



For Sublease: Industrial

# 3411 McNicoll Avenue, Unit 11&12

8,500 SF Industrial Units Available in a Great Location in Scarborough

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

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

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# 3411 McNicoll Avenue, Unit 11&12

8,500 SF of industrial space available for sublease located near the corner of McNicoll Avenue & Markham Road in Scarborough.



Available Space

**Unit 11&12 - 8,500 SF**



Availability

**Immediate**

Term Expiry

**Until October 2028**

(with option to renew)



Net Rent

**\$15.50 PSF**

Additional Rent

**\$5.81 PSF**



Clear Height

**20'0"**



Listing Agent

**Francis Lim\***

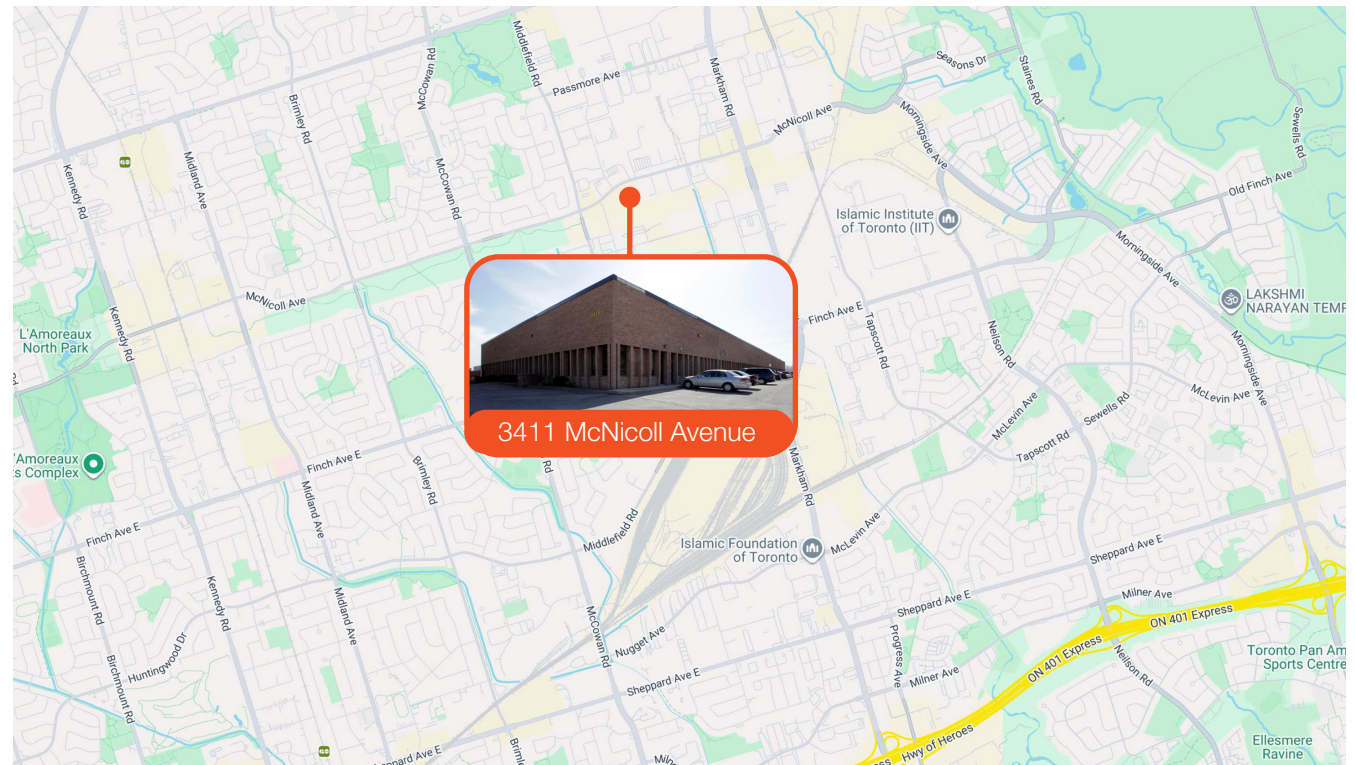
Industrial & Investment Sales

647.985.7772 | flim@lennard.com

\*Sales Representative

## Property Highlights

- Racks available for use
- 2 Truck-Level Loading Docks With 53-Ft Trailer Access
- 7 Offices & Meeting Rooms, 1 Washroom
- A Wide Variety Of Industrial, Storage, Distribution, wholesale uses



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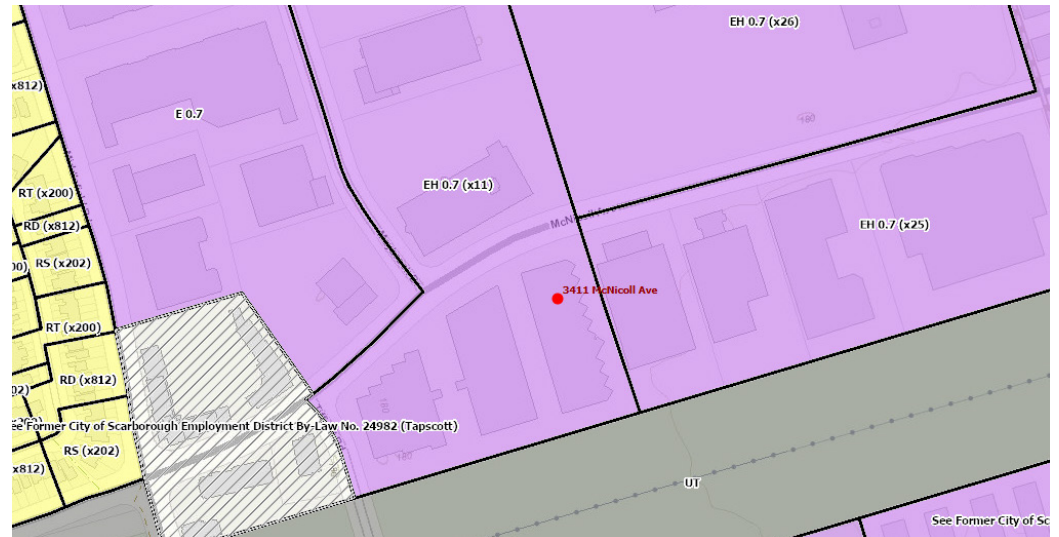
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Zoning: EH0.7 - Employment Industrial

## Permitted Uses

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
  - 1) Ammunition, Firearms or Fireworks Factory;
  - 2) Crude Petroleum Oil or Coal Refinery;
  - 3) Explosives Factory;
  - 4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station [ By-law: OMB PL130592 ]



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Photo Gallery



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