



For Lease: Multiple Industrial Units

1111 Finch Avenue W

North York, ON



Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220

lennard.com



1111 Finch Avenue W

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



Available Units

Unit 21

Unit 27

Unit 33

Unit 38-40

Total Rentable Area

3,600 SF

4,800 SF

2,400 SF

LEASED



Net Rent

\$16.95 PSF

Taxes (TMI)

\$6.25 PSF



Zoning

MC(H)



Clear Height

14'-19'10"



Availability

30-60 Days



Listing Agents

Ariel Stern*

Vice President

416.649.5925

astern@lennard.com

Andrea Kraus**

Senior Vice President

416.649.5939

akraus@lennard.com

*Broker **Sales Representative

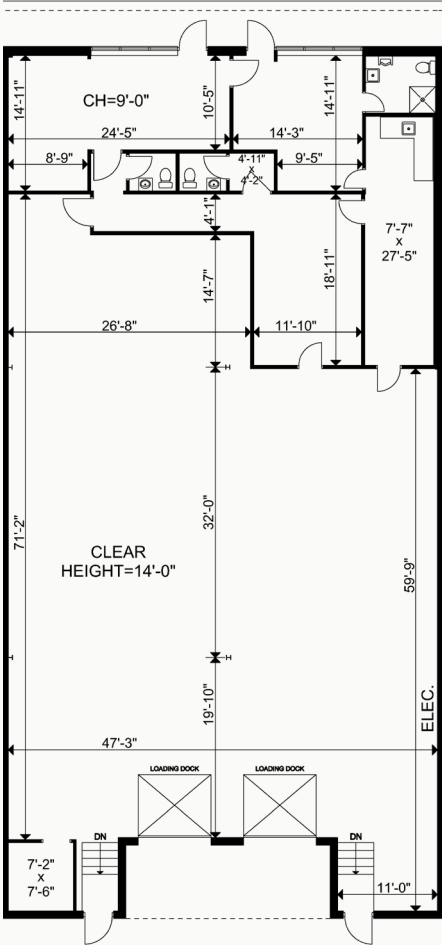
Property Highlights

- 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.

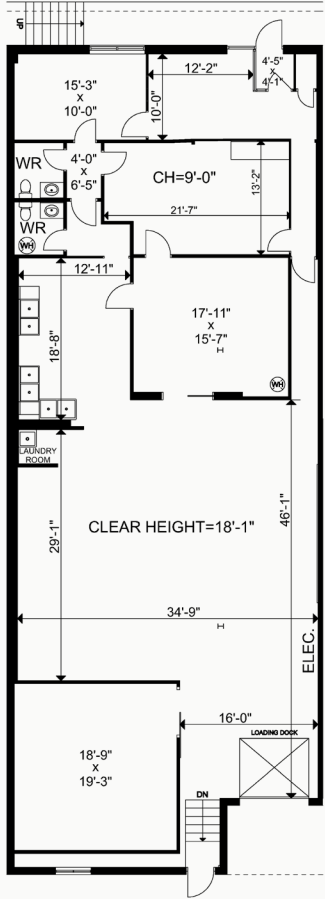
Lennard:

Floor Plan Available Units



Unit 27

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



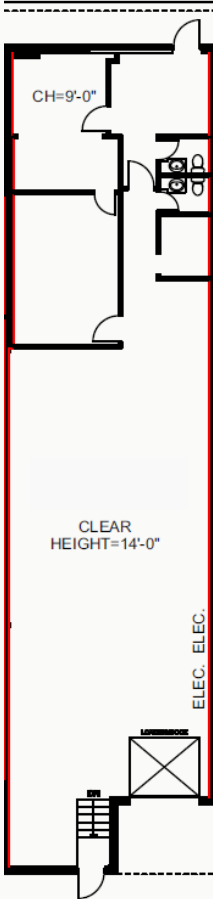
Unit 21

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



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'

Nearby Amenities

 1111 Finch Avenue W

Food & Restaurant

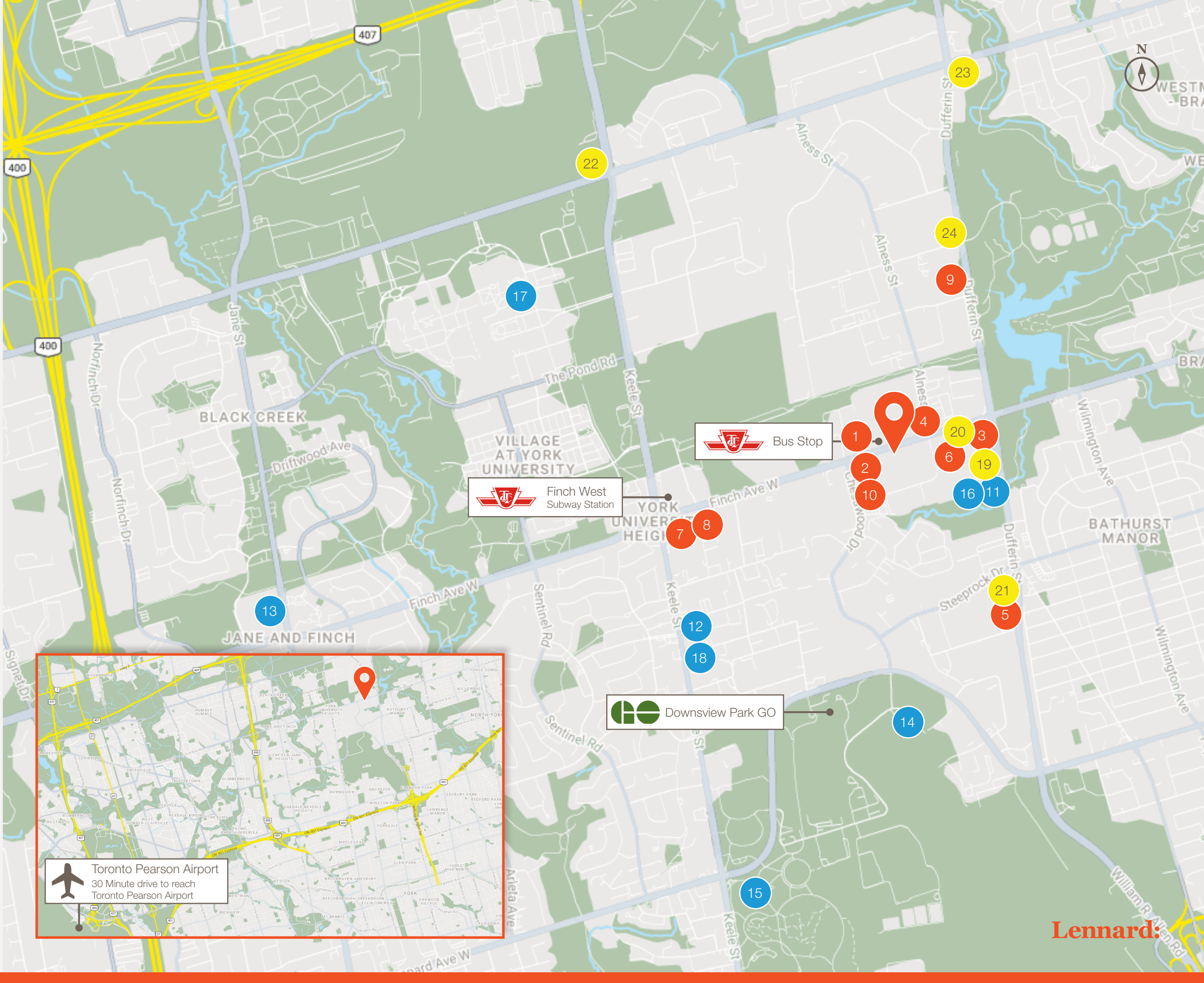
- 1. A&W
- 2. Starbucks
- 3. ST. Louis Bar & Grill
- 4. Tim Hortons
- 5. McDonald's
- 6. Mandarin
- 7. Popeyes
- 8. Don Parton Mexican Resturaunt
- 9. Rumeli Resturant
- 10. Chicken Place

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:

Ariel Stern*, Vice President
416.649.5925
astern@lennard.com

209-1 Yorkdale Road
Toronto, ON M6A 3A1
905.752.2220

Andrea Kraus**, Senior VP
416.649.5939
akraus@lennard.com

200-55 University Avenue
Toronto, ON M5J 2H7
416.649.5920

*Broker **Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

