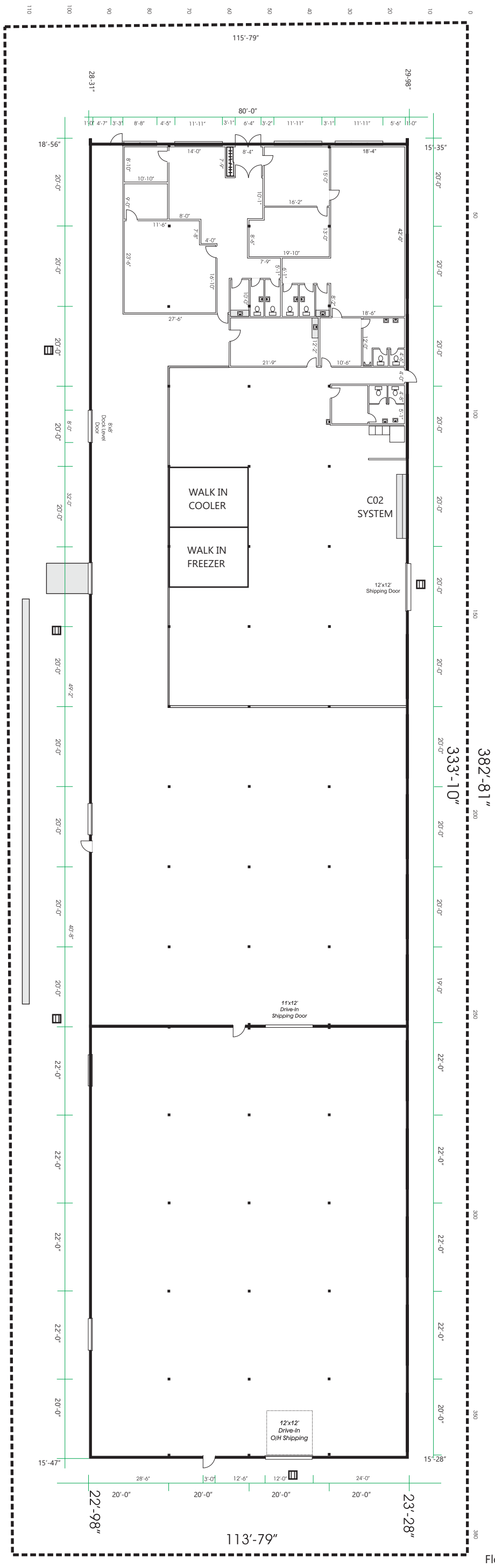

Floor Plan Not Exact

FOR LEASE

49 UNDERWRITERS ROAD

Located just South of Lawrence Ave.
East of Warden Ave.

26712 Sf

Located in the Wexford district, City of Toronto. This freestanding industrial building features a recently renovated facade and is equipped with four dock level doors as well as three drive-in shipping doors. The property offers two separate electrical services, 600 volts/200 amps & 110V/200 amps, providing flexibility for various operations. Enjoy convenient access to Highway 401 and the DVP, with transportation routes connecting to local labour force and logistics hubs. Ideal for businesses seeking a well-located facility with shipping capabilities and infrastructure.

Zoning - In the EH zone, permitted uses are:

Ambulance Depot; Animal Shelter; Bindery;
Building Supply Yards; Carpenter's Shop;
Chemical Materials Storage; Cold Storage;
Contractors Establishment; Custom Workshop;
Dry Cleaning or Laundry Plant;
Fire Hall; Fuel Storage;
Industrial Sales and Service Use; Laboratory;
All Manufacturing Uses except:
1) Ammunition, Firearms or Fireworks Factory;
2) Crude Petroleum Oil or Coal Refinery;
3) Explosives Factory;
4) Tannery
Police Station; Public Utility; Public Works Yard
Recovery Facility; Service Shop; Shipping Terminal
Vehicle Depot; Vehicle Repair Shop;
Warehouse;
Waste Transfer Station Use with Conditions
Cogeneration Energy;
Crematorium;
Marihuana production facility;
Open Storage;
Outside Operations;
Propane Transfer, Handling and Storage Facility;
Renewable Energy;
Transportation Use;
Vehicle Service Shop.

LEASE RATE	$14.95/SF Net
TMI:	$4.95/SF
Utilities:	Separate Meters

For Further Information, Contact:

WILLIAM ALEXIOU, Broker
Direct Line: (416) 347-3668
Email: walexiou@gmail.com

LANDSTARS 360 REALTY INC. BROKERAGE SINCE 1988

360 Highway 7 East, Unit 28
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Bus: (905) 707-1188

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