



For Sublease: Industrial

Reduced
Price!

48-54 Carnforth Road

Outstanding 29,000 SF Industrial Space

Lennard:

Here is where your business will *grow*.

lennard.com

48-54 Carnforth Road

29,000 SF industrial warehouse available for sublease located at Central Toronto Submarket just north east of Toronto's downtown core.



Building Size
29,000 SF

Lot Size
1.82 acres

Frontage
205.24 ft

Depth
388.61 ft



Clear Height
13' 6" to 17' 6"



Shipping
3 TL & 1 DL



Parking
30 Spaces



Zoning
**EL1 - Employment
Light Industrial**



Pin
101290009



Net Rent
~~**\$15.95/ SF**~~
\$13.50/ SF

Reduced Price

TMI
\$3.50/ SF



Availability
Immediate



Listing Agents
Jonathan Howard*
Vice President
905.917.2057
jhoward@lennard.com

*Sales Representative

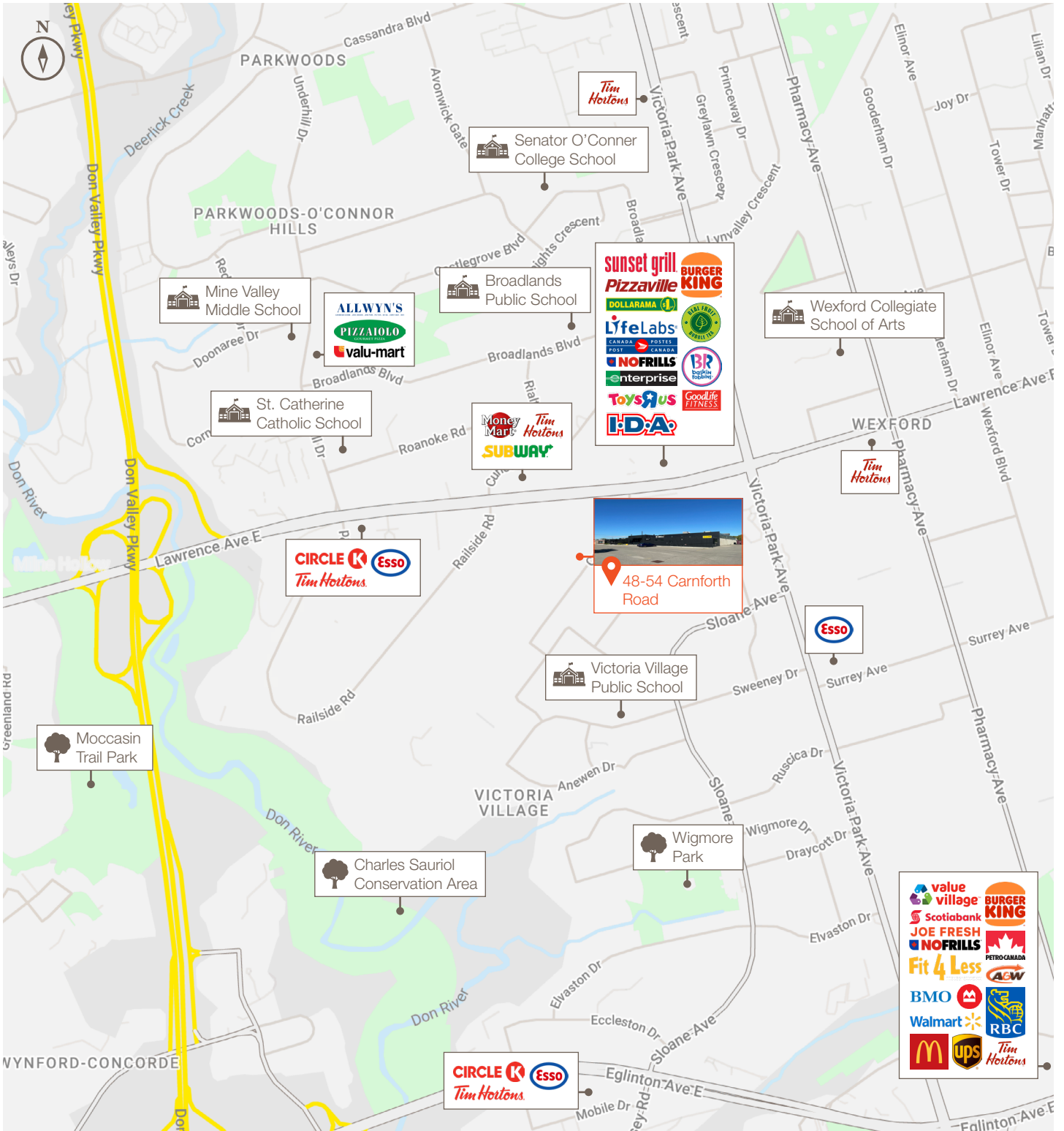
Property Highlights

- Recently Renovated
- Fully Air Conditioned
- Occupancy 30-60 day
- Low TMI (\$3.50/ SF); Utilities Extra
- Lease Expiry - September 2027,
Landlord Willing to do Longer Term Deal

Lennard: Jonathan Howard*, Vice President | 905.917.2057 • jhoward@lennard.com

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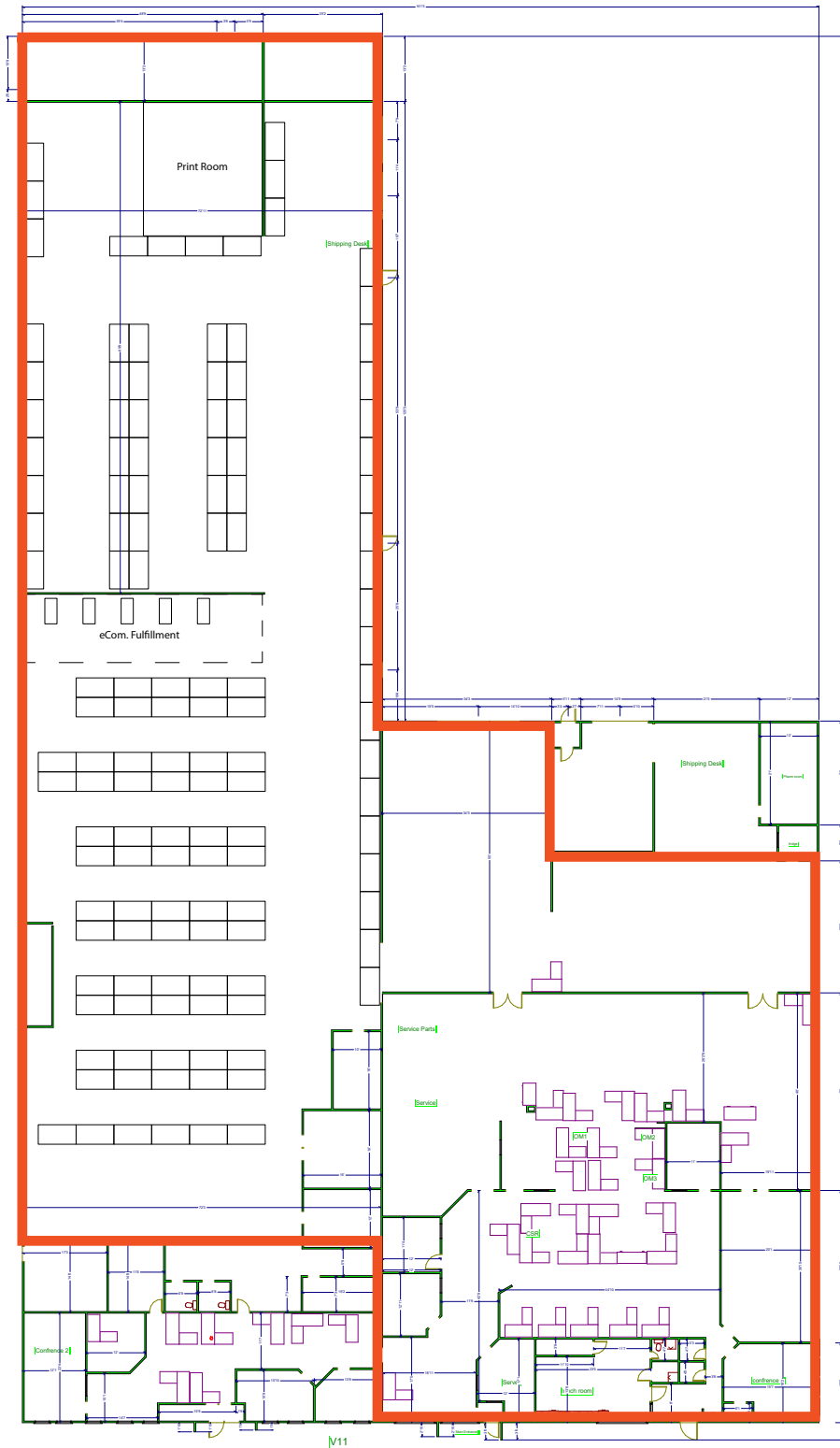
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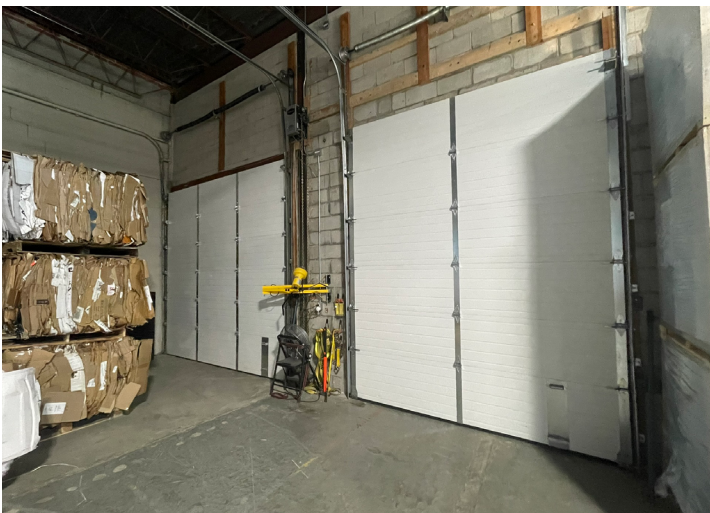
Floor Plan

29,000/ SF

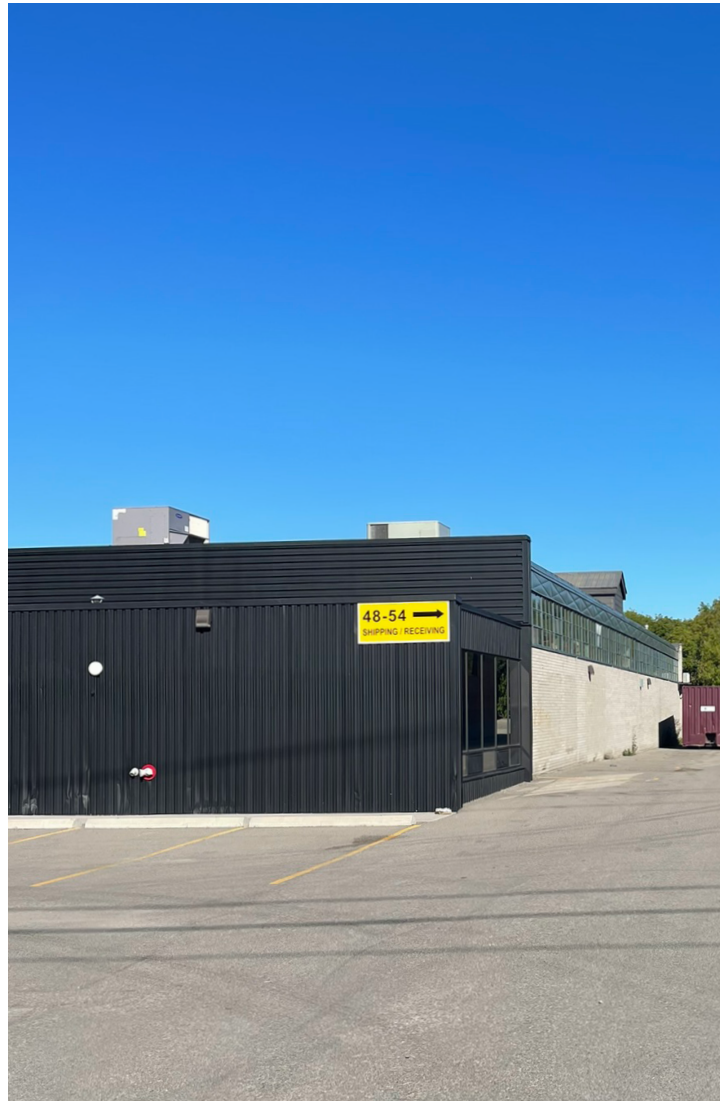
For Sublease



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*A bright future
for your business
is right here.*

Lennard:

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*Sales Representative **Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.