

120, 140 & 150 McLevin Avenue

McLevin Business Park, Scarborough

**FOR
LEASE**

**RECENT IMPROVEMENTS
COMPLETED**

From 8,684 SF to 63,295 SF

Multiple configurations available

This document has been prepared for advertising and general information only. Pure Industrial and Vanguard Northeast Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial and Vanguard Northeast Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Nothing contained herein shall constitute a representation or warranty regarding the legal compliance, condition, or permitted use of the premises. Prospective customers are advised to conduct their own due diligence. This publication is the copyrighted property. ** Part of Vanguard Realty Brokerage Corp.



Prime industrial product available for lease

Owned & managed by Pure Industrial

Available Configurations For Lease

120 McLevin Avenue		
Unit 4	23,292 SF	3 TL
140 McLevin Avenue		
Unit 4-5	18,072 SF	3 TL
150 McLevin Avenue		
Unit 1-3	32,692 SF	2 TL
Unit 4	8,792 SF	1 TL
Unit 5-6	21,811 SF	3 TL
Unit 1-6	63,295 SF	5 TL

Many of the units allow for additional truck door shipping. Speak to Listing Agent. Floor Plans available for each unit.



Ample Power



18' Clear



Shipping Doors



Scarborough Central Location



Renovations Underway

Ready for 2026 Occupancy

McLevin Business Park

McLevin Business Park offers prime Scarborough industrial space near Highway 401 with modern shipping, strong logistics access, and nearby amenities.

About Pure Industrial

Pure Industrial is Canada's leading industrial landlords provides 42M SF of top tier industrial real estate product for growing tenants.
www.pureindustrial.ca



TENANT
READY
RELOCATION
SOLUTION

McLevin
Business Park



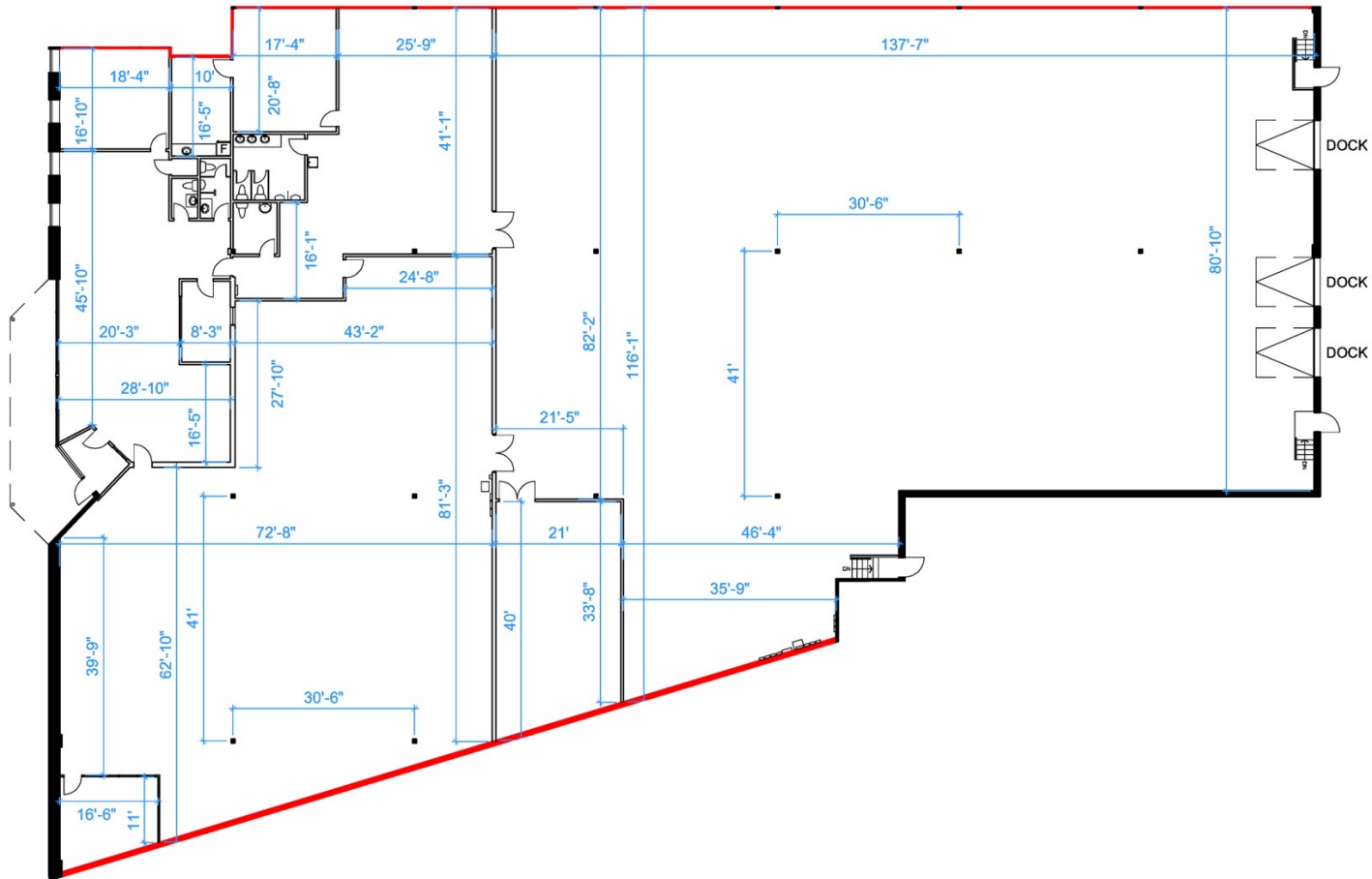
VANGUARD
NORTHEAST REALTY CORP.,
BROKERAGE



PURE INDUSTRIAL

120 McLevin Ave #4

23,292 SF



AREA SUMMARY

	RENTABLE AREA
OFFICE	10,614 S.F.
WAREHOUSE	12,678 S.F.
TOTAL	23,292 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO ANSI / BOMA Z65.2 2019

140 McLevin Ave #4-5

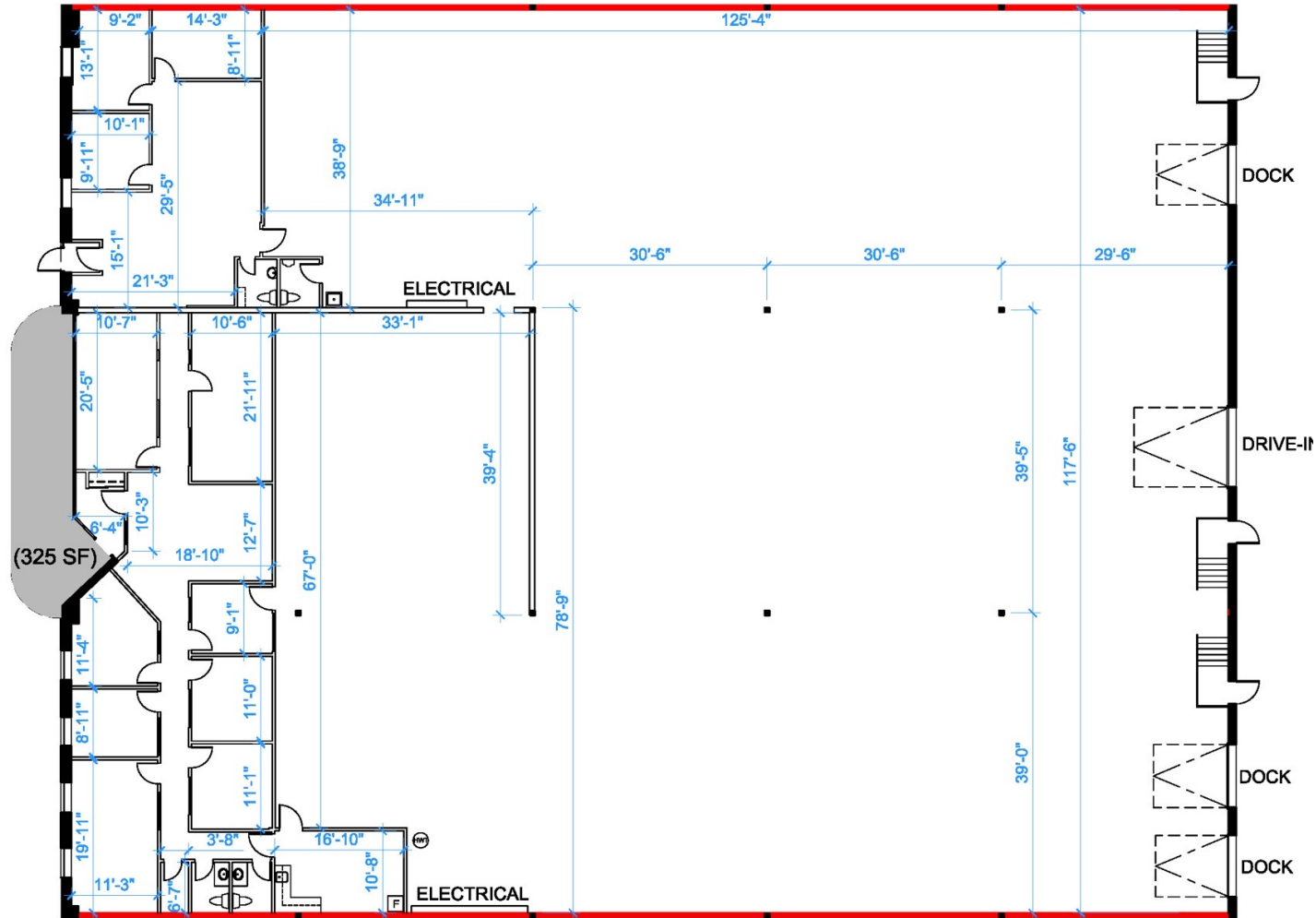
18,072 SF



VANGUARD
NORTHEAST REALTY CORP.,
BROKERAGE



PURE INDUSTRIAL



AREA SUMMARY	
	RENTABLE AREA
OFFICE	3,359 S.F.
WAREHOUSE	14,713 S.F.
TOTAL	18,072 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA / SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2019



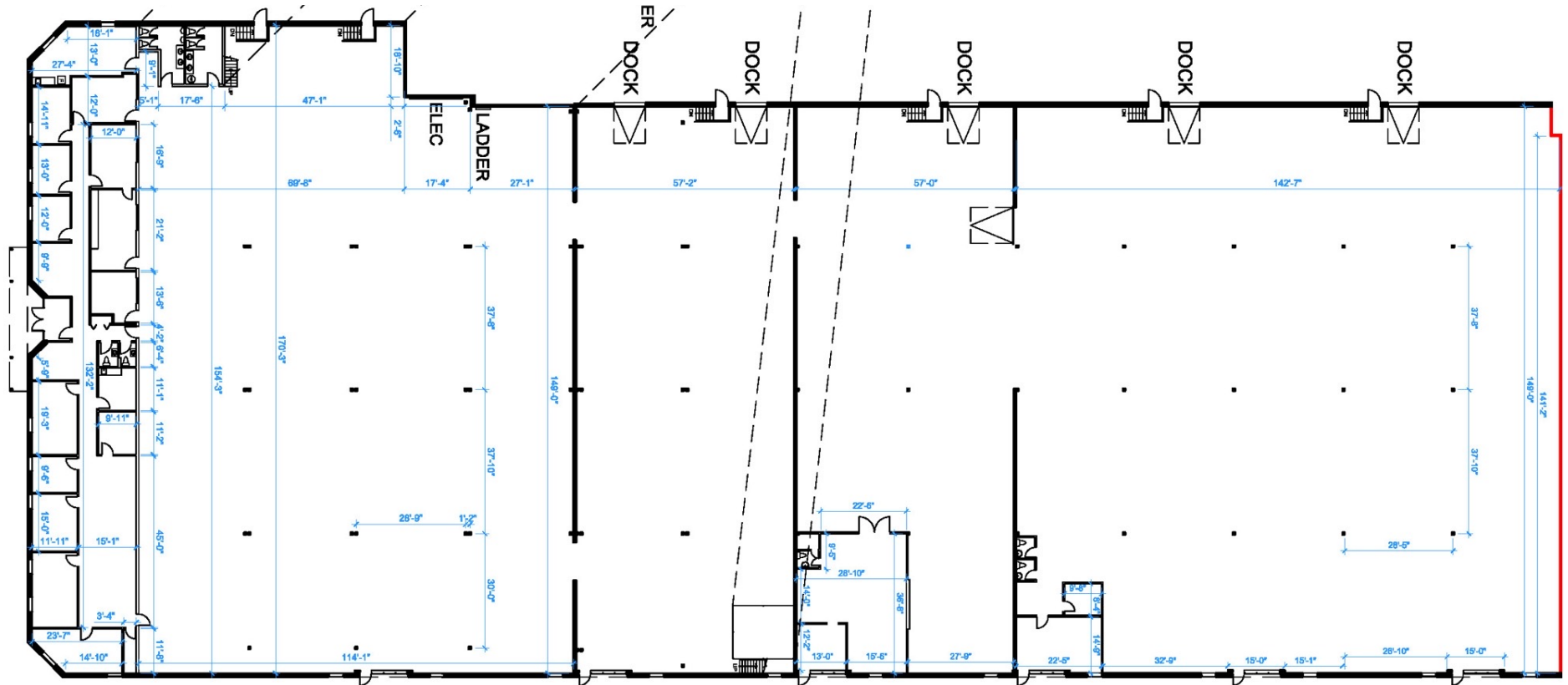
VANGUARD
NORTHEAST REALTY CORP.,
BROKERAGE



PURE INDUSTRIAL

150 McLevin Ave #1-6

From 8,792 SF to 63,295 SF



AREA SUMMARY

	RENTABLE AREA
OFFICE	5,202 S.F.
WAREHOUSE	58,093 S.F.
TOTAL	63,295 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO ANSI/BOMA Z65.2 2009 - METHOD B

For More Information

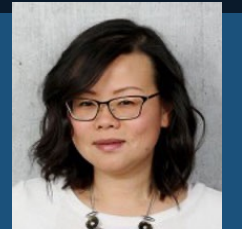
McLevin Business Park, Scarborough




Hanan Goldfarb
Broker of Record*
hgoldfarb@vanguardne.ca



Paul Miceli
Sales Representative**
pmiceli@vanguardrealty.ca



Jessie Yu
Sales Representative
jessie.yu@vanguardne.ca

 Website www.vanguardne.ca

 Office 647-732-9921

 Address 1775 Avenue Rd – 2nd Floor
Toronto, ON M5M 3Y8

This document has been prepared for advertising and general information only. Pure Industrial and Vanguard Northeast Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial and Vanguard Northeast Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Nothing contained herein shall constitute a representation or warranty regarding the legal compliance, condition, or permitted use of the premises. Prospective customers are advised to conduct their own due diligence. This publication is the copyrighted property. ** Part of Vanguard Realty Brokerage Corp.

