

FOR LEASE

**375 CANARCTIC DR UNIT 2 & 3
TORONTO, ON**

CARMINE INFANTE
Partner/Sales Representative
905.856.8111
cinfante@vanguardrealty.ca

MAHSA SABBAGHI
Sales Representative
647.292.3583
msabbaghi@vanguardrealty.ca



PROPERTY OVERVIEW

UNIT 2: Heavy Power Manufacturing

AVAILABLE SPACE

15,000 SF

PROPERTY DETAILS



ASKING PRICE

17.50 SQ FT NET



TMI (2025)

4.75 PSF



OFFICE AREA

10%



CLEAR HEIGHT

18'



INDUSTRIAL AREA

90%



ZONING

EH



POWER

800 AMPS, 600 VOLTS



SHIPPING

2 TRUCK LEVEL



PROPERTY OVERVIEW

UNIT 3

AVAILABLE SPACE

8,550 SF

PROPERTY DETAILS



ASKING PRICE

17.50 SQ FT NET



TMI (2025)

4.75 PSF



OFFICE AREA

10%



CLEAR HEIGHT

18'



INDUSTRIAL AREA

90%



ZONING

EH



POWER

200 AMPS, 600 VOLTS



SHIPPING

2 TRUCK LEVEL



FOR LEASE

CARMINE INFANTE

Salesperson | Partner

905.856.8111

cinfante@vanguardrealty.ca

MAHSA SABBAGHI

Salesperson

647.292.3583

msabbaghi@vanguardrealty.ca

