

InduSpace Realty Inc.TM
Commercial Brokerage

75 WESTMORE



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*Broker



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induspacerealty.com



Property Details

TOTAL SIZE	80,774 SF
LOT SIZE	3.016 ACRES
OFFICE AREA	20,550 SF
WAREHOUSE AREA	60,224 SF
ZONING	E1*82
TRUCK LEVEL DOORS	8
DRIVE IN DOORS	2
CLEAR HEIGHT	19' 6"



Average household Income. \$82,048.85

25%

In The Labour Force

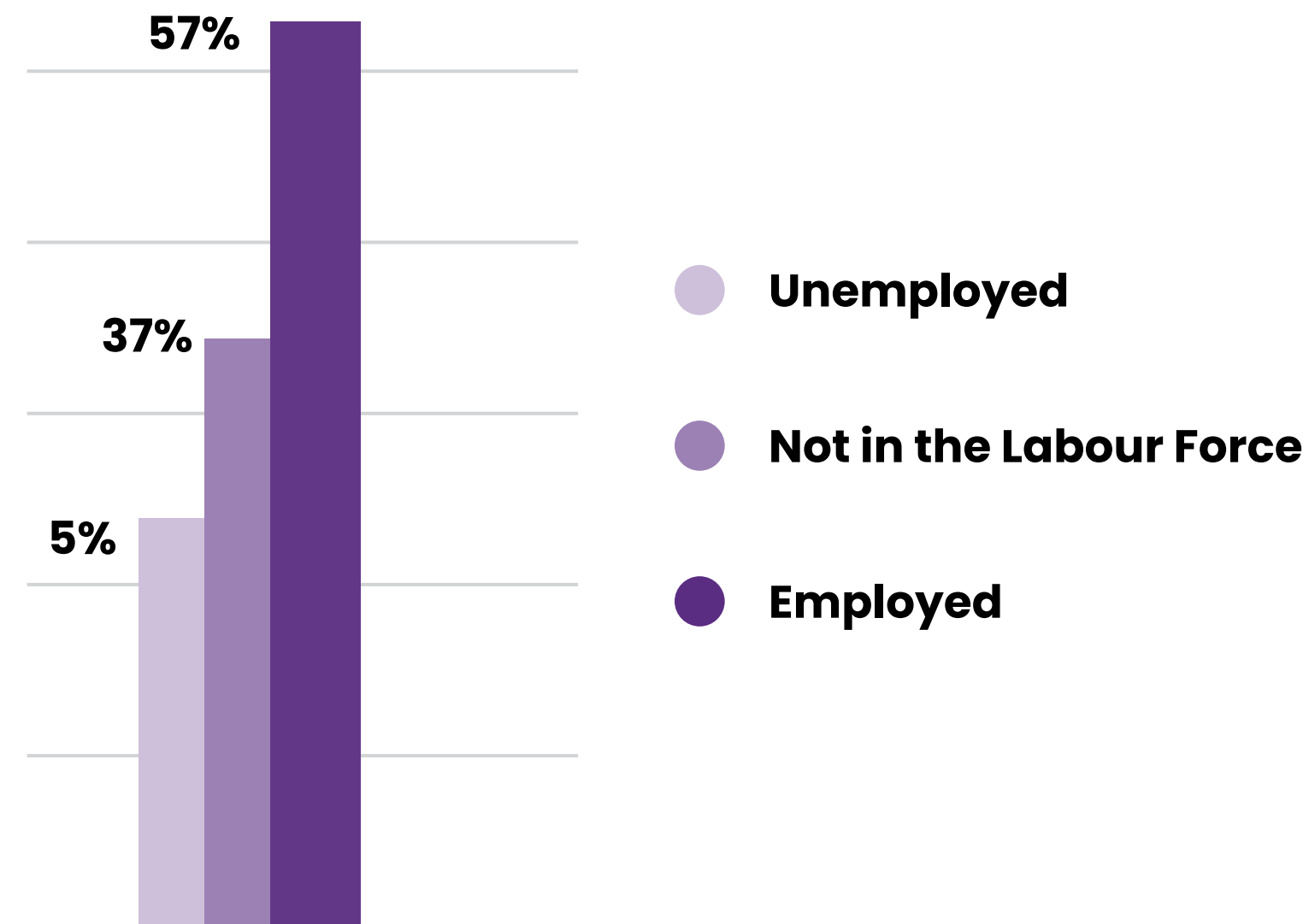
17%

In Sales & Services

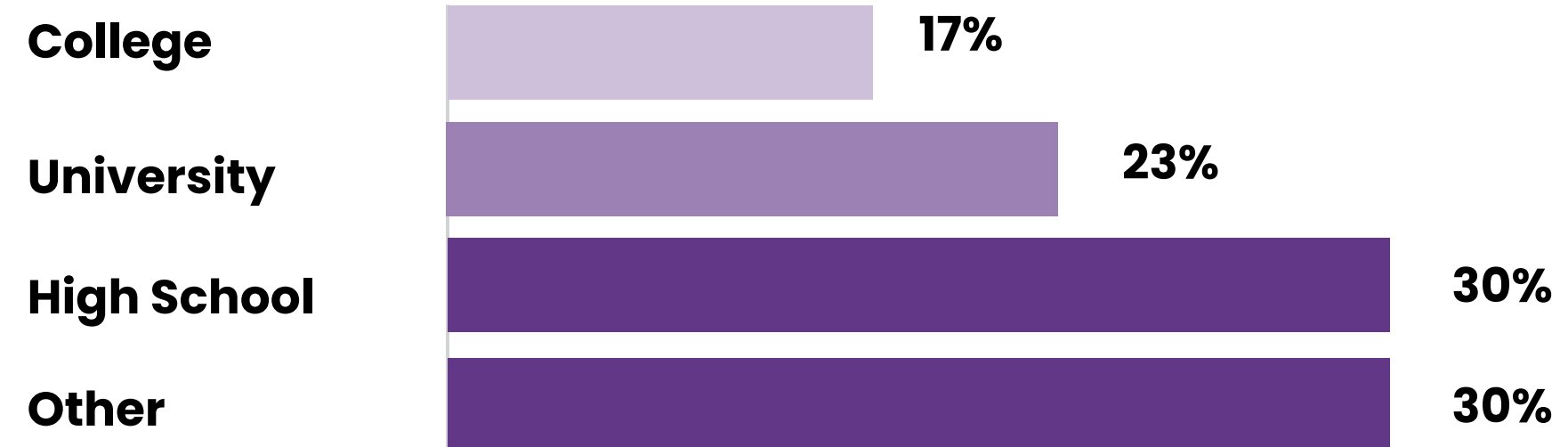
11%

In Trades, Transport & Operations

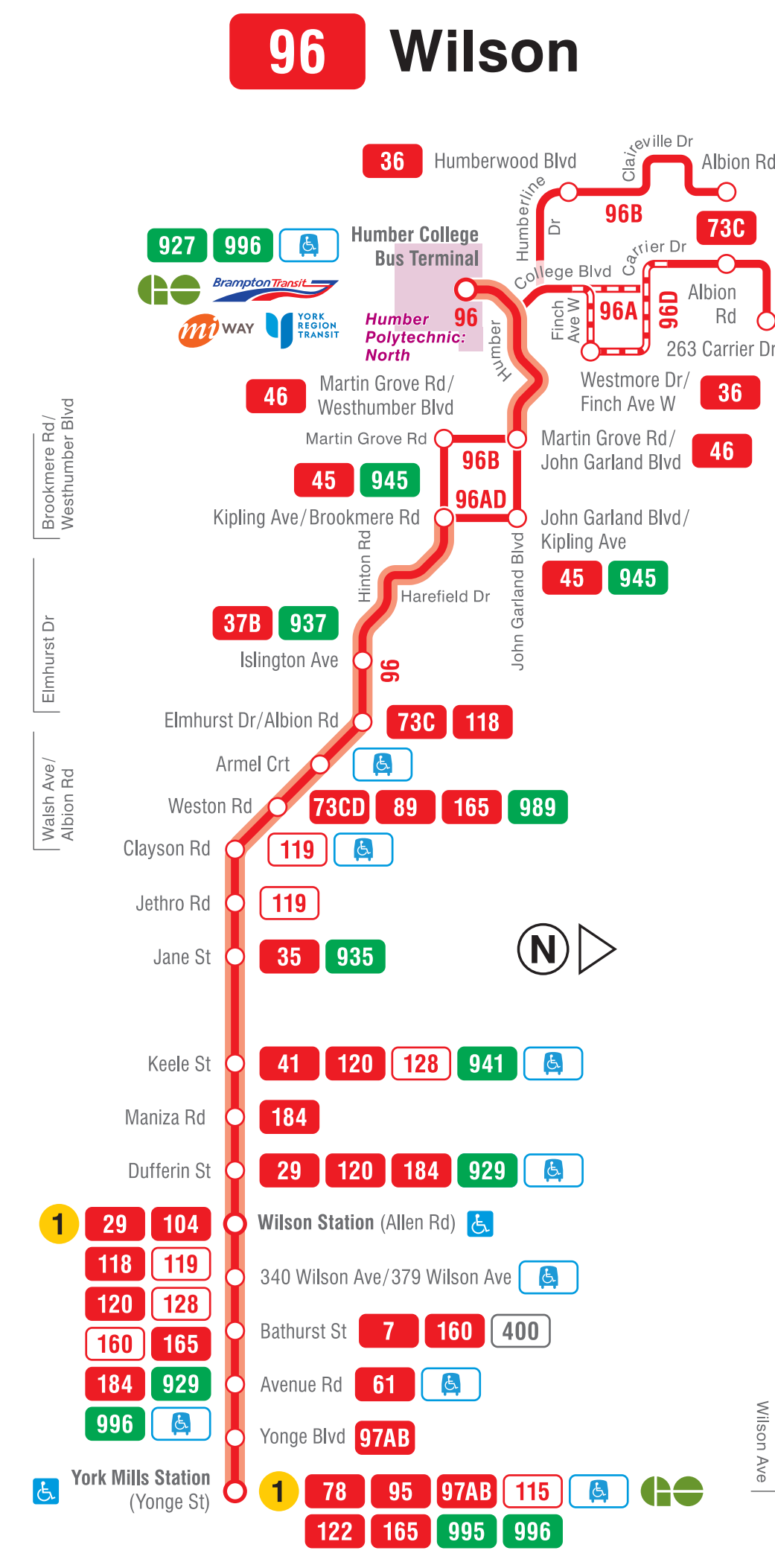
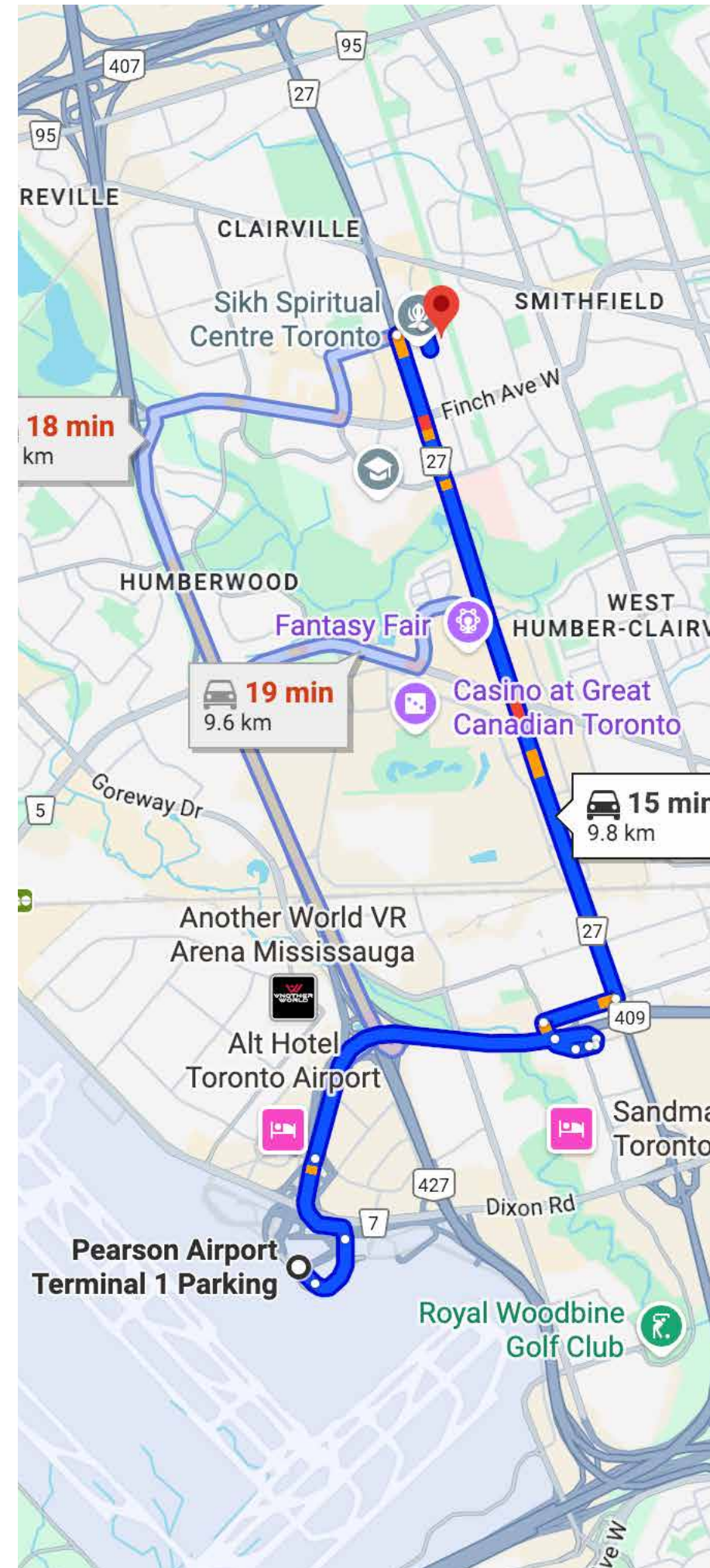
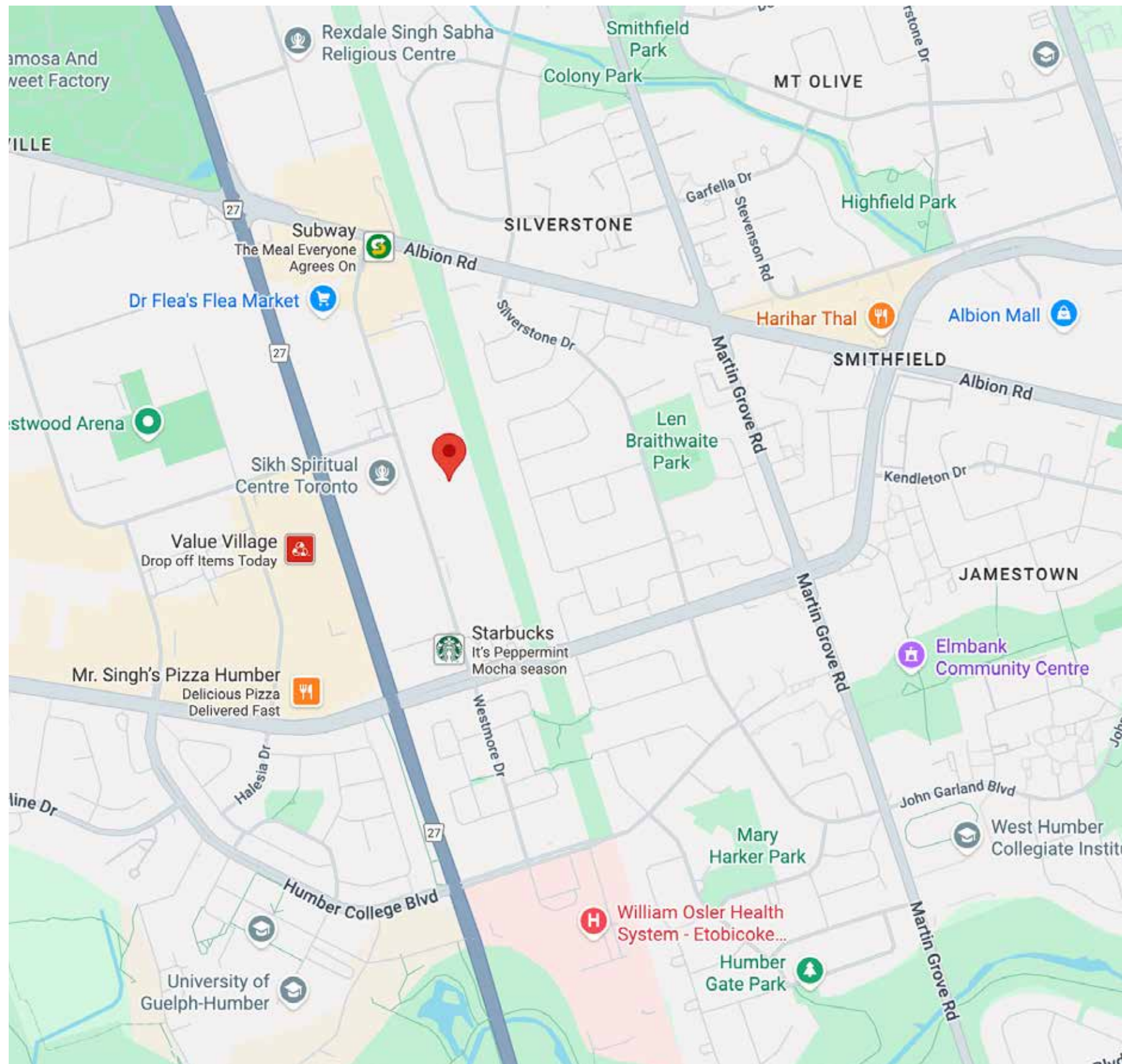
Employment



Highest Level of Education



Transit





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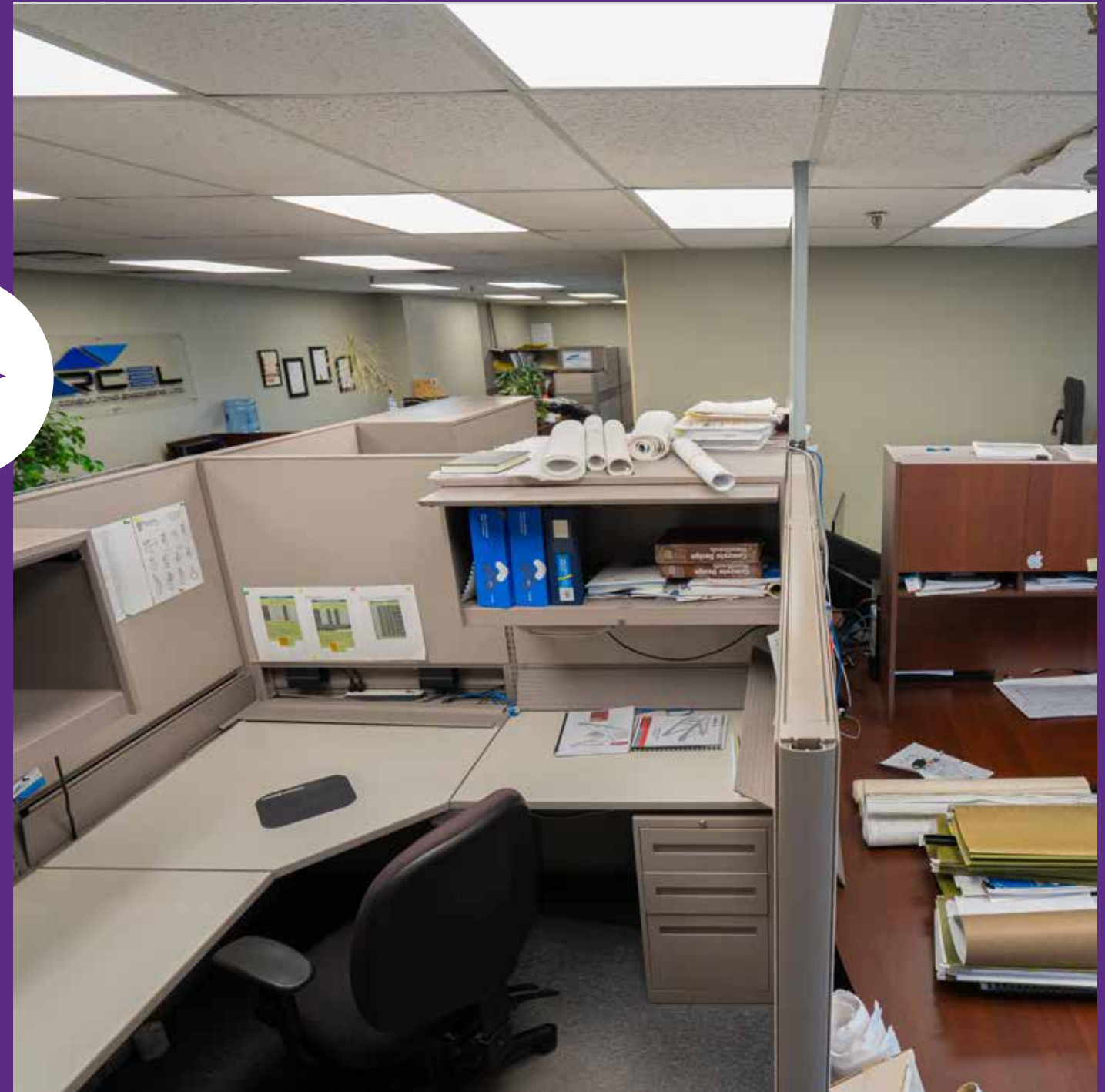
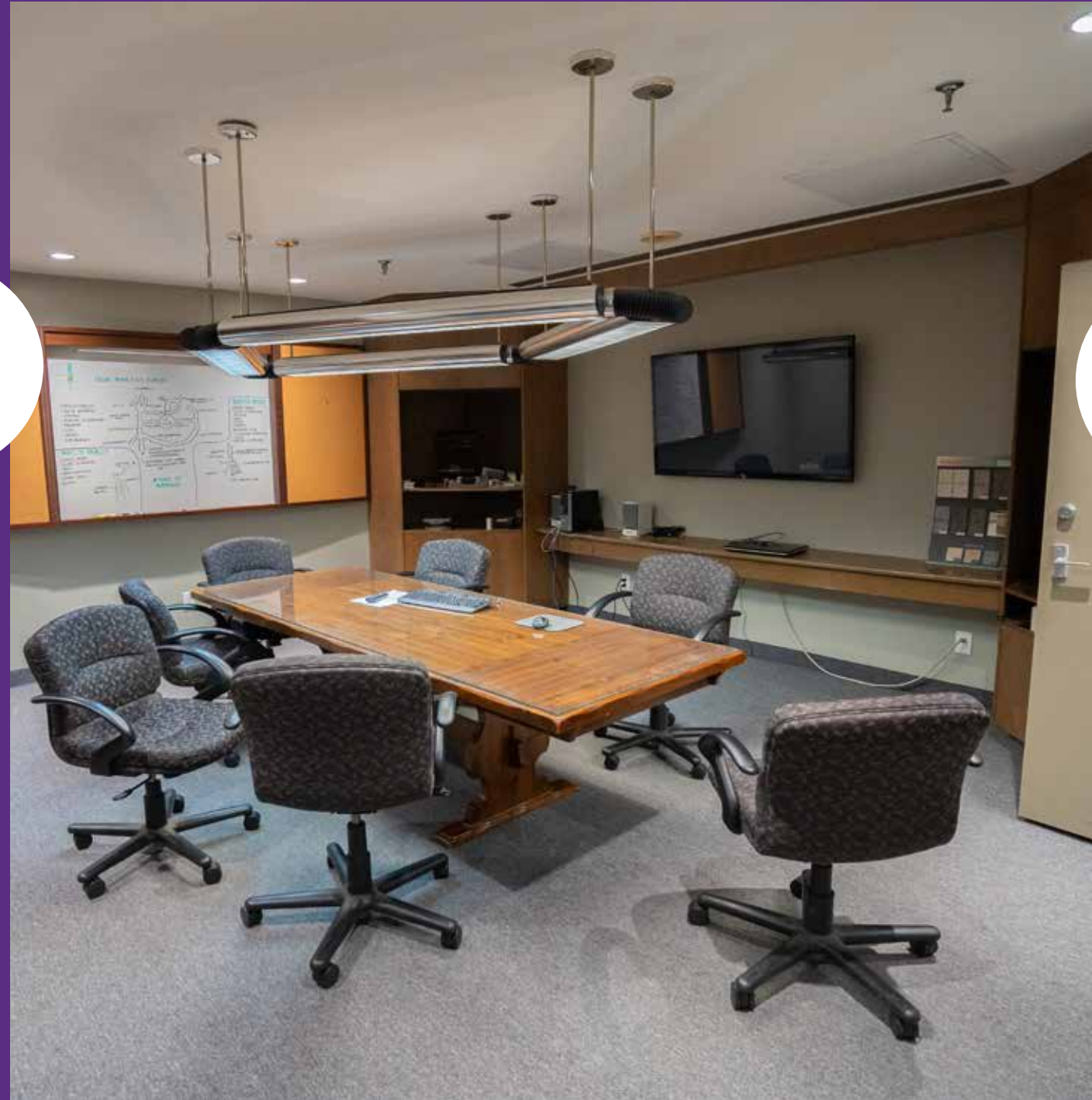
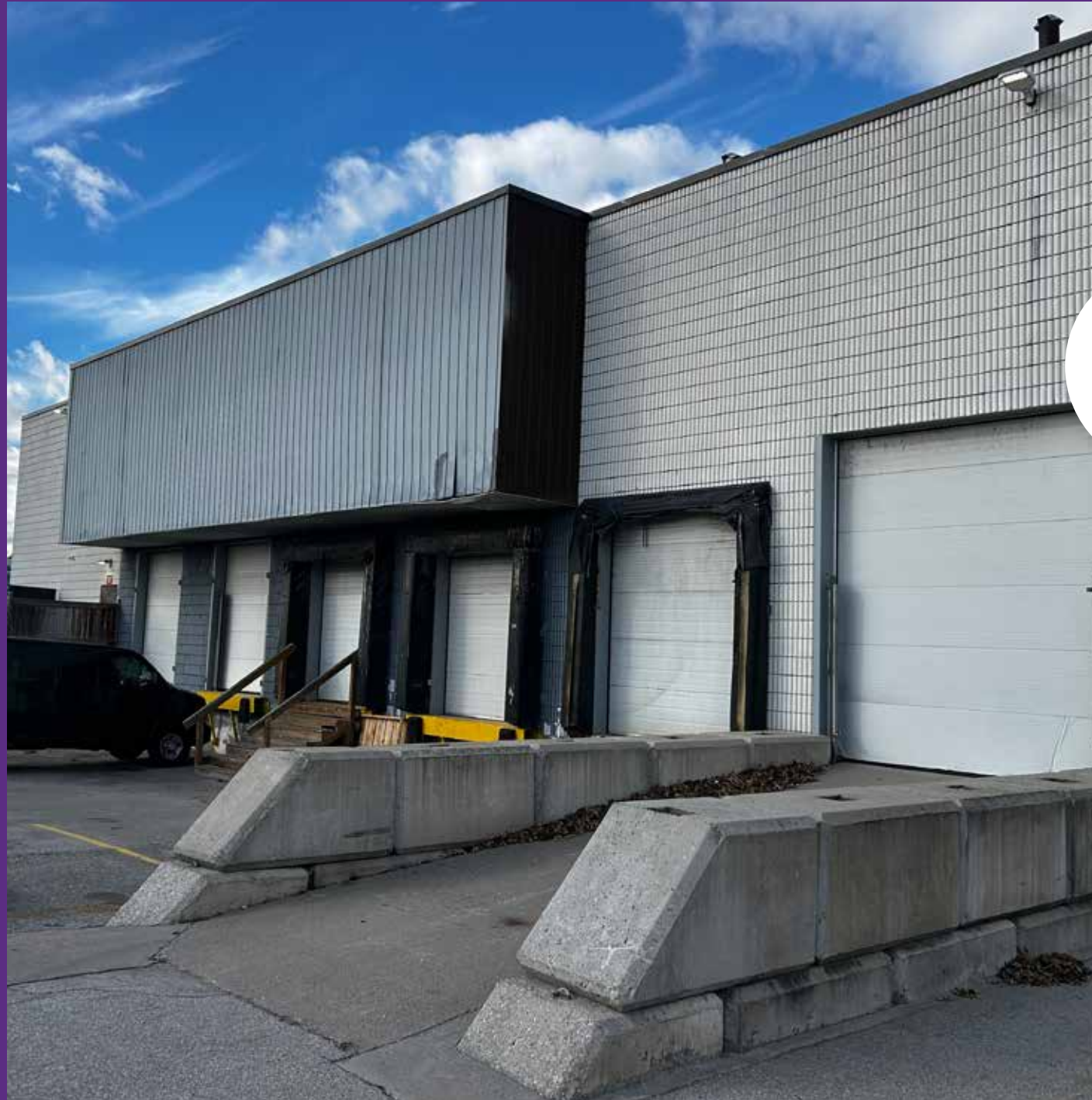
About 75 Westmore

An exceptional opportunity to acquire a 80,774 SF freestanding industrial facility situated in the heart of North Etobicoke's prime industrial node.

This is a rare owner-user or investment opportunity, strategically positioned to benefit from strong market demand and the limited supply of large-bay industrial product in the Greater Toronto Area.



Asking Price:
\$28,000,000.00



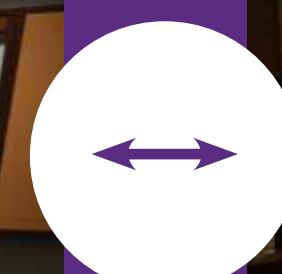
**8 Truck Level Doors
Loading Docks**

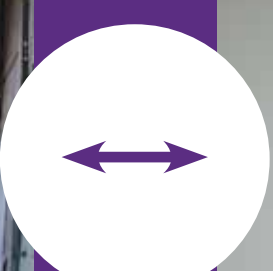


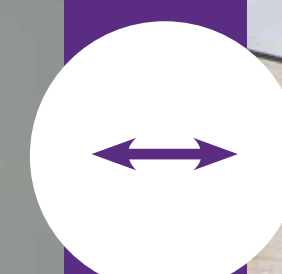
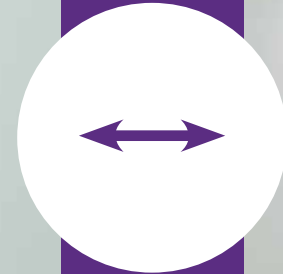
**12 Offices including a
conference Room**



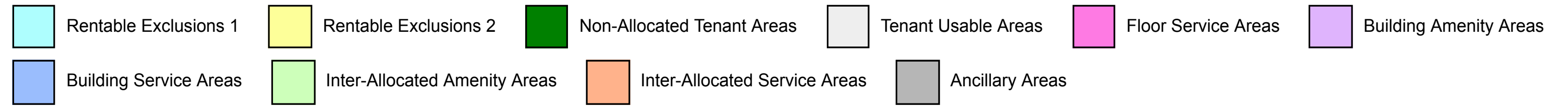
**Open Area For
Cubicle Additions**



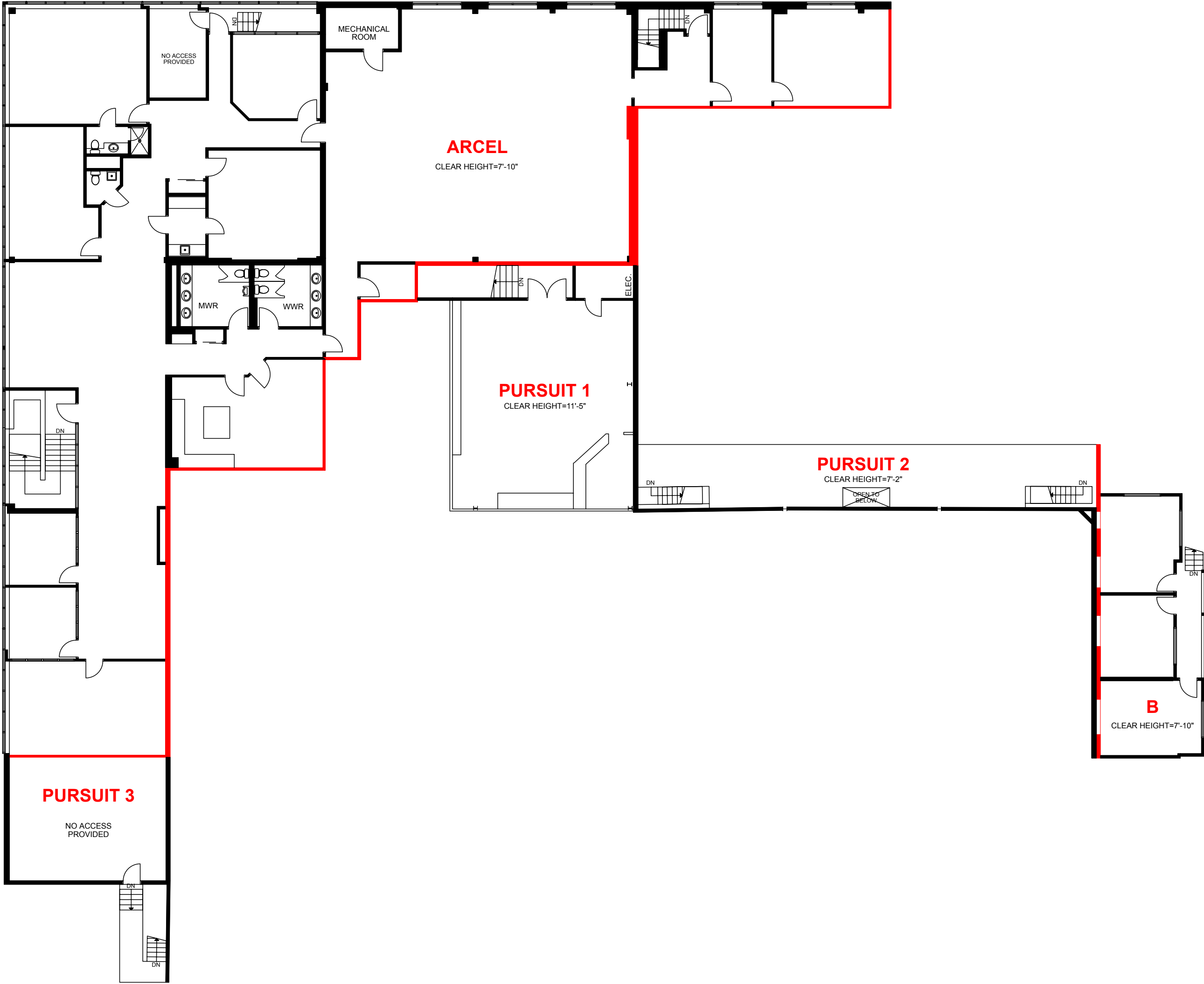




FLOOR 01



FLOOR 02



Key Features for Optimal Operations:

Size & Scale: 80,774 SF freestanding building on a generous 3.019-acre site with ample on-site surface parking.

Shipping & Logistics: Excellent functional shipping with catering to a wide range of industrial users.

Building Specs: Clear height of 19.6 ft and fully sprinklered.

Connectivity: Exceptional regional access with proximity to Pearson International Airport ensures seamless global and local supply chain access.

Zoning: E1*82 Zoning permits a variety of light manufacturing and warehousing uses.

Property information

Lot Size 290.03 x 440.09 Feet	Clear Height 19' 6"
Lot Code Building	Area Toronto
Dir/Cross St Hwy 27/Westmore Dr.	Municipality Toronto W10
Directions East Of Hwy 27 North Of Finch Ave.	Community West Humber-Clairville
A/C Part	Apt/Unit # Building
Freestanding Y	Heating Type Radiant
Office Area 20,550 sf	Water Municipal
Industrial Area 60,224 sf	Double Door No 0
Truck Level Door No 8	Utilities A
Grade Level Door No 0	Power: (1200 AMPs)
Drive-In Level Door No 2	Sprinklers
	Security

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