

INDUSTRIAL PROPERTY FOR LEASE

33 Casebridge Court #6, Toronto, ON, M1B 3J5



SIZE: **2,926 SF**



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PROPERTY DETAILS

PROPERTY OVERVIEW

Position your business in this versatile commercial unit offering an excellent combination of office, showroom, and warehouse space. Designed to accommodate a variety of business operations, the layout features a professional reception area, an open-concept showroom, multiple private offices, a boardroom, and functional warehouse space. An additional 1,330 sq. ft. mezzanine provides valuable bonus storage or operational space and is not included in the rentable area, offering exceptional value.

Ideal for businesses seeking a flexible office, showroom, or warehousing solution in a well-established commercial area with convenient access to major transportation routes.

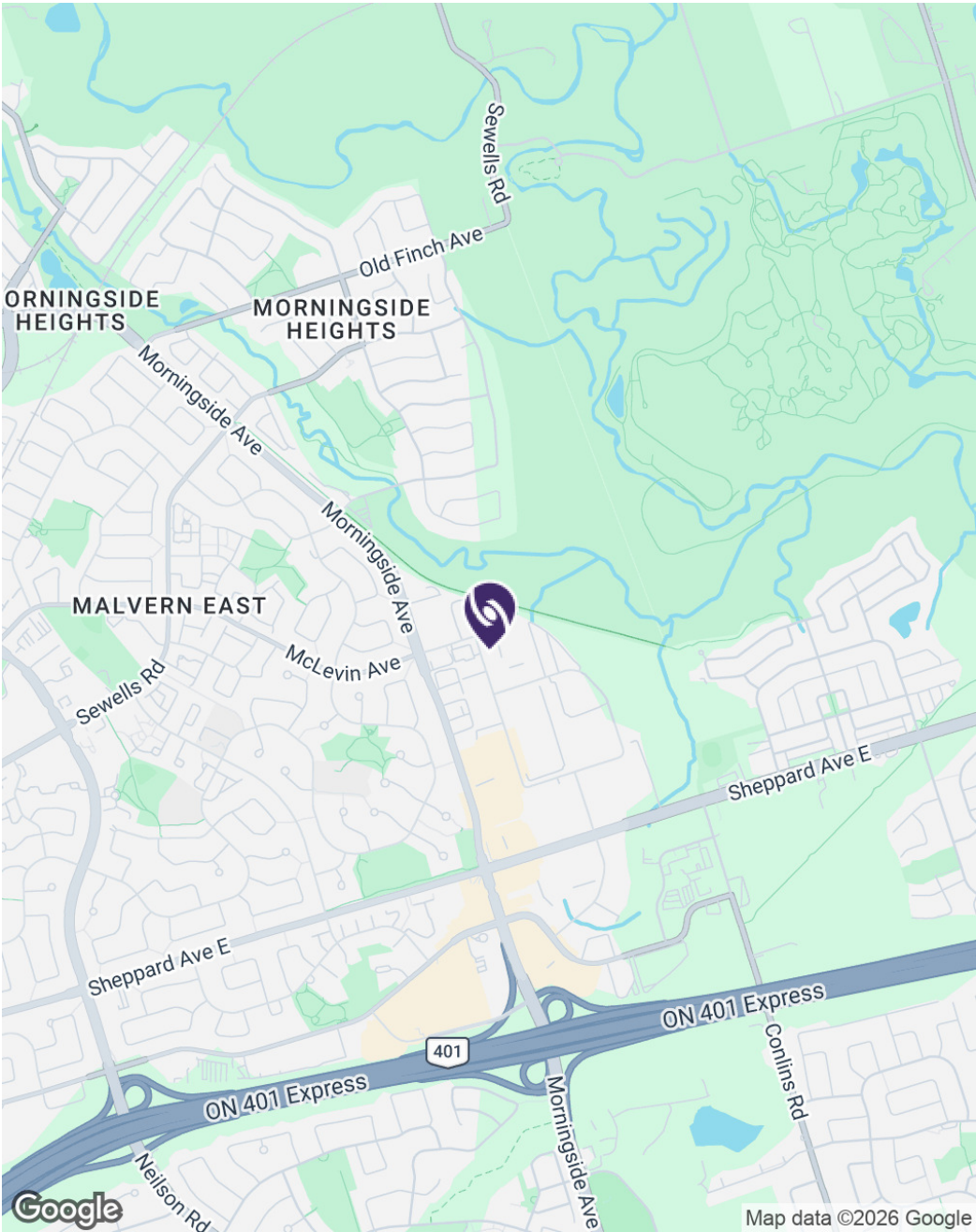
PROPERTY DETAILS

Size	2,926 SF
Lease Rate	\$15.95 SF/yr (NNN)
Additional Rent	\$6.60
Availability	Immediate
Zoning	E 0.7 (Employment Industrial)

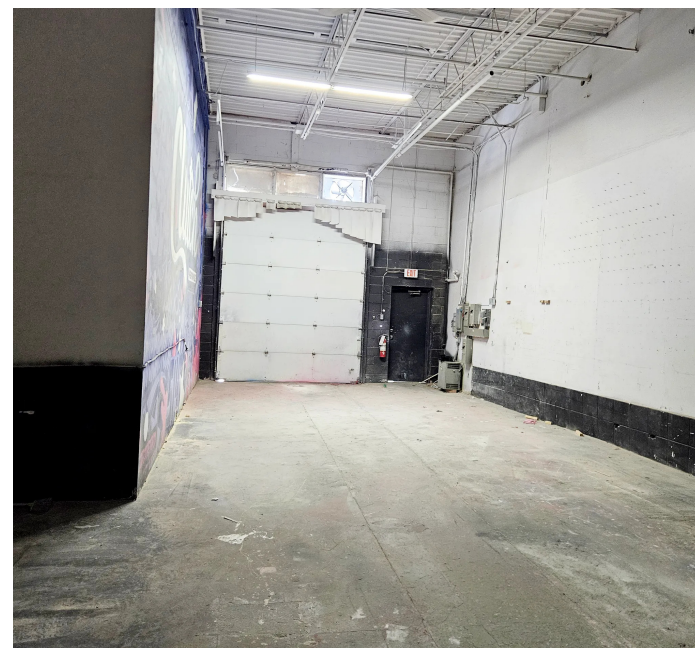
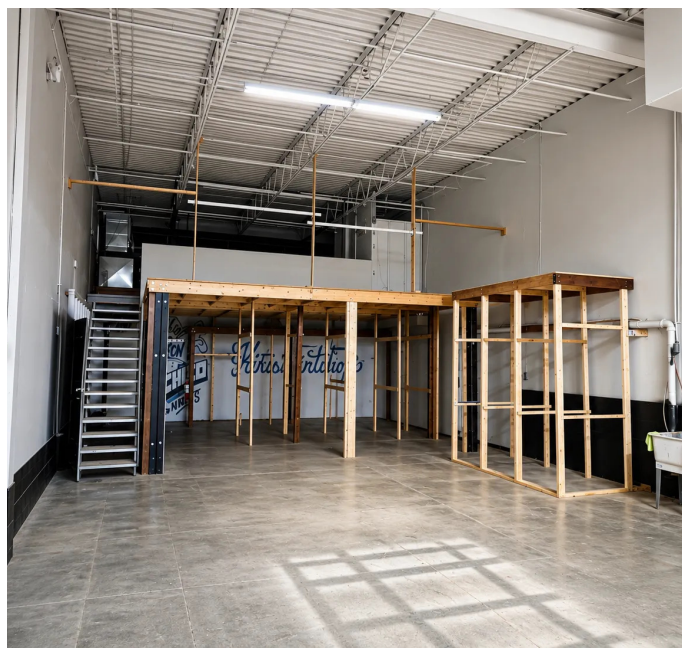
PROPERTY HIGHLIGHTS

- Professional reception with bright, open showroom/workspace
- Four private offices, boardroom, and efficient warehouse
- Bonus 1,330 sq. ft. mezzanine for additional usable space
- Kitchenette and two washrooms for staff convenience
- Located in an established business park
- Ideal for a wide range of commercial uses

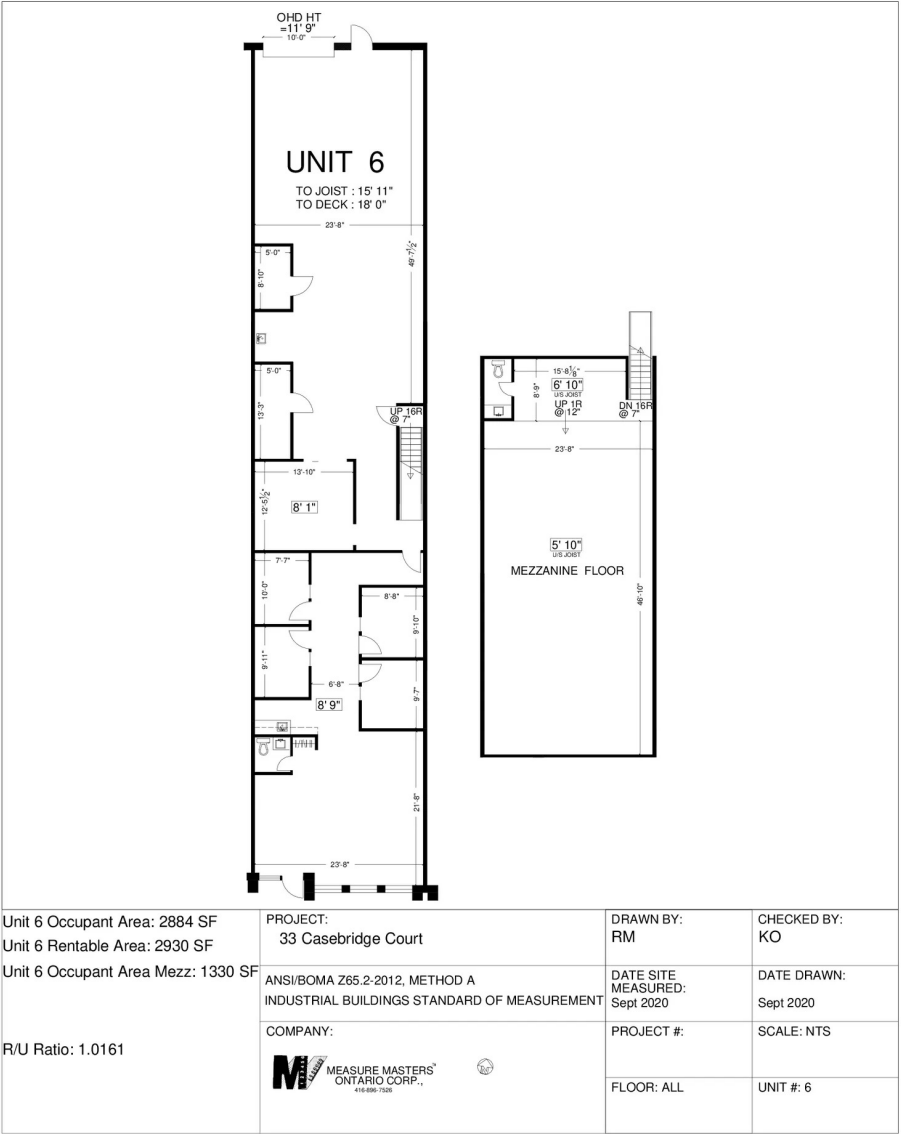
TRAFFIC COUNT: Casebridge Court, north of Thornmount Dr - 4,086 (ADT, 2024)



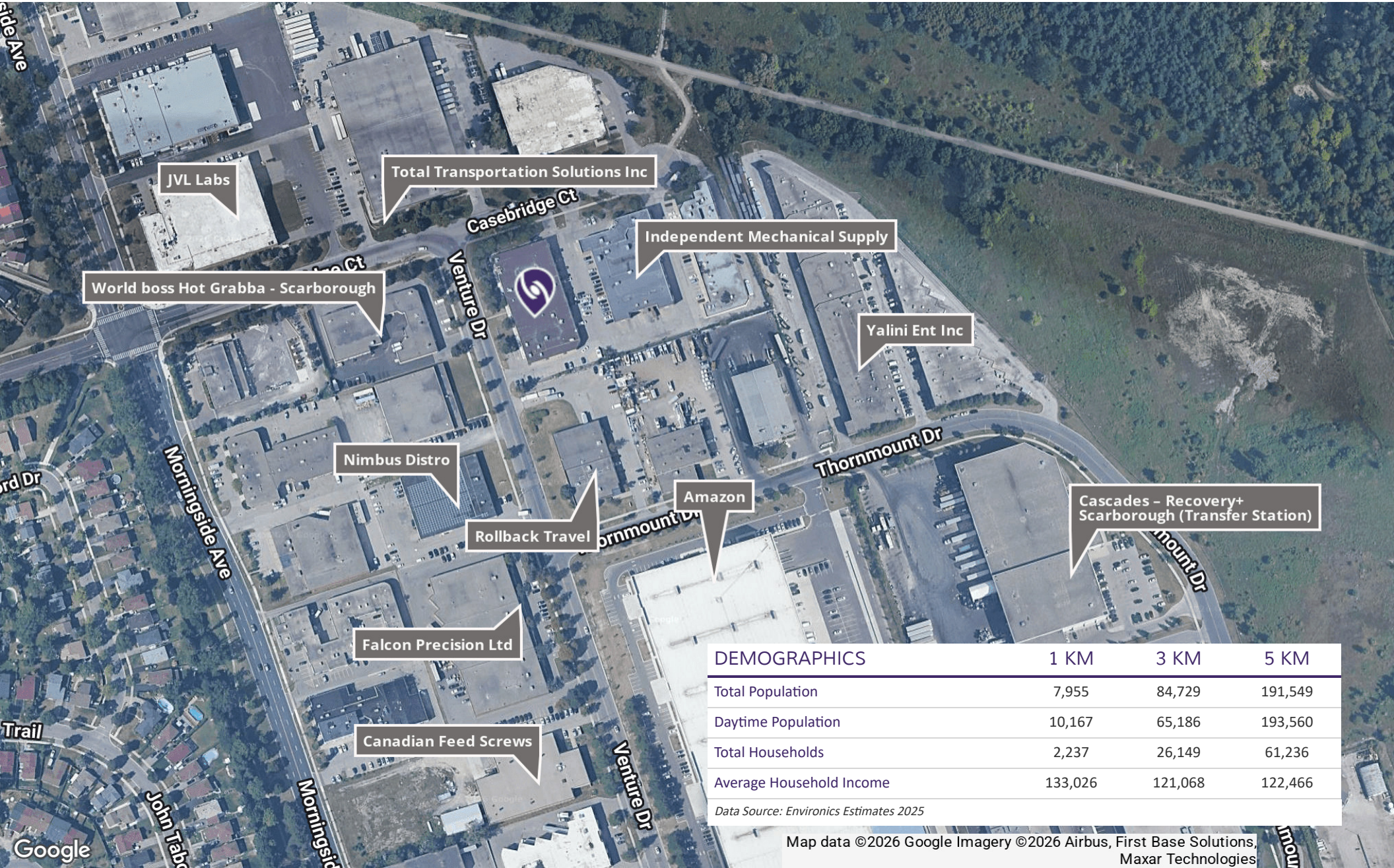
ADDITIONAL PHOTOS



PLANS



DEMOGRAPHICS



DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	7,955	84,729	191,549
Daytime Population	10,167	65,186	193,560
Total Households	2,237	26,149	61,236
Average Household Income	133,026	121,068	122,466

Data Source: Environics Estimates 2025

CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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