



For Lease: Multiple Industrial Units

# 1111 Finch Avenue W

North York, ON

**Lennard:**

209-1 Yorkdale Road, Toronto  
905.752.2220

[lennard.com](http://lennard.com)



# 1111 Finch Avenue W

Well-Maintained Industrial Units with Modern Warehouse Upgrades and Excellent Highway Access in York University Heights.

	Available Units	Total Rentable Area		Zoning		Clear Height	
	Unit 21	3,600 SF		MC(H)		14'-19'10"	
	Unit 27	4,800 SF					
	Unit 33	2,400 SF					
	Unit 34	3,750 SF					
	Net Rent	Taxes (TMI)		Availability		Listing Agents	
	\$16.95 PSF	\$6.25 PSF		30-60 Days		Ariel Stern*	Andrea Kraus**
						Vice President	Senior Vice President
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<small>*Broker **Sales Representative</small>							

## Property Highlights

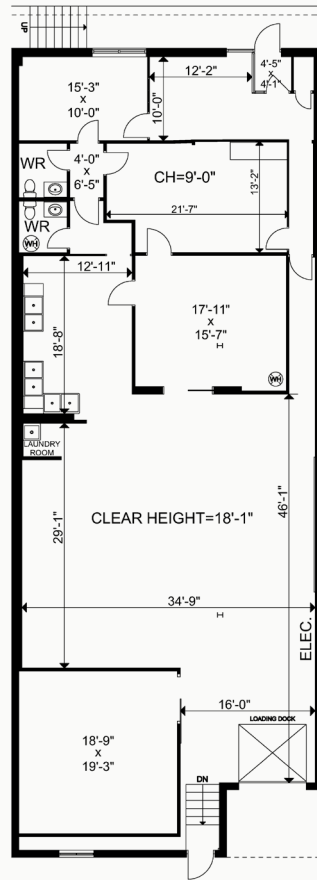
- The warehouses feature epoxied floors, upgraded lighting, truck-level doors, and the ability to accommodate 53' trailers.
- Clean office portions with ample on-site parking.
- Conveniently located with quick access to Allen Road and Highway 400, and transit in the immediate vicinity.

### Note

1. Lease term shall be 3 to 5 years, subject to tenant financial covenant.
2. First month's rent, last month's rent, and a security deposit are required.
3. Rental rates quoted are for Year 1 only; annual escalations apply thereafter.

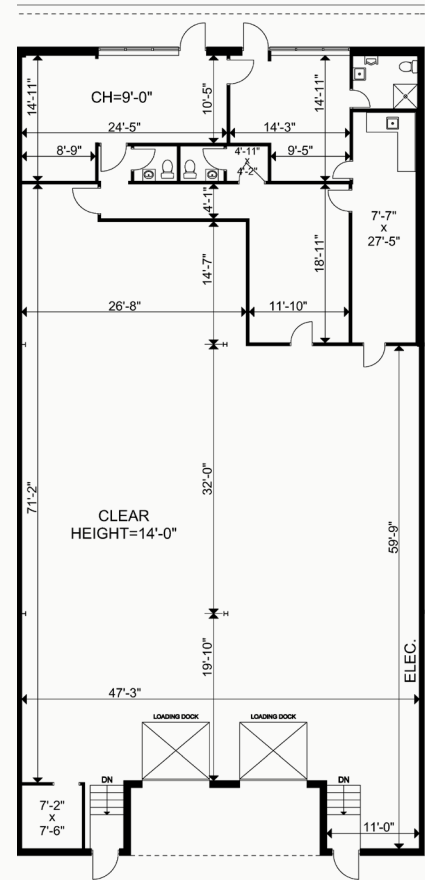
## Floor Plan Available Units





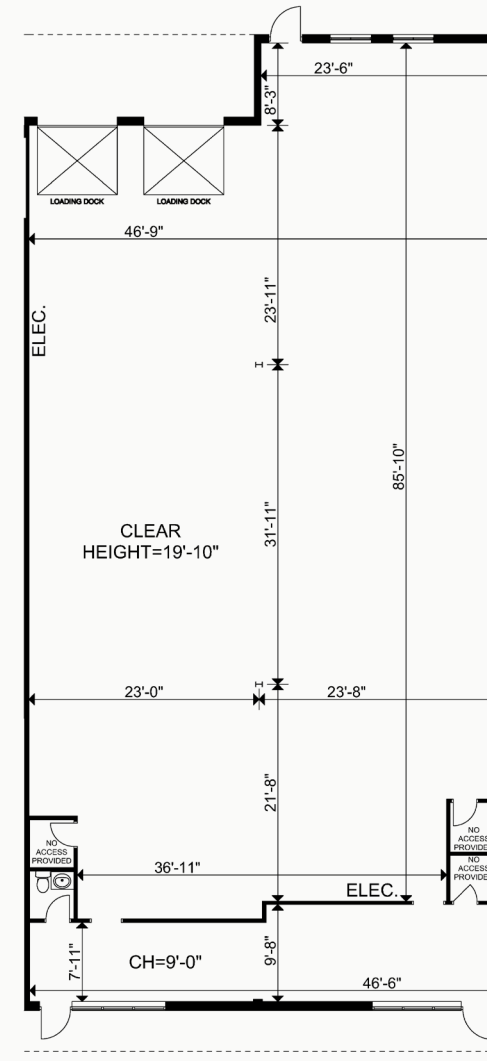
**Unit 21**

Size
3,600 SF
Office Area
10%
Industrial Area
90%
Shipping
1 Truck-Level
Clear Height
18'1"



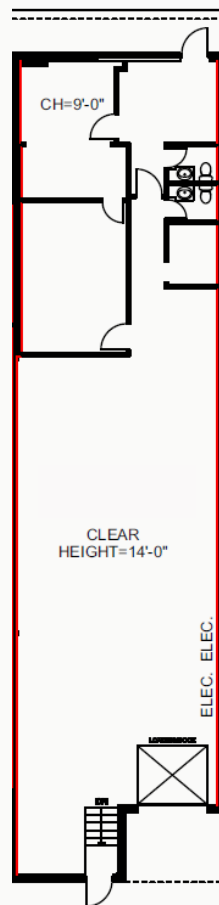
**Unit 27**

Size
4,800 SF
Office Area
15%
Industrial Area
85%
Shipping
2 Truck-Level
Clear Height
14'



**Unit 38-40**

Size
4,800 SF
Office Area
10%
Industrial Area
90%
Shipping
2 Truck-Level
Clear Height
19'10"



**Unit 33**

Size
2,400 SF
Office Area
20%
Industrial Area
80%
Shipping
1 Truck-Level
Clear Height
14'



**Unit 34**

Size
3,750 SF
Office Area
20%
Industrial Area
80%
Shipping
1 Truck-Level
Clear Height
16'



# Nearby Amenities

 1111 Finch Avenue W

## Food & Restaurant

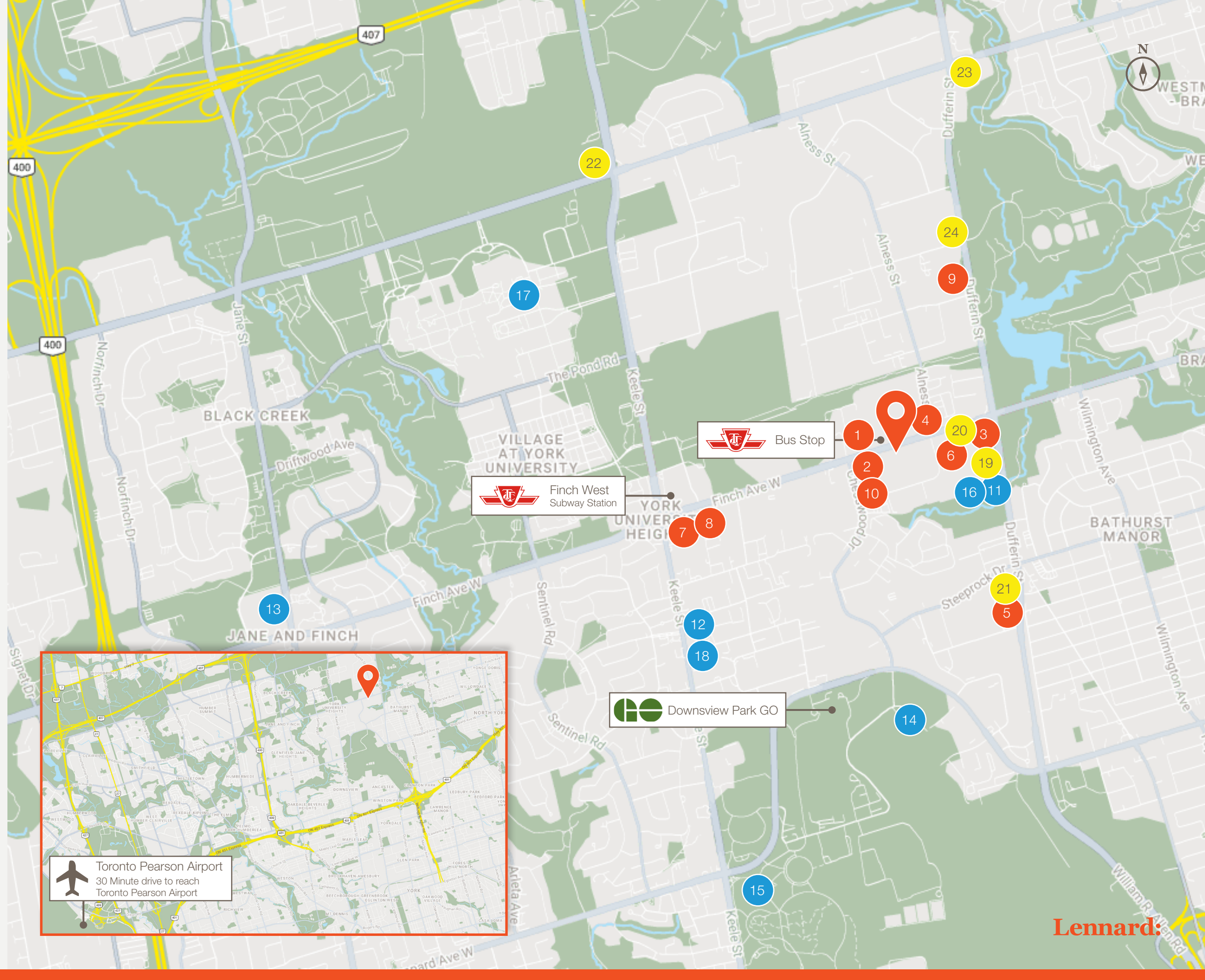
1. A&W
2. Starbucks
3. ST. Louis Bar & Grill
4. Tim Hortons
5. McDonald's
6. Mandarin
7. Popeyes
8. Don Parton Mexican Resturaunt
9. Rumeli Resturant
10. Chicken Place

## Shopping & Recreation

11. Canadian Tire
12. Walmart
13. Yorkgate Mall
14. Rogers Stadium
15. Downsview Park
16. Yummy Market
17. York Lanes Mall
18. Dollarama

## Convenience

19. SmartStop Self Storage
20. Scotia Bank
21. CIBC
22. TD Bank
23. RBC Bank
24. BMO Bank of Montreal



# Lennard:

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