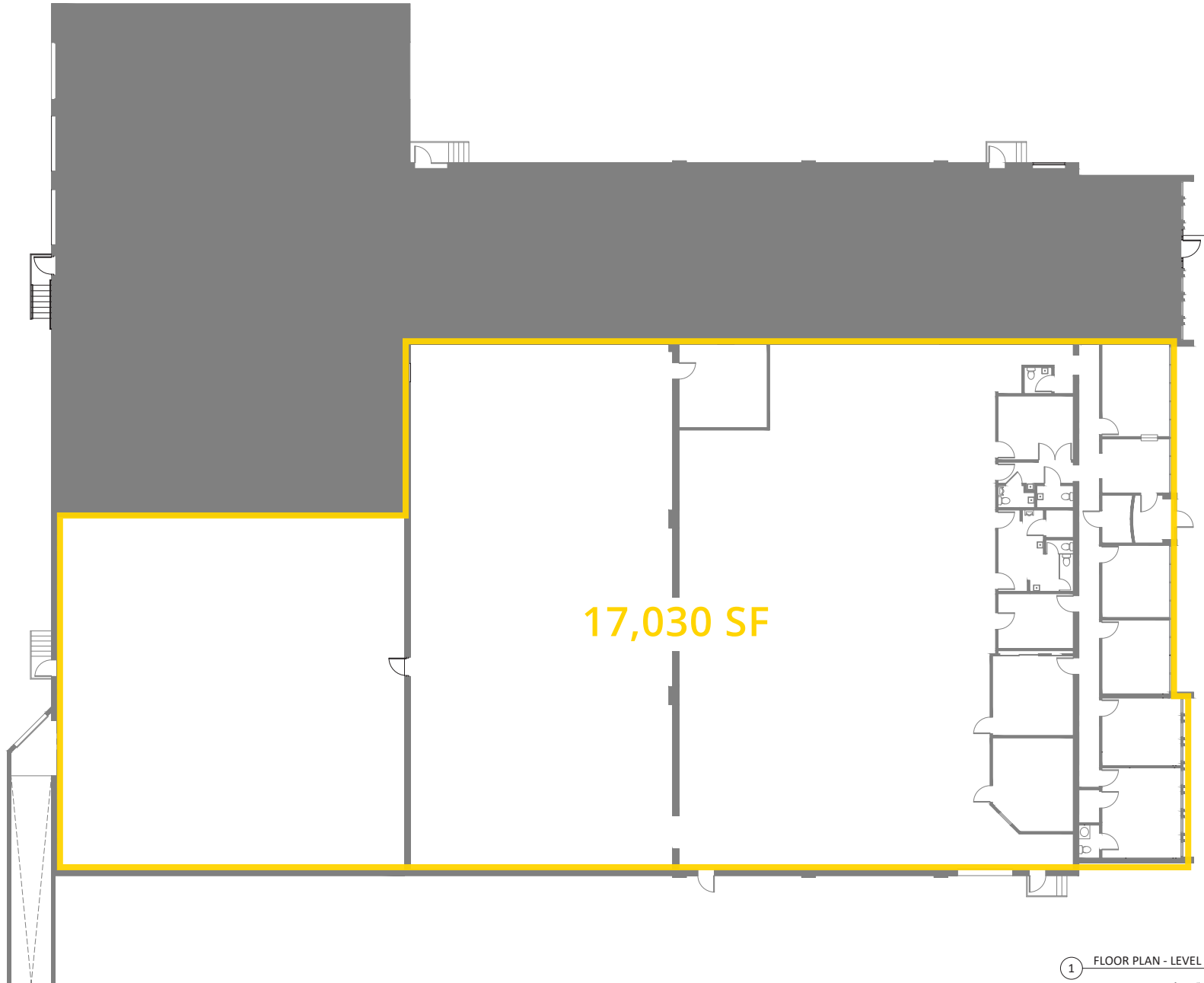


Daily traffic count of over 28,000 cars at Birchmount and Lawrence

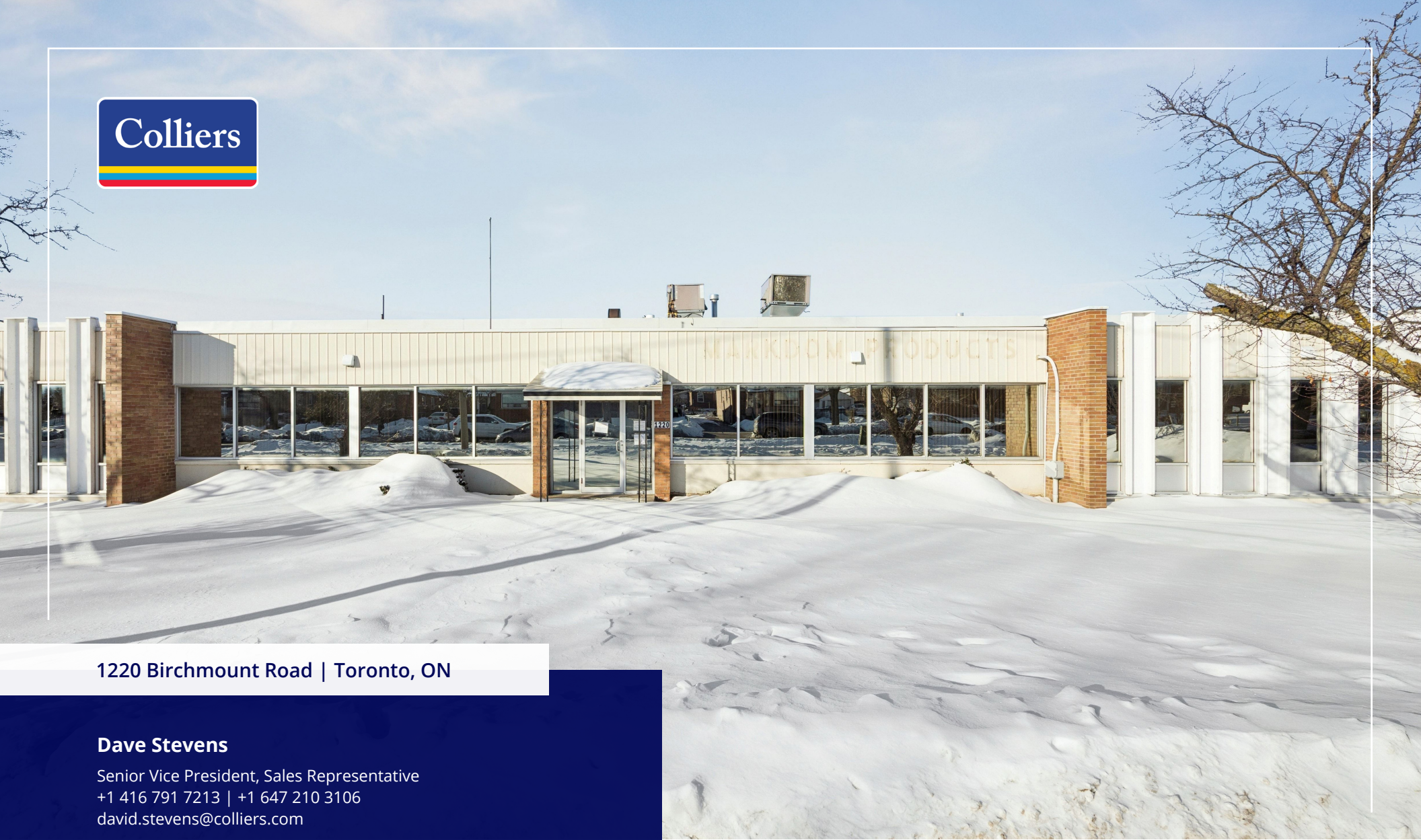
Amenities and Transit Map



Floor Plan







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