



FOR LEASE

400 Carlingview Drive, Etobicoke

# Rare 47,040 SF freestanding building **ready for occupancy**

Total Area	47,040 SF
Office Area	6,795 SF
Clear Height	11' - 31'
Shipping	5 TL   2 DI
Power	400 Amps
Zoning	E1.0
Sprinklers	ESFR
Parking Stalls	31 (ability to add more)
Yr. 1 Lease Rate	\$19.95 PSF
Additional Rent	\$3.95

  
47,040 SF

  
6,795 SF  
Office

  
11' - 31'  
Clear

  
5 TL | 2 DI  
Doors

  
400  
Amps

  
Transit at  
Doorstep

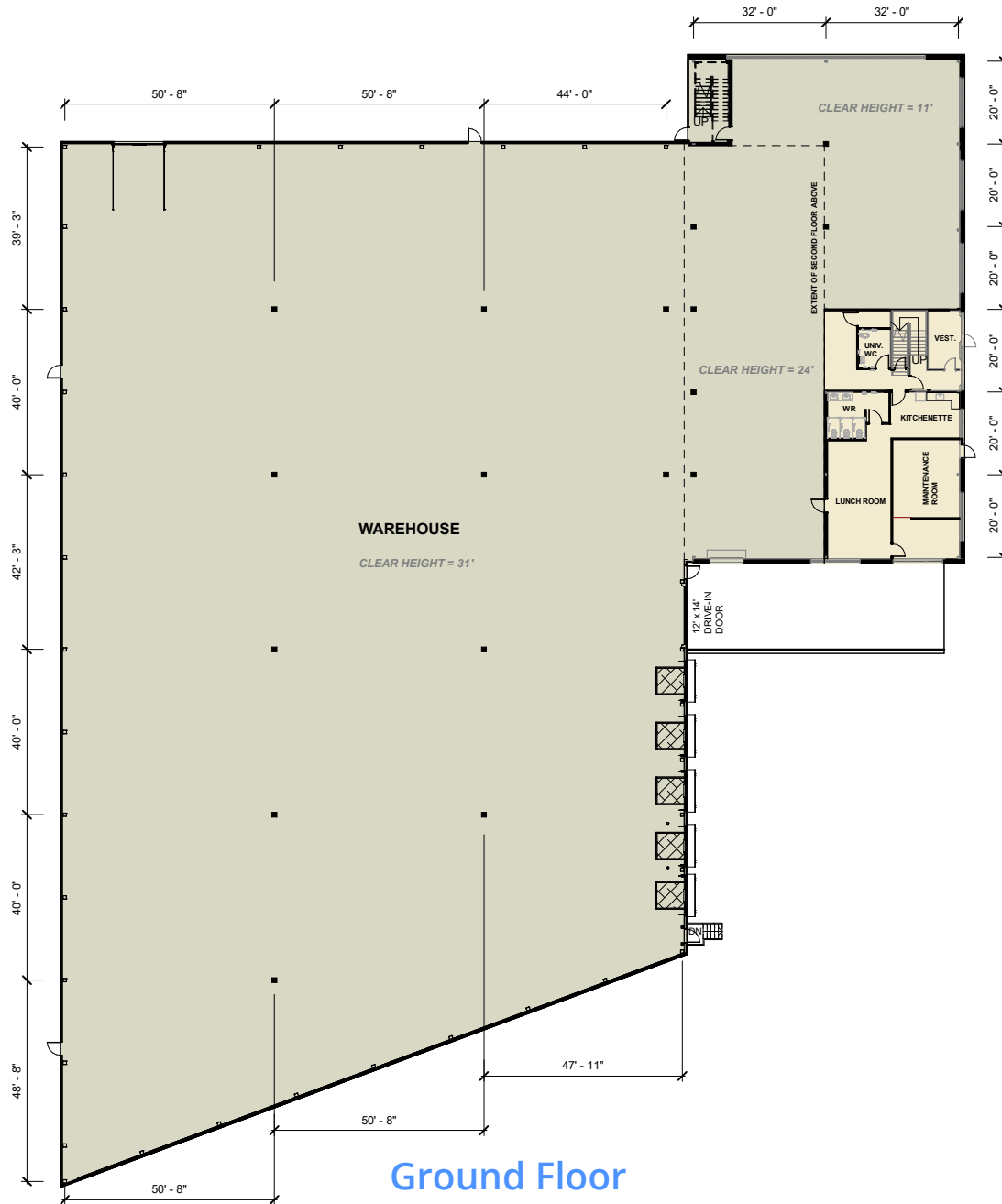
  
Ample  
Parking

  
Excellent  
Location

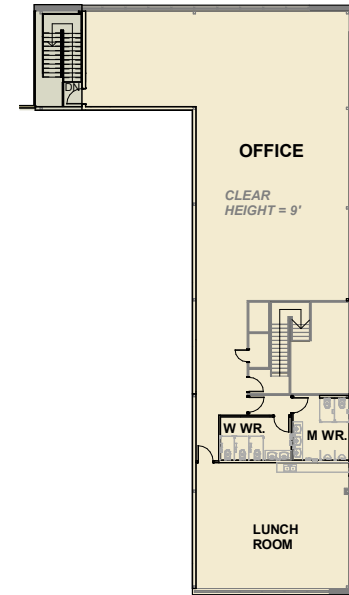
**Dane Gilbert\***

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Ground Floor



Second Floor

### Area Summary

31' Clear	33,996 SF
24' Clear	3,431 SF
11' Clear	2,817 SF
<b>Total Warehouse</b>	<b>40,245 SF</b>
1 <sup>st</sup> Floor Office	2,093 SF
2 <sup>nd</sup> Floor Office	4,702 SF
<b>Total Office</b>	<b>6,795 SF</b>
<b>Total Area</b>	<b>47,040 SF</b>

# Floor Plan



# Construction Progress

Floor Poured



# Site Access



**TTC Bus Stop**  
At Doorstep



**Hwy 409**  
2 minutes



**Pearson Airport**  
4 minutes



**Hwy 427**  
4 minutes



**Hwy 401**  
4 minutes

**UP GO**  
7 minutes

**Malton GO**  
8 minutes

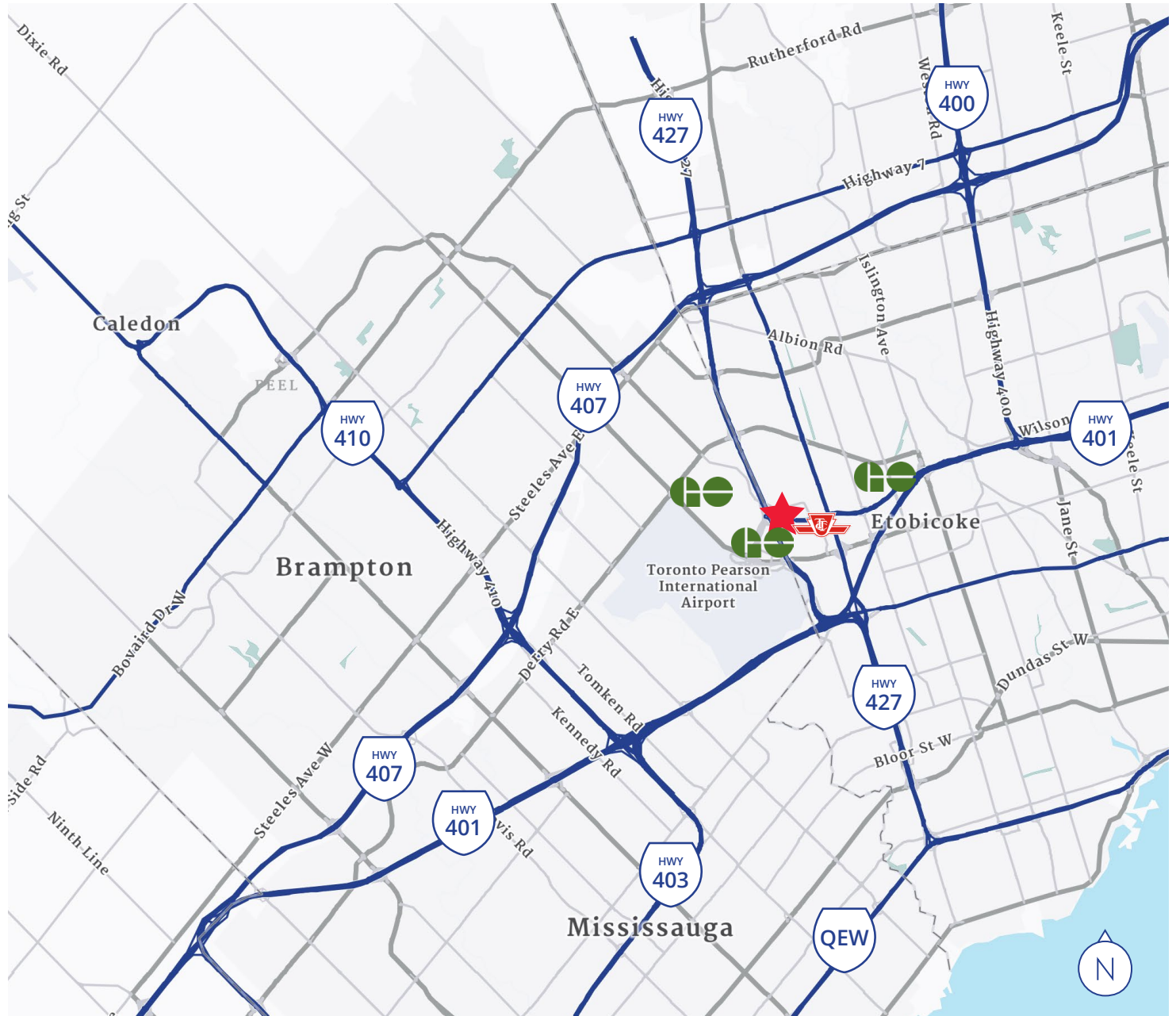
**Etobicoke North GO**  
8 minutes

**Hwy 400**  
10 minutes

**Hwy 410**  
12 minutes

**Hwy 403**  
12 minutes

**Downtown Toronto**  
29 minutes



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