

INDUSTRIAL SPACE FOR LEASE

40,601 s.f. to 134,213 s.f. Immediate Occupancy



3471 McNicoll Avenue
Scarborough, Ontario

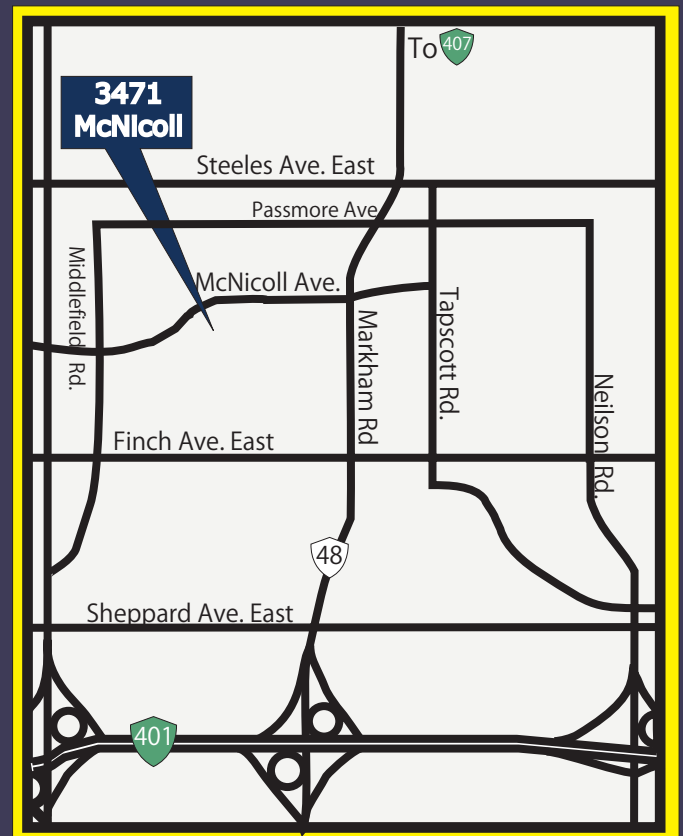
EMERY
INVESTMENTS

Mary Wood

&

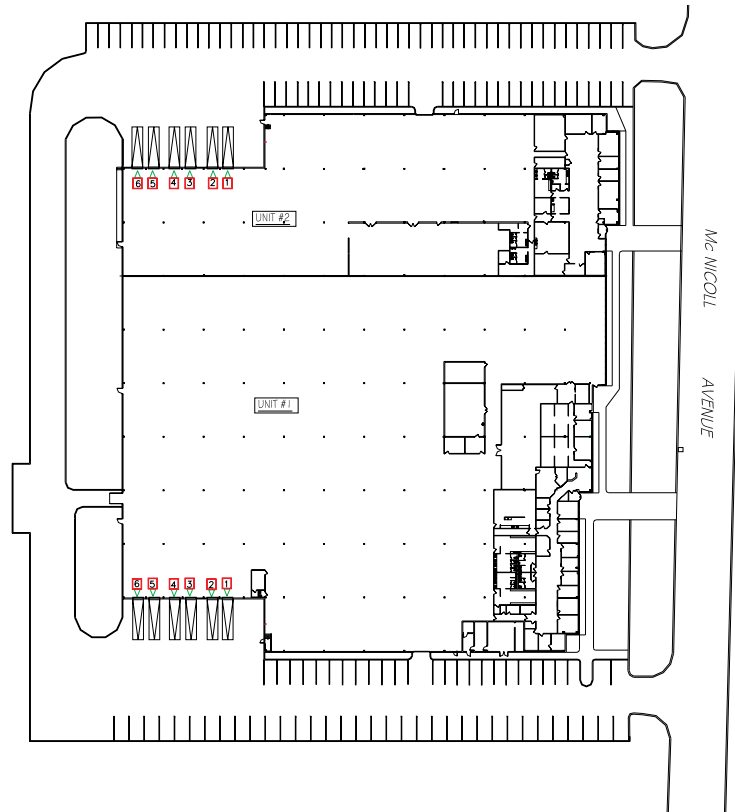
Elana Quinn

416-630-6927



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PROPERTY DETAILS

Occupancy: Immediate

Space Available:

Unit 1 93,612 s.f.

Unit 2 40,601 s.f.

Total: 134,213 s.f.

Office Space:

Unit 1 12,460 s.f.

Unit 2 7,178 s.f. (Lab Space 5,525 s.f.)

Total: 19,638 s.f.

Hydro:

Unit 1 800 amps/600 volts

Unit 2 2000 amps/600 volts

Shipping:

Unit 1 6 Truck-level, 1 Drive In

Unit 2 6 Truck-level, 1 Drive In

Parking: 140 spaces

Height: 22' clear

Bay Size: 40' x 30'

Access: Easy access to Hwy. 401 and Hwy. 407 via Markham Road.

Public Transportation:

TTC on McNicoll connecting to Warden Subway Station, Route 102.

EMERY

INVESTMENTS

For Leasing Information:

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