

# FOR LEASE—TORONTO

JOHN PERRUZZA IS PROUD TO PRESENT

## 37 KODIAK CRESCENT UNIT#6

2540 SQ.FT.



### PROPERTY DETAILS

**Total Space:**..... 2540 sq.ft.  
**Office:** ..... 1200 sq.ft.  
**Warehouse:**..... 1340 sq.ft.  
**Clear Height:**..... 16 ft.  
**Shipping:** ..... Drive-In Door  
**Power:** ..... 550 Volts 60 Amps  
**Zoning:**..... M1  
**Occupancy:** ..... March 1, 2026  
**Lease Rate:**..... \$15.50 per sq.ft. net  
**T.M.I.:**..... \$4.75 per sq.ft.

### FEATURES

- Air Conditioned Office Area
- Minutes to Hwy 401, TTC, & Subway
- Allen Road & Sheppard
- Offices, Boardroom, Warehouse, 2 Washrooms

For more information and inspection please contact:

**JOHN PERRUZZA**

Sales Representative

Office: **905-568-2121** | Email: [john@johnperruzza.com](mailto:john@johnperruzza.com)

**ROYAL LEPAGE** Signature  
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**COMMERCIAL**<sup>™</sup>

30 Eglinton Avenue W. Suite 201, Mississauga, ON. L5R 3E7



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are in meters All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.