



RATE REDUCTION!
\$9.90 PSF NET

355 ATTWELL DRIVE
ETOBICOKE, ON



CBRE

CRANE FACILITY FOR SUBLEASE
107,085 SQ. FT. INDUSTRIAL FREESTAND

DRAKE LAFONTAINE
Sales Representative
416 798 6224
drake.lafontaine@cbre.com

JOHN LAFONTAINE*
Vice Chairman
416 798 6229
john.lafontaine@cbre.com

*Sales Representative

PROPERTY DETAILS

FOR SUBLEASE

355 ATTWELL DRIVE
ETOBICOKE, ON

OFFICE SPACE	6,328 SQ. FT.
INDUSTRIAL SPACE	100,757 SQ. FT.
LEASE RATE	\$9.90 SQ. FT. NET
T.M.I. (2026)*	\$1.87
POSSESSION	9-12 MONTHS

- COMMENTS
- GREAT LOCATION WITH EASY ACCESS TO 400-SERIES HIGHWAYS
 - AMPLE EMPLOYEE PARKING
 - 3X5 TON CRANE AND 1X10 TON CRANE FACILITY
 - FLOOR DRAINS THROUGHOUT
 - 2 STOREY OFFICE WITH A LUNCHROOM AND LOCKER ROOM
 - HEAVY POWER AVAILABLE
 - NEW LED'S THROUGHOUT
 - FENCED AND GATED YARD

*TMI DOES NOT INCLUDE PROPERTY MAINTENANCE

All information to be verified

TOTAL AREA
107,085 SQ. FT

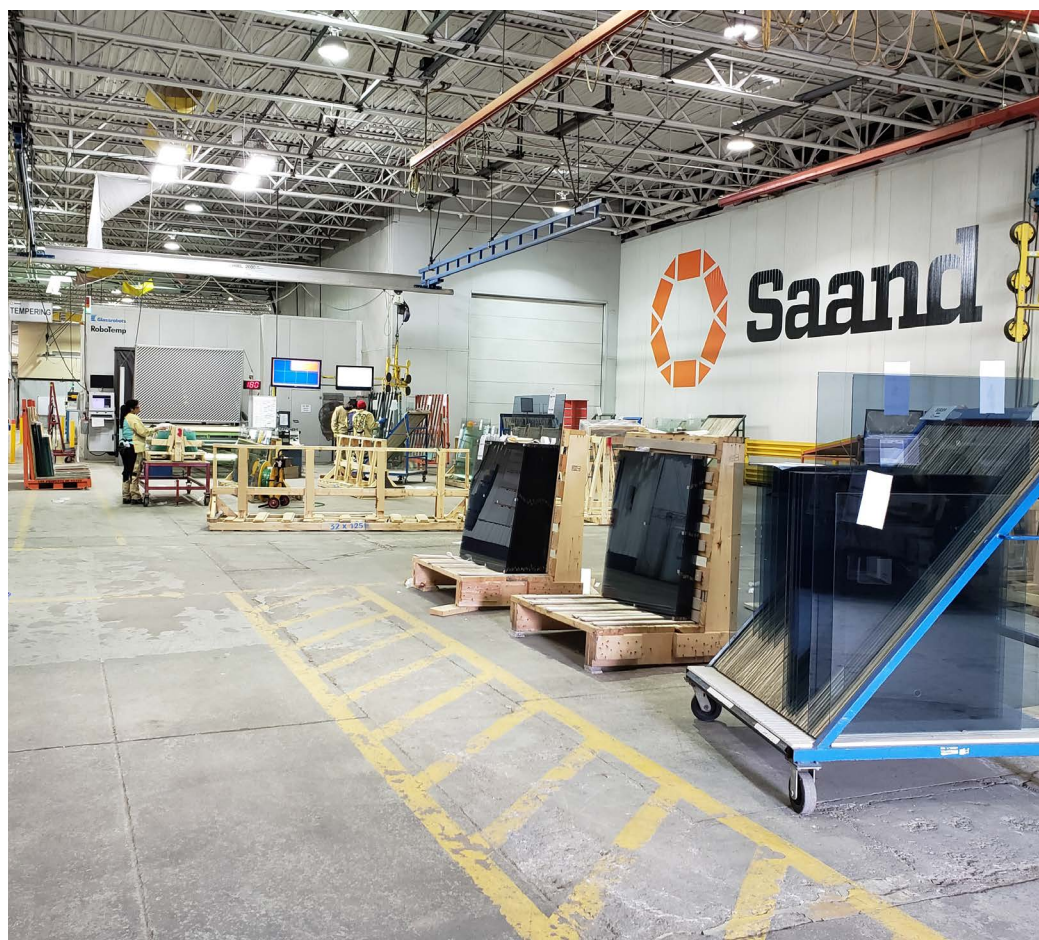
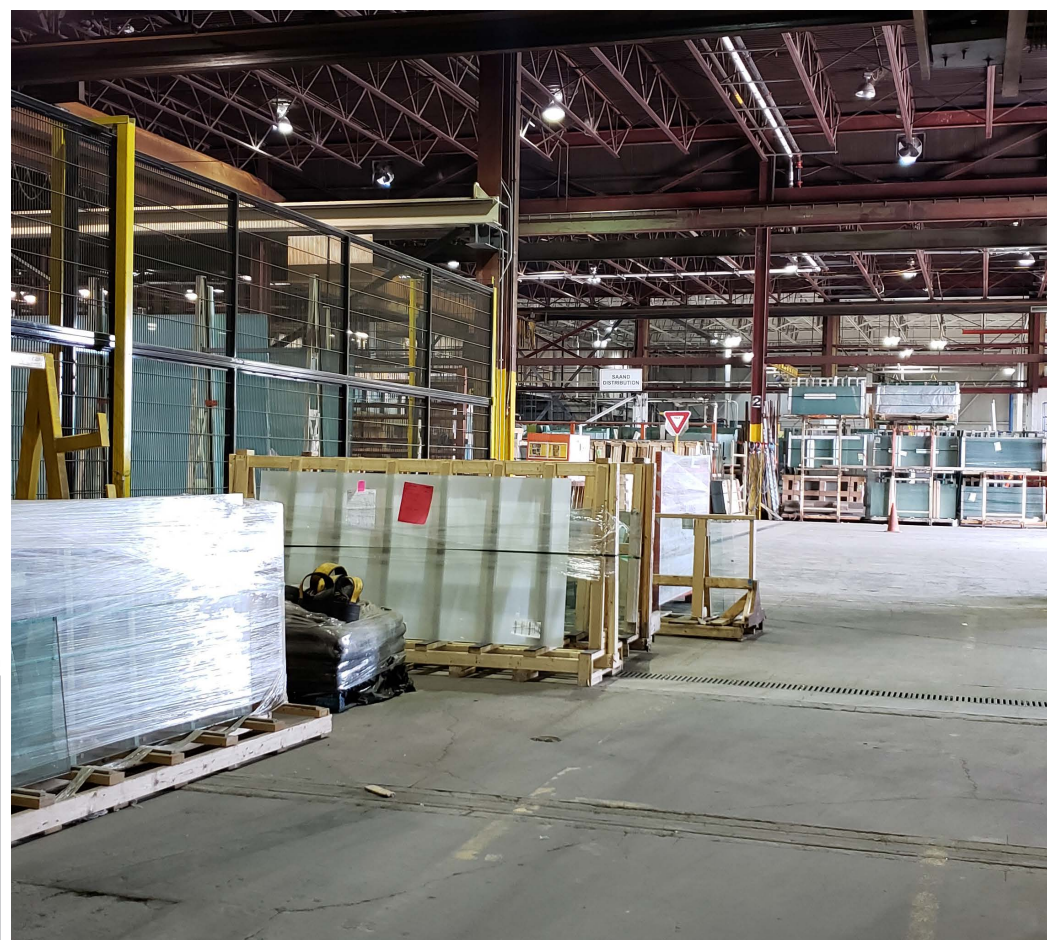
LOT SIZE
4.15 ACRES

CLEAR HEIGHT
22'-33'

SHIPPING
1 TL | 8 GL

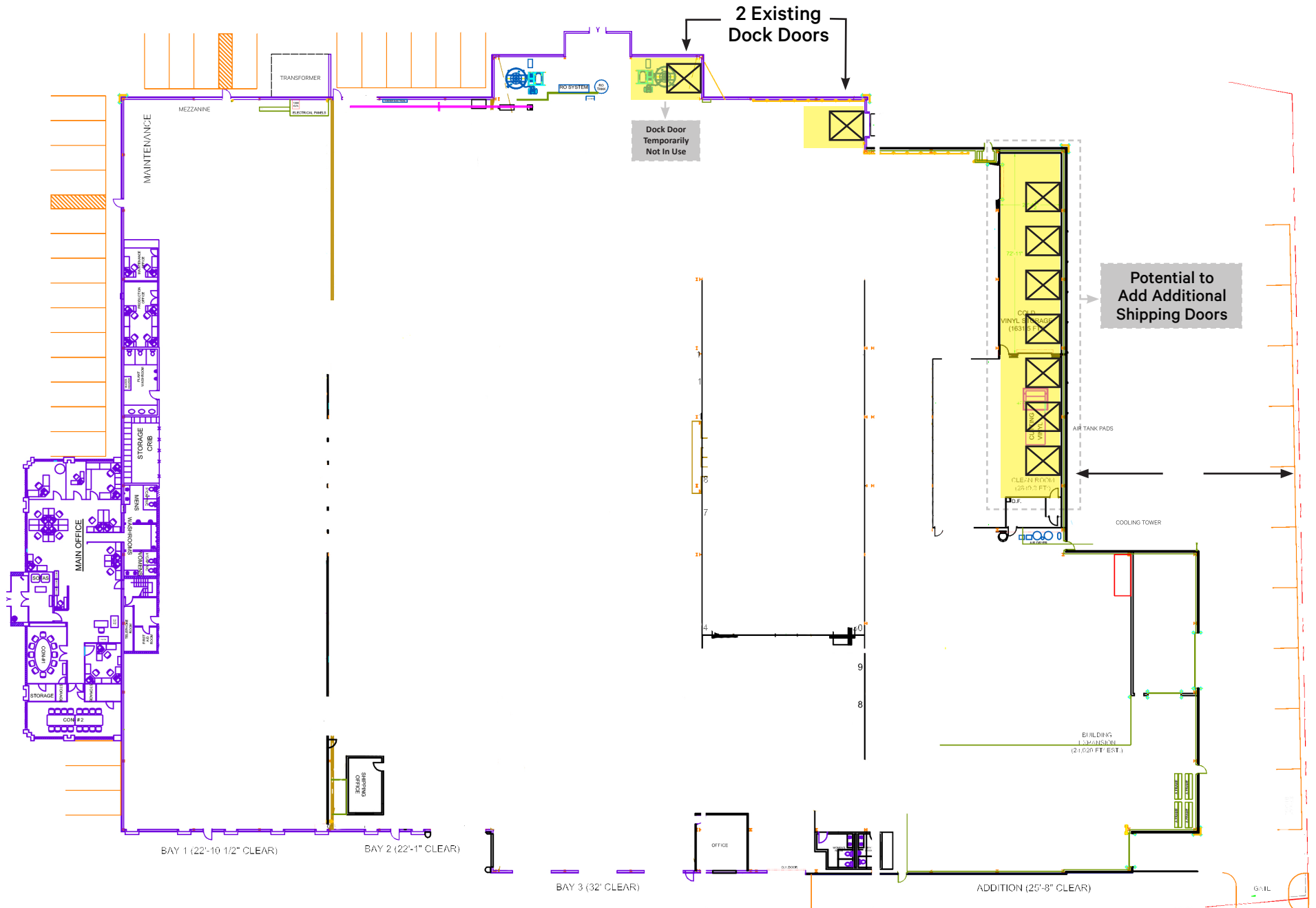
ZONING
E1.0

PROPERTY SITE PLAN & PHOTOS



PROPERTY SITE PLANS

FOR SUBLEASE



Disclaimer: The information contained herein, including but not limited to floor plans, square footage, and dimensions, is for illustrative purposes only and is not guaranteed to be accurate. Interested parties should independently verify all information regarding the property. The agent and/or brokerage assumes no liability for errors or omissions.

AMENITIES & TRANSIT



TTC & MIWAY ROUTES

- 7 Airport
- 352 Lawrence West Night Bus
- 11 Westwood
- 107 Malton Express



FOR MORE INFORMATION CONTACT

DRAKE LAFONTAINE*

Sales Representative

416 798 6224

drake.lafontaine@cbre.com

JOHN LAFONTAINE*

Vice Chairman

416 798 6229

john.lafontaine@cbre.com

*Sales Representative

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth

CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | www.cbre.com