

FOR LEASE

137 HORNER AVENUE

ETOBICOKE, ONTARIO

UNIT 1 & 2
UP TO
168,921 SF

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Cushman & Wakefield ULC, Brokerage

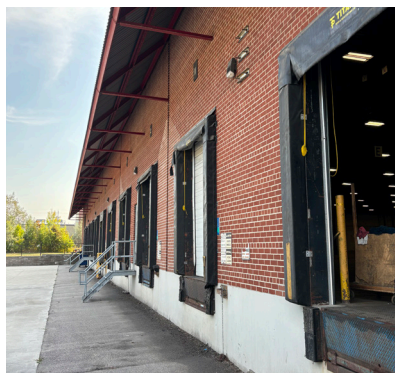
FOR LEASE

137 HORNER AVENUE, UNIT 1 & 2, ETOBICOKE

PROPERTY DETAILS



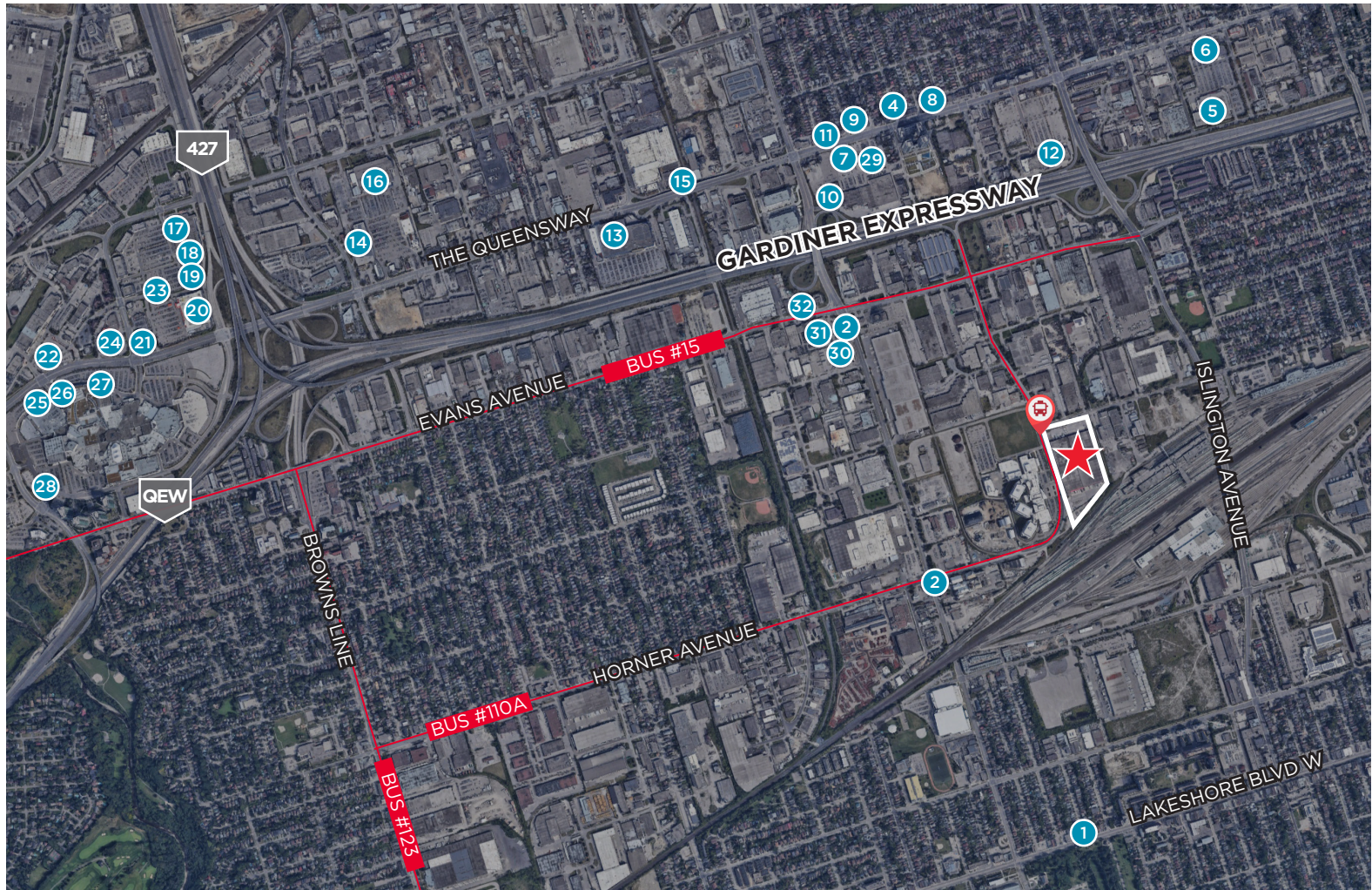
Location	Unit 1	Unit 2	Units 1 & 2
Building Area	99,524 SF (Approximately 400 Sq. Ft. Shipping Office)	69,397 SF (Approximately 4,586 Sq. Ft. Office)	168,921 SF (Approximately 4,986 Sq. Ft. Office)
Clear Height	22'	22'	22'
Shipping	10 Truck Level & 1 Drive In	11 Truck Level & 1 Drive In	21 Truck Level & 2 Drive In
Zoning	E1 - Employment Industrial Zone	E1 - Employment Industrial Zone	E1 - Employment Industrial Zone
Asking Rate	\$15.95 Net Per Sq. Ft.	\$16.50 Net Per Sq. Ft.	\$15.95 Net Per Sq. Ft.
Additional Rent	\$4.45 Per Sq. Ft. (2024 estimate)	\$4.45 Per Sq. Ft. (2024 estimate)	\$4.45 Per Sq. Ft. (2024 estimate)
Possession	Immediate	October 1st, 2025	October 1st, 2025



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AMENITIES

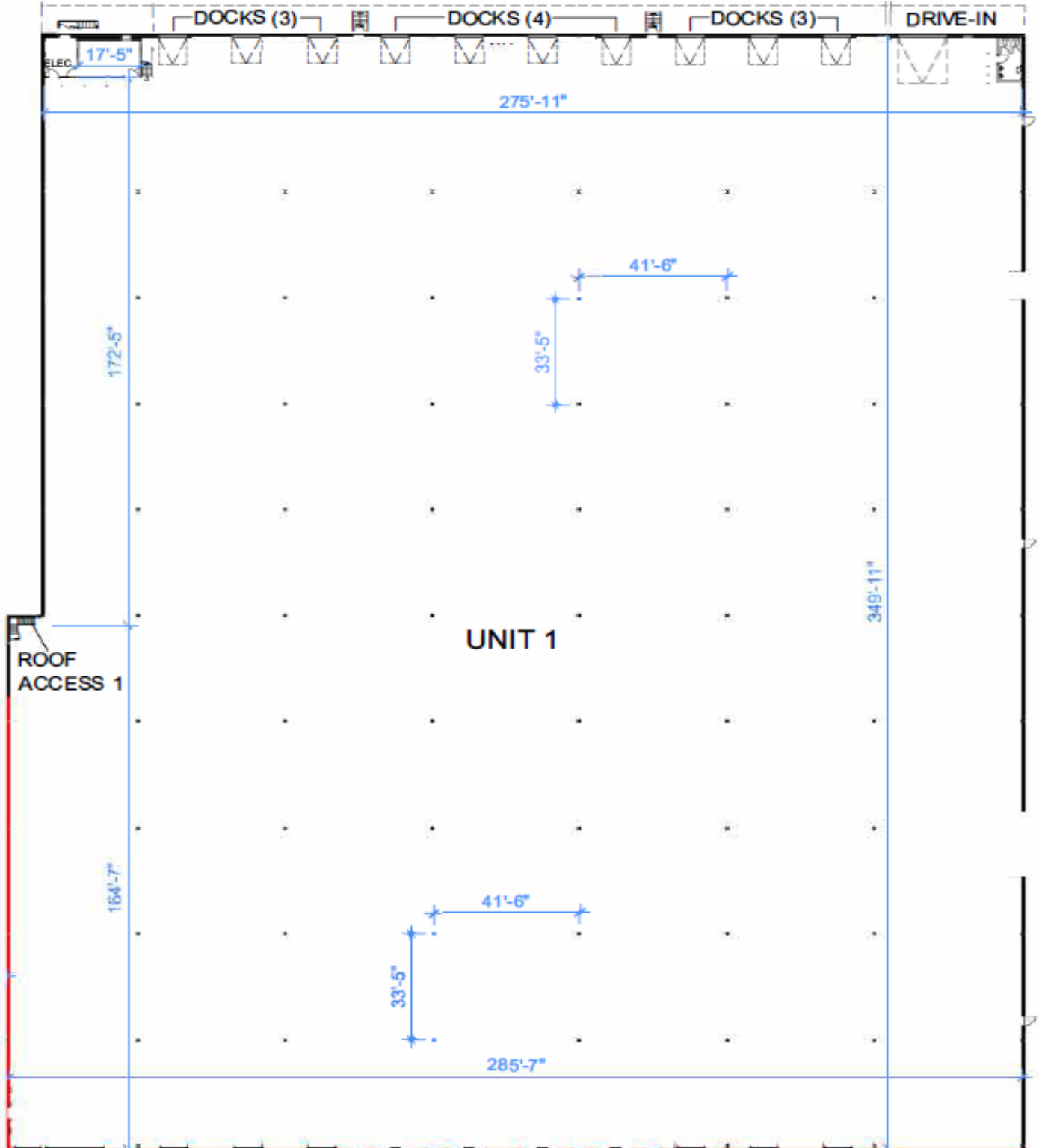
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|------------------------|-----------------------|----------------------|------------------------|
| 1 Shin Ramen | 9 Burrito Boyz | 17 Walmart | 25 Jack's Sherway |
| 2 The Lime Viet & Thai | 10 Swiss Chalet | 18 Winners | 26 Cactus Club |
| 3 Egglicious | 11 K&B Sushi | 19 Best Buy | 27 The Keg |
| 4 Scotty Bons | 12 Cineplex Queensway | 20 The Home Depot | 28 Hudson's Bay |
| 5 Costco | 13 IKEA | 21 Earls Kitchen+Bar | 29 Mandarin Restaurant |
| 6 Tim Hortons | 14 Canadian Tire | 22 Scaddabush | 30 Subway |
| 7 Spoon and Fork | 15 RUDY | 23 Pur & Simple | 31 Wendy's |
| 8 LCBO | 16 Rona | 24 Red Lobster | 32 Starbucks |

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UNIT 1 - 99,524 SF

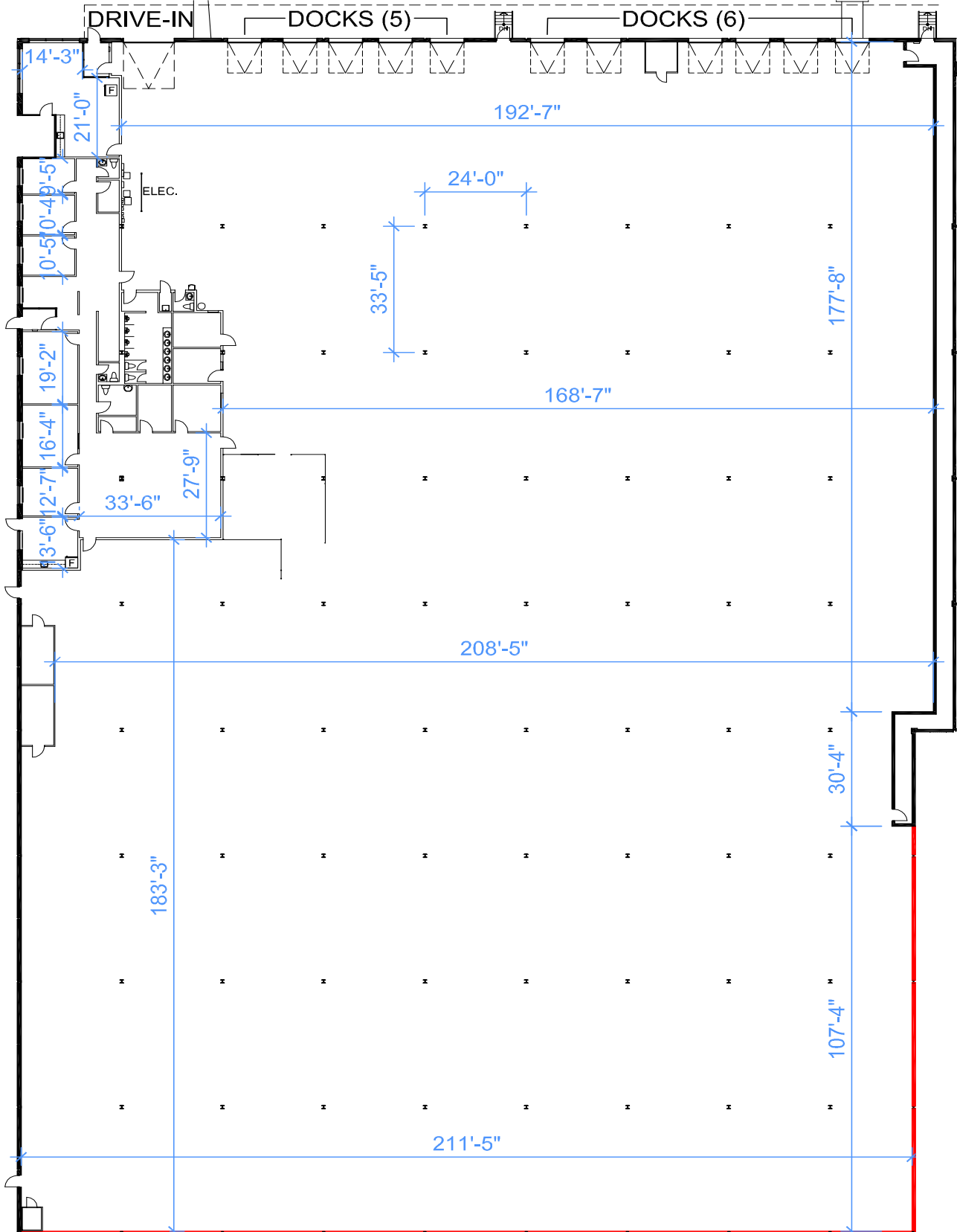


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UNIT 2 - 69,397 SF

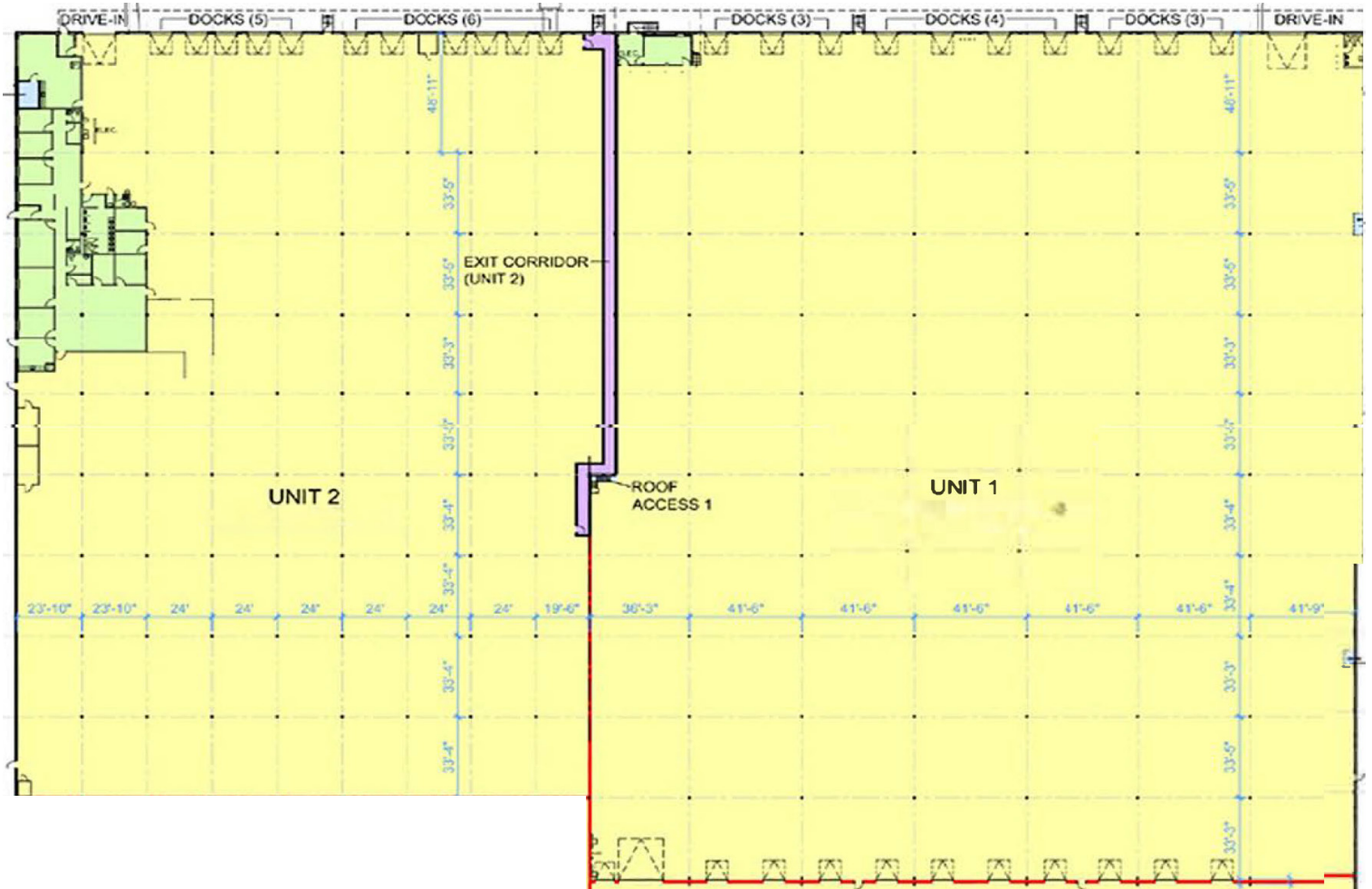


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UNITS 1 & 2: 168,921 SF



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