

APPROX. 85,132 SF ON  
3.47 ACRES **FOR SALE**



# 3640

## MCNICOLL AVE

SCARBOROUGH, ON

INDUSTRIAL  
FACILITY  
**FOR SALE**

Partnership. Performance.

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**AVISON  
YOUNG**

# 3640

## MCNICOLL AVE SCARBOROUGH, ON



### DETAILS



INDUSTRIAL AREA: 63%  
OFFICE AREA\*: 37%



LOT SIZE: 3.47 acres



CLEAR HEIGHT: 22'6"  
BAY SIZE: 30' x 40'



SHIPPING: 7 Truck Level Doors  
1 Drive-in Door

TOTAL AREA: **85,132 SF** { 43,823 SF Available Immediately  
41,309 SF Leased to Schindler Elevators

\*can be reduced

LISTING PRICE: \$13,332,000

PRICE / SF: \$156.60 psf

PRICE / SF: \$157,474.61 (2017) Annual



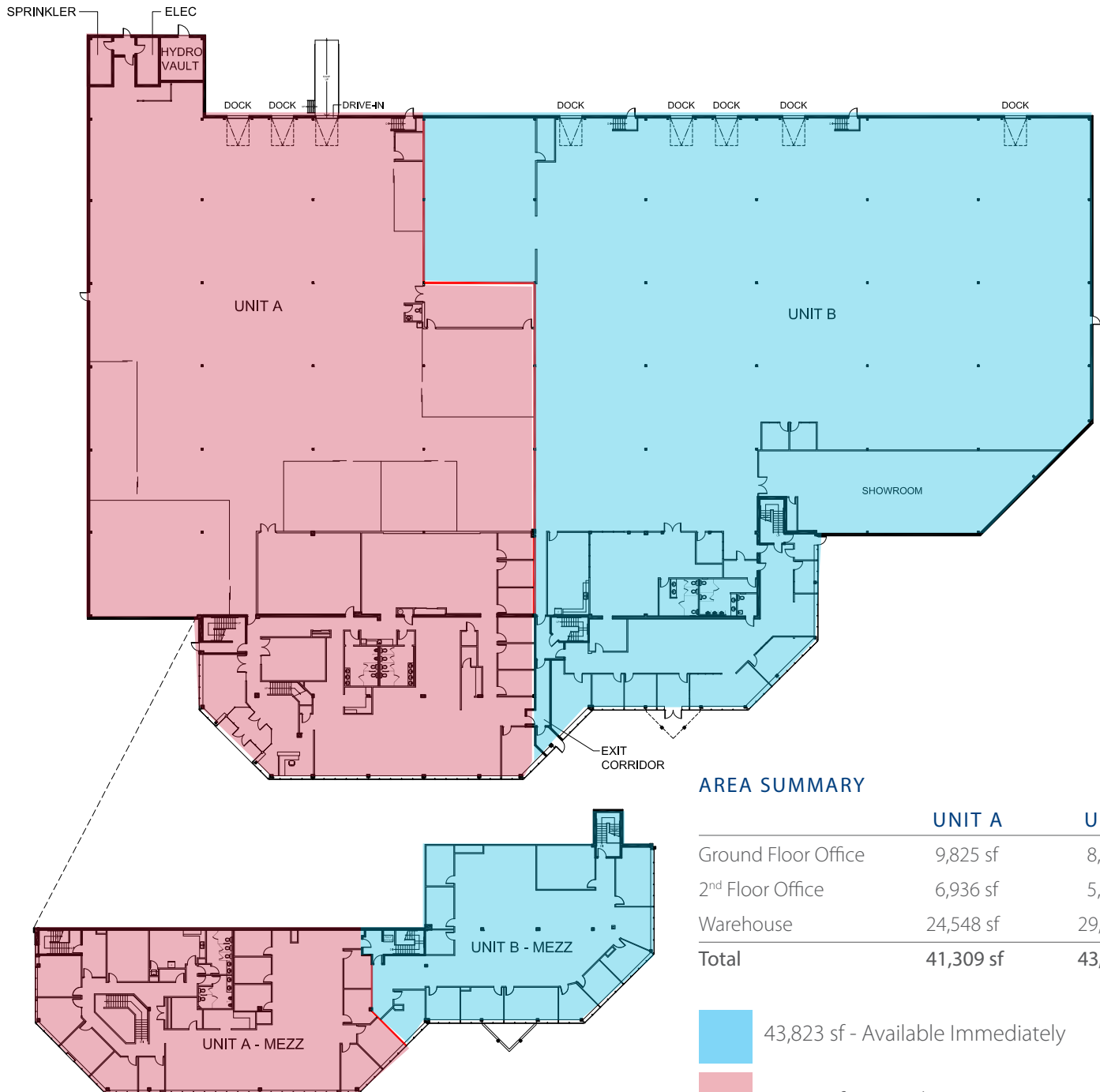
#### COMMENTS

- Industrial freestanding facility located on McNicoll Ave between Markham and Tapscott Road
- Precast and curtain wall glass facade
- Corner location
- Excellent shipping turning radius
- Building demised for two tenancies: 43,823 sf available immediately; 41,309 sf leased
- Property offers excellent curb appeal and TTC Transit stop right at the front door
- Easy access to Highways 407 & 401

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## MCNICOLL AVE SCARBOROUGH, ON

### FLOOR PLAN



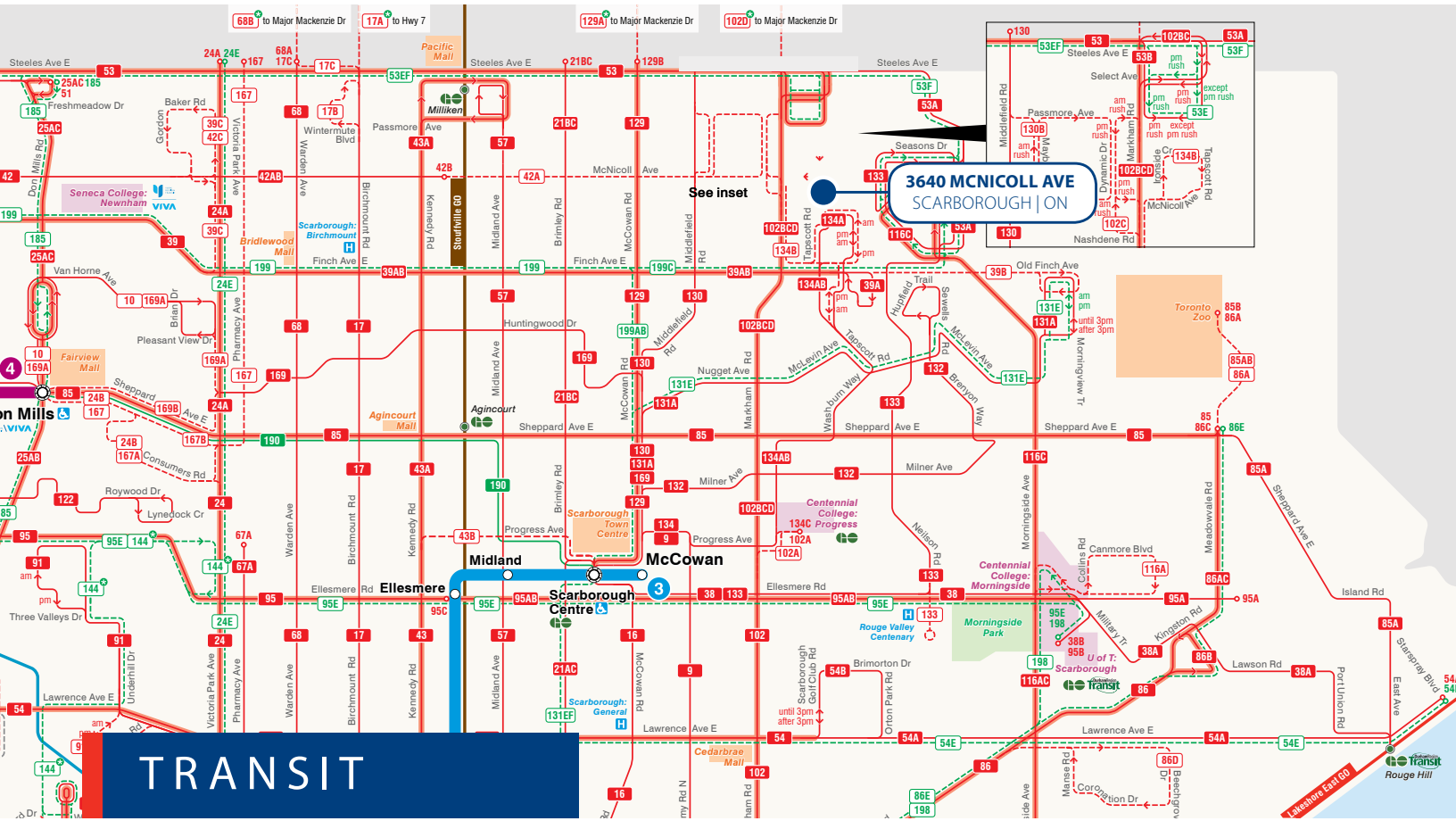
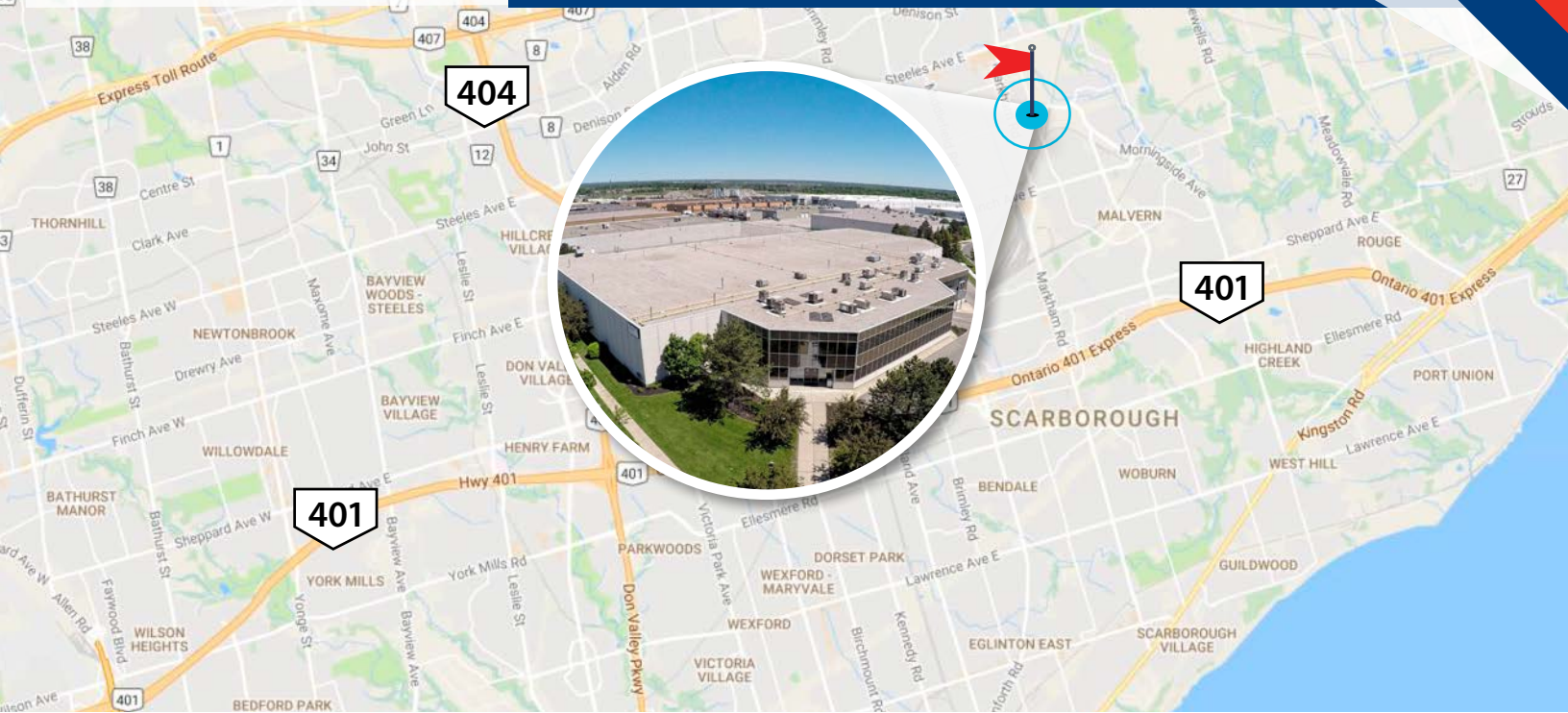
#### AREA SUMMARY

	UNIT A	UNIT B
Ground Floor Office	9,825 sf	8,779 sf
2 <sup>nd</sup> Floor Office	6,936 sf	5,571 sf
Warehouse	24,548 sf	29,473 sf
<b>Total</b>	<b>41,309 sf</b>	<b>43,823 sf</b>

- 43,823 sf - Available Immediately
- 41,309 sf - Leased

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## MCNICOLL AVE SCARBOROUGH, ON

PHOTOS



INDUSTRIAL FACILITY  
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