

**\$2.00 PSF MOVING ALLOWANCE  
FOR MINIMUM 5 YEAR LEASE TERM**



**FOR LEASE / 40,579 SF / INDUSTRIAL FACILITY / PRESTIGE FINISHING**

**14 VANSCO ROAD, UNIT 300**  
**ETOBICOKE, ON**



# 14 VANSCO ROAD, UNIT 300

## ETOBICOKE, ON

### BUILDING SPECS

<b>Total Premises Size:</b>	40,579 SF
<b>Office Area:</b>	5,000 SF
<b>Warehouse Area:</b>	35,579 SF
<b>Warehouse Clear Height:</b>	15.5 FT
<b>Shipping Facilities:</b>	4 Truck Level Doors 1 Drive In Door
<b>Asking Net Rent:</b>	\$18.50 PSF
<b>Tenant Incentive:</b>	\$2.00 PSF moving allowance for minimum 5-year lease term
<b>TMI:</b>	\$3.91 PSF (2026)
<b>Occupancy:</b>	Available April 1, 2026



A one-of-a-kind industrial facility offering exceptionally fast travel time to the Toronto Business Core, and with rapid access to both the Gardiner Expressway and Highway 427.

The Premises features a pristine, modern plant environment highlighted by sealed concrete floors, clean white wall finishes, energy-efficient LED lighting, and abundant natural light throughout, creating a bright and functional workspace.

Office areas are finished to designer quality, showcasing contemporary herringbone-pattern hardwood flooring, etched sidelight windows at each private office, and a striking front showroom. A glass-enclosed boardroom adjoins the showroom.

The attractive exterior presents a contemporary, professional image that your customers will appreciate. There is a high power supply (panel notes 1600A/600V - TBC) and ample distribution of electrical switches throughout the plant.

The facility is efficiently designed with separate, well-appointed washrooms for office staff and plant personnel as well as a modern lunchroom. Overall, this is a rare opportunity to lease a turnkey industrial premises that blends high-end office finishes with a clean, functional manufacturing or warehouse environment.

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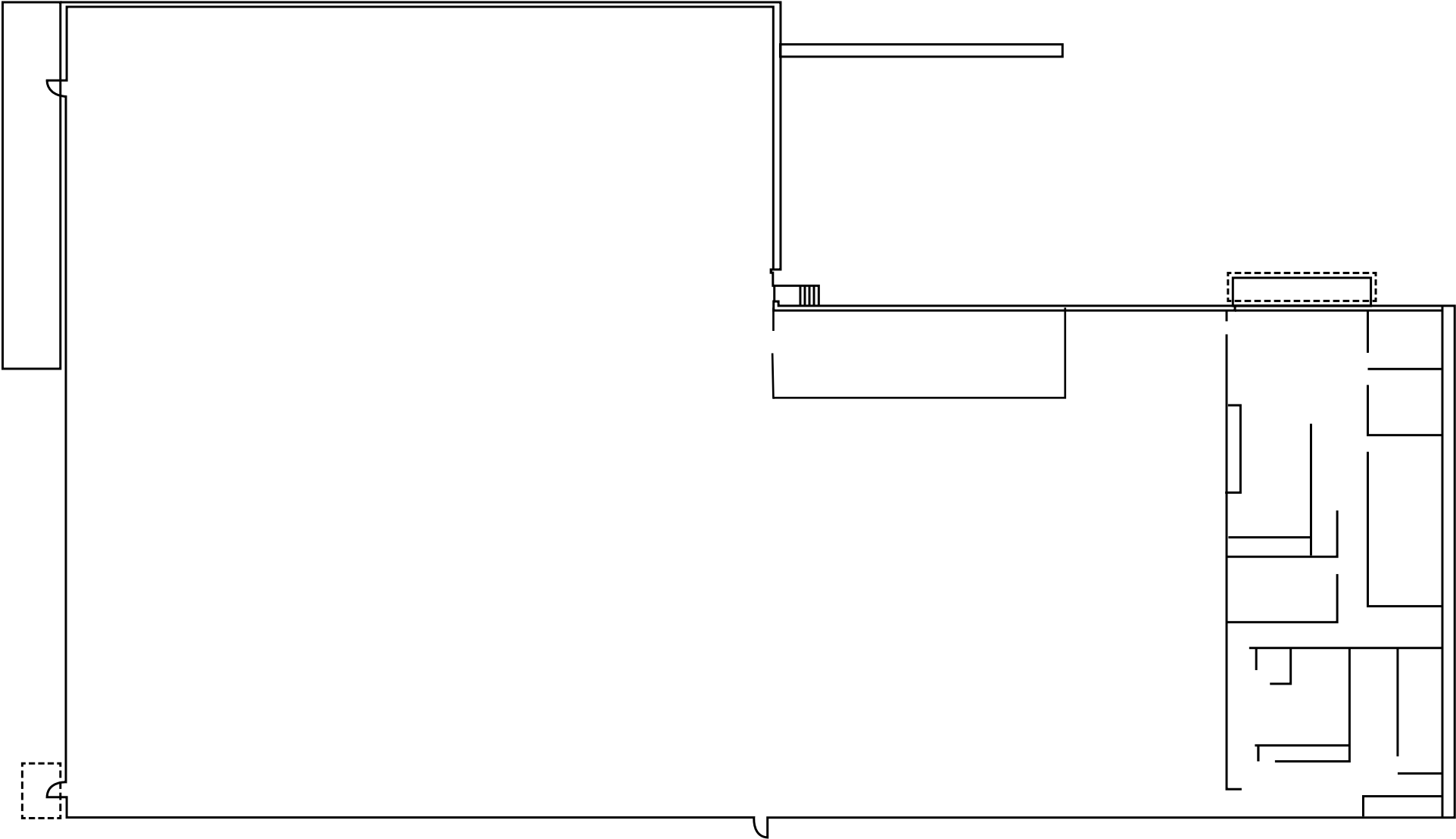
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**FLOOR PLAN**

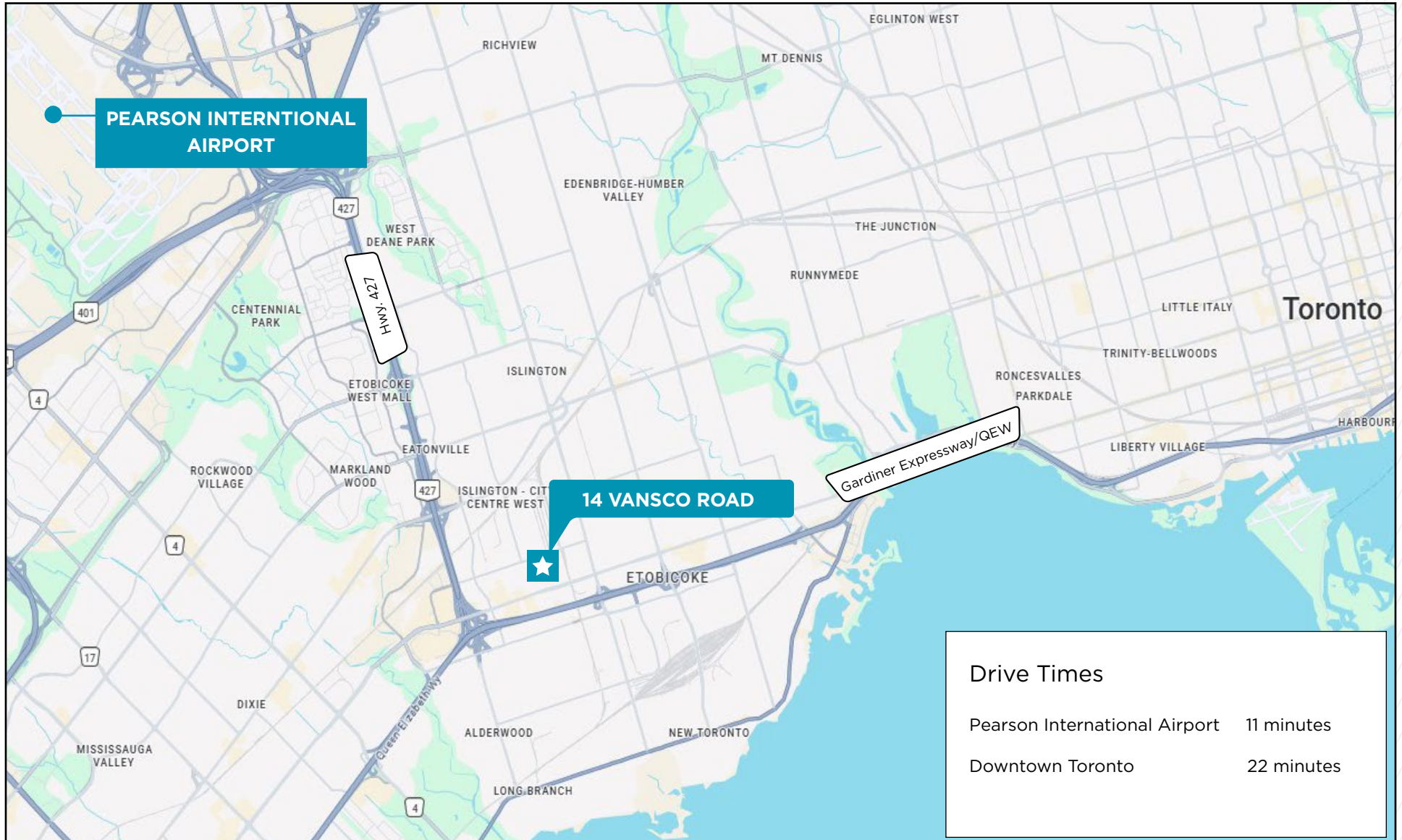


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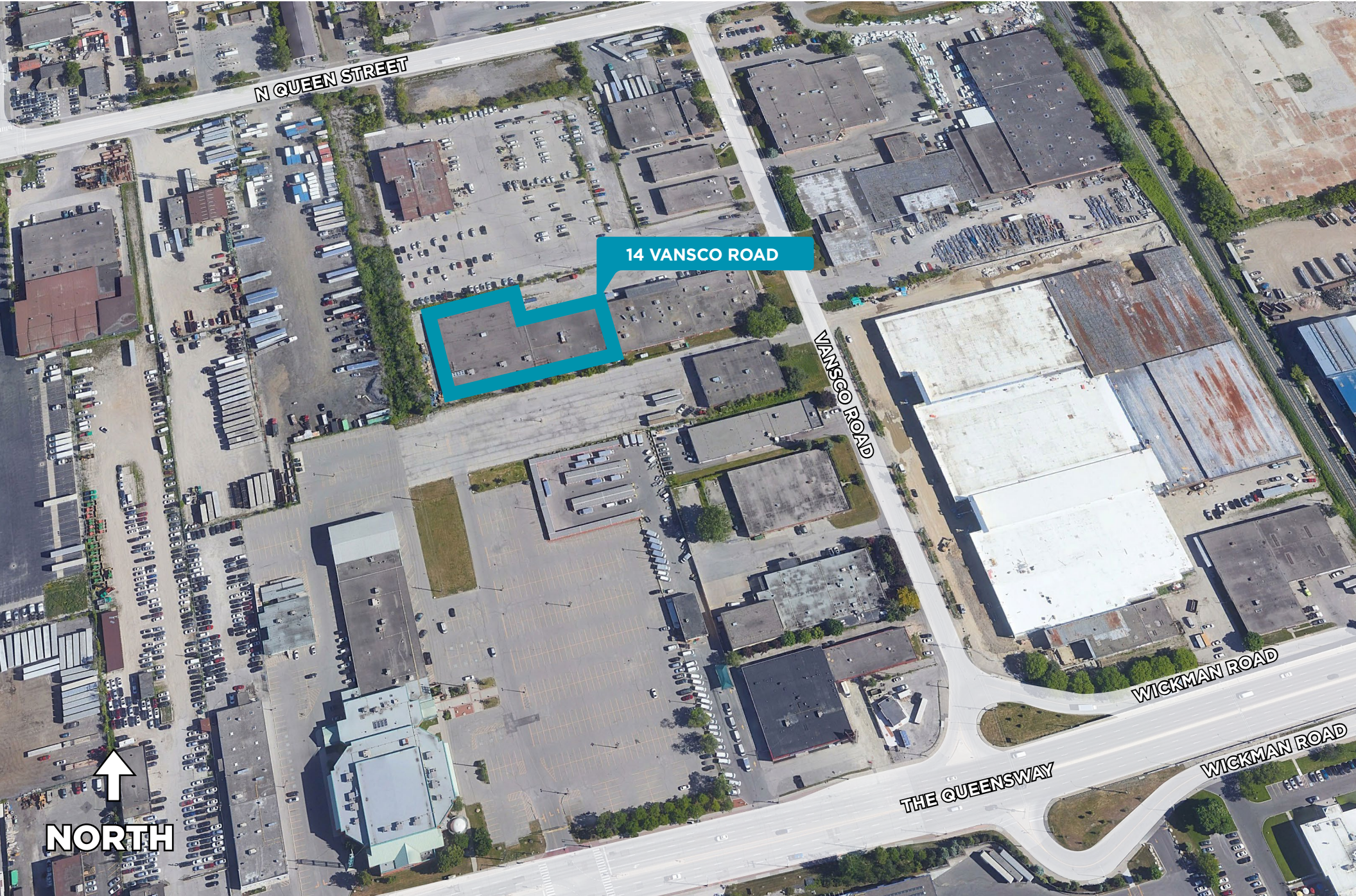


### LOCATION MAP



# 14 VANSO ROAD, UNIT 300

ETOBICOKE, ON



14 VANSO ROAD

N QUEEN STREET

VANSO ROAD

WICKMAN ROAD

THE QUEENSWAY

WICKMAN ROAD





## FOR MORE INFORMATION, CONTACT:

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