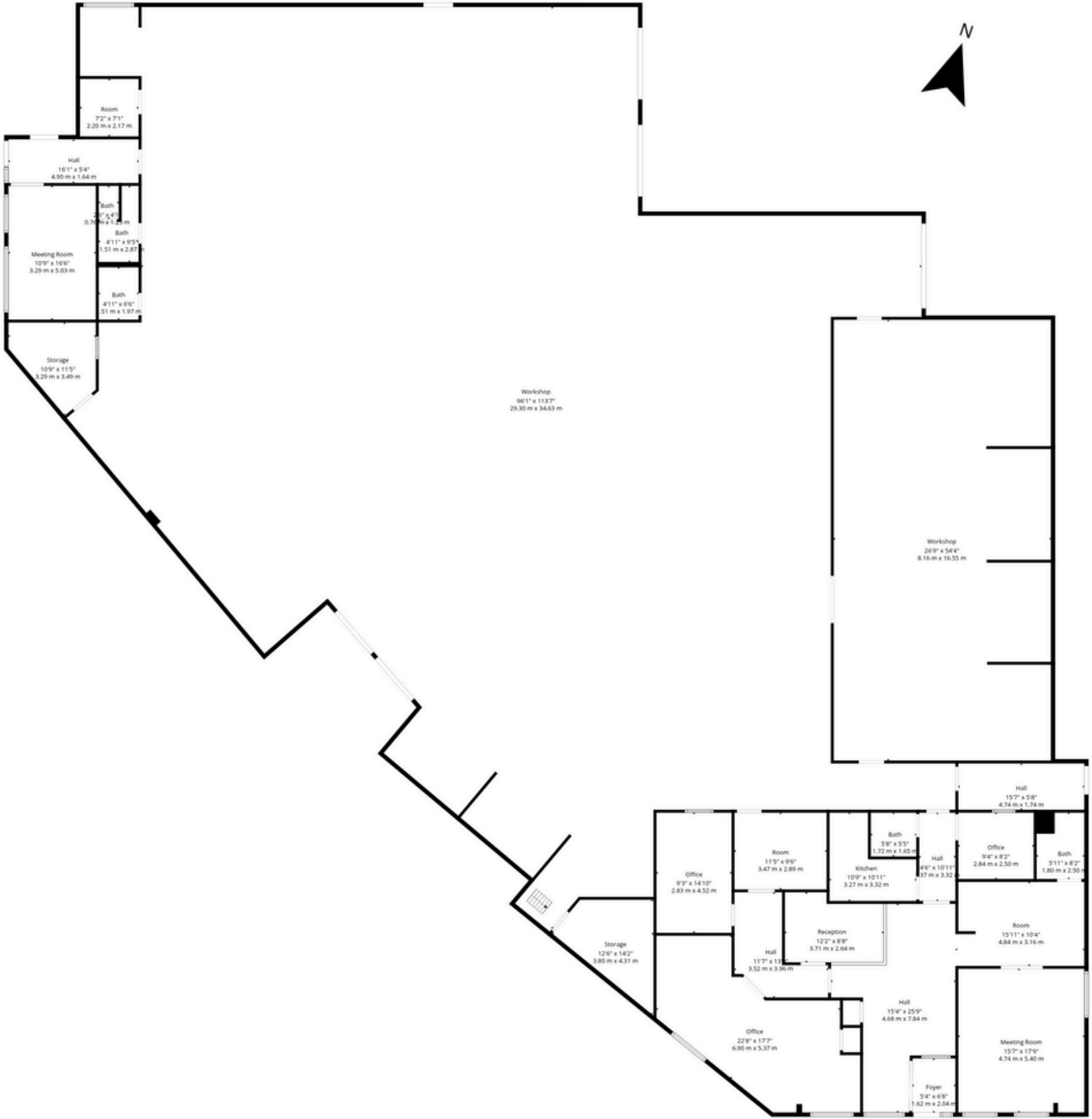


SHOWCASING
40 Claireville Drive
TORONTO, ON



FLOOR PLANS

ABOUT

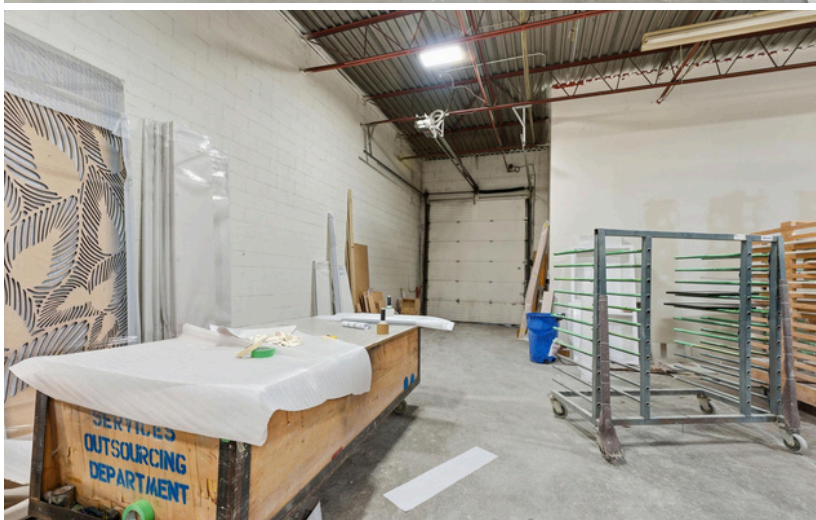
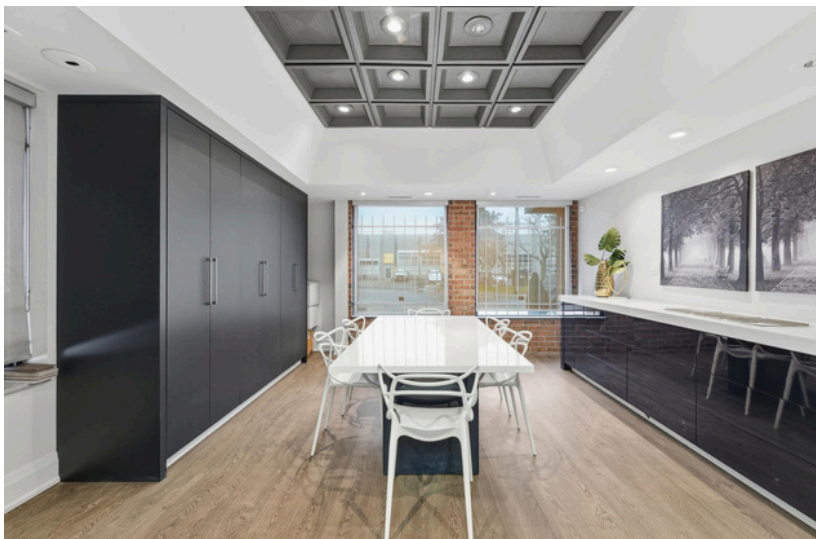
40 CLAIREVILLE DRIVE

Rare Freestanding Industrial Building, Impressive Office/Showroom. Easy To Convert Into A Two Tenant Building (Two Separate Entrances). Warehouse Space Has Radiant Heating And Gas Forced Air Open Units. Close To Major Highways (427, 407 & Hwy 27). Good Access To Public Transit And Close Proximity To Pearson Airport. Currently Tenanted.

Zoned/Permitted for Outside Storage.

LEASE DETAILS (CURRENT)

- 12980 SQ FT X \$18 PSF = \$233,640.00/year
- TMI \$7.00 = \$90,860.00/year
- Total = \$324,500.00/year
- Net Monthly Rent inc. TMI = \$27,041.66 + HST
- 1-year lease ending Dec 31, 2026 (90-day notice to cancel within the year)
- 90-day lease cancellation clause (goes both ways)
- Newer Roof- 8 years old
- 2 new A/C units on the roof
- VTB available if needed





SELMA KAPETANOVIC

BROKER | HEAD OF EUROPEAN MARKETS

647.267.1332

SELMA@NESTSEEKERS.COM

