

GET SOLD

REALTY INC., BROKERAGE



SCAN
ME!

FOR SALE

650 Fenmar Drive, Toronto

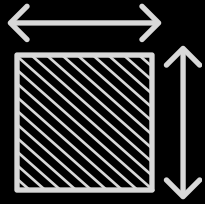
Freestanding building, corner lot,
certified BRC & HACCP

MICHAEL SAMRAH

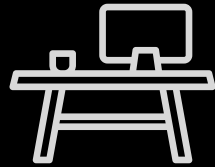
BROKER OF RECORD
GET SOLD REALTY INC., BROKERAGE

416.889.5600

Property Overview



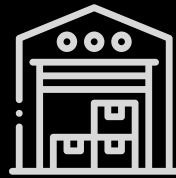
TOTAL AREA
37,592 SF



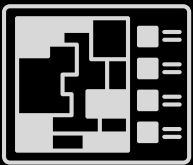
OFFICE AREA
2,700 SF



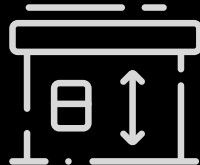
WAREHOUSE AREA
33,179 SF



SHIPPING
3 TRUCK
LEVEL
1 DRIVE IN



ZONING
EH 1.0



CLEAR HEIGHT
16' - 22'



CERTIFICATION
BRC &
HACCP

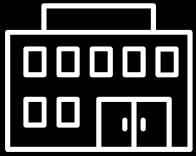


POWER
800 AMPS
FULL BUILDING



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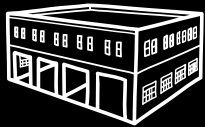
Floor Plans & Features



FREESTANDING BUILDING
CORNER LOCATION,
MULTIPLE ENTRY



PARKING
32 PARKING STALLS



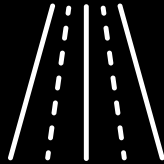
SHIPPING & RECEIVING
3 TRUCK LEVEL DOORS
W/LEVELLERS



ROOF
REPLACED 2 YEARS AGO



TRANSIT
CLOSE PROXIMITY TO TTC



TRANSPORTATION
MINUTES FROM HWY 400, 401, 427, 407, 409



UPGRADES
EPOXY FLOORING
W/DRAINS, QA LAB, SMALL COOLER

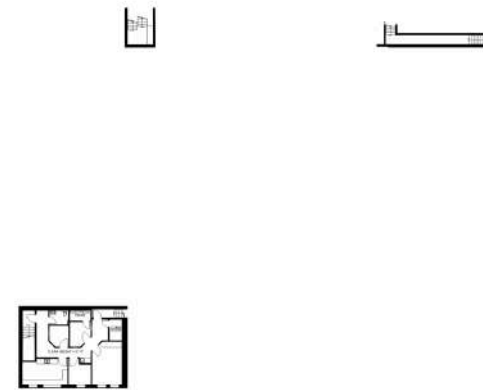


OFFICE AREA
2400 SF WHEELCHAIR ACCESSIBLE

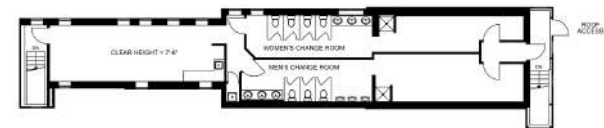
FLOOR 1



FLOOR 2



FLOOR 3



Detailed Area Chart

FLOOR LEVEL	BOUNDARY AREA (PMS 1-INDUSTRIAL)	RENTABLE EXCLUSIONS 1	SINGLE OCCUPANT RENTABLE AREA	RENTABLE EXCLUSIONS 2	SPACE ID	OCCUPANT AREA	BUILDING AMENITY AREA	FLOOR USABLE AREA	BUILDING SERVICE AREA	FLOOR SERVICE AREA	FLOOR ALLOCATION RATIO	FLOOR ALLOCATION	BUILDING AMENITY & SERVICE AREA	BUILDING ALLOCATION RATIO	MULTI-OCCUPANT RENTABLE AREA	LOAD FACTOR
Floor 01 <i>fp2</i>		122.35			Overhang Area											
					Tenant Warehouse Area	33,179.15		33,179.15				33,179.15			34,090.20	1.0275
					Building Service Area				986.10				986.10			
FLOOR TOTALS	34,287.60	122.35	34,165.25	0		33,179.15	0	33,179.15	986.10	0	1.0000	33,179.15	986.10		34,090.20	
Floor 02 <i>fp2</i>				524.51	Major Vertical Penetrations											
					Tenant Office Area	1,063.27		1,063.27				1,063.27			1,092.47	1.0275
FLOOR TOTALS	1,587.78	0	1,587.78	524.51		1,063.27	0	1,063.27	0	0	1.0000	1,063.27	0		1,092.47	
Floor 03 <i>fp2</i>				169.74	Major Vertical Penetrations											
					Tenant Office Area	1,670.13		1,670.13				1,670.13			1,715.99	1.0275
FLOOR TOTALS	1,839.87	0	1,839.87	169.74		1,670.13	0	1,670.13	0	0	1.0000	1,670.13	0		1,715.99	
BUILDING TOTALS	37,715.25	122.35	37,592.90	694.25		35,912.55	0	35,912.55	986.10	0		35,912.55	986.10	1.0275	36,898.65	

Neighbourhood Amenities

HIGHWAY 401 14 MINS	HIGHWAY 400 7 MINS
HIGHWAY 427 7 MINS	HIGHWAY 407 4 MINS
HIGHWAY 409 12 MINS	HIGHWAY 410/403 17 MINS
PIONEER V SUBWAY 13 MINS	QEW/ GARDINER 24 MINS
DOWNTOWN TORONTO 40 MINS	PEARSON AIRPORT 13 MINS

