



For Sale: Industrial

# 95 Pelham Avenue

Rare Corner Industrial Unit in the Junction Triangle

**Lennard:**



# 95 Pelham Avenue

3,425 SF end unit industrial building for sale within the Junction Triangle.



Available Space

**3,425 SF**  
(Flex Space)



Lot Depth

**135.17 SF**



Clear Height

**18'**



Drive-In Door

**1 (12'W X 12.6'H)**



Zoning

**E 2.0 (x301) Height**  
**14.0 Meters**



Power

**600V / 200 AMPS**



HVAC

**Heat Type: Water Radiators**  
**Airconditioning: Partial**



Sale Price

**Contact Listing Agents**

Taxes (2025)

**\$9,883.54**



Listing Agents

**Elise Ngo-Wong\***

Associate Vice President  
416.915.5679  
elise@lennard.com

**Anthony Martino\***

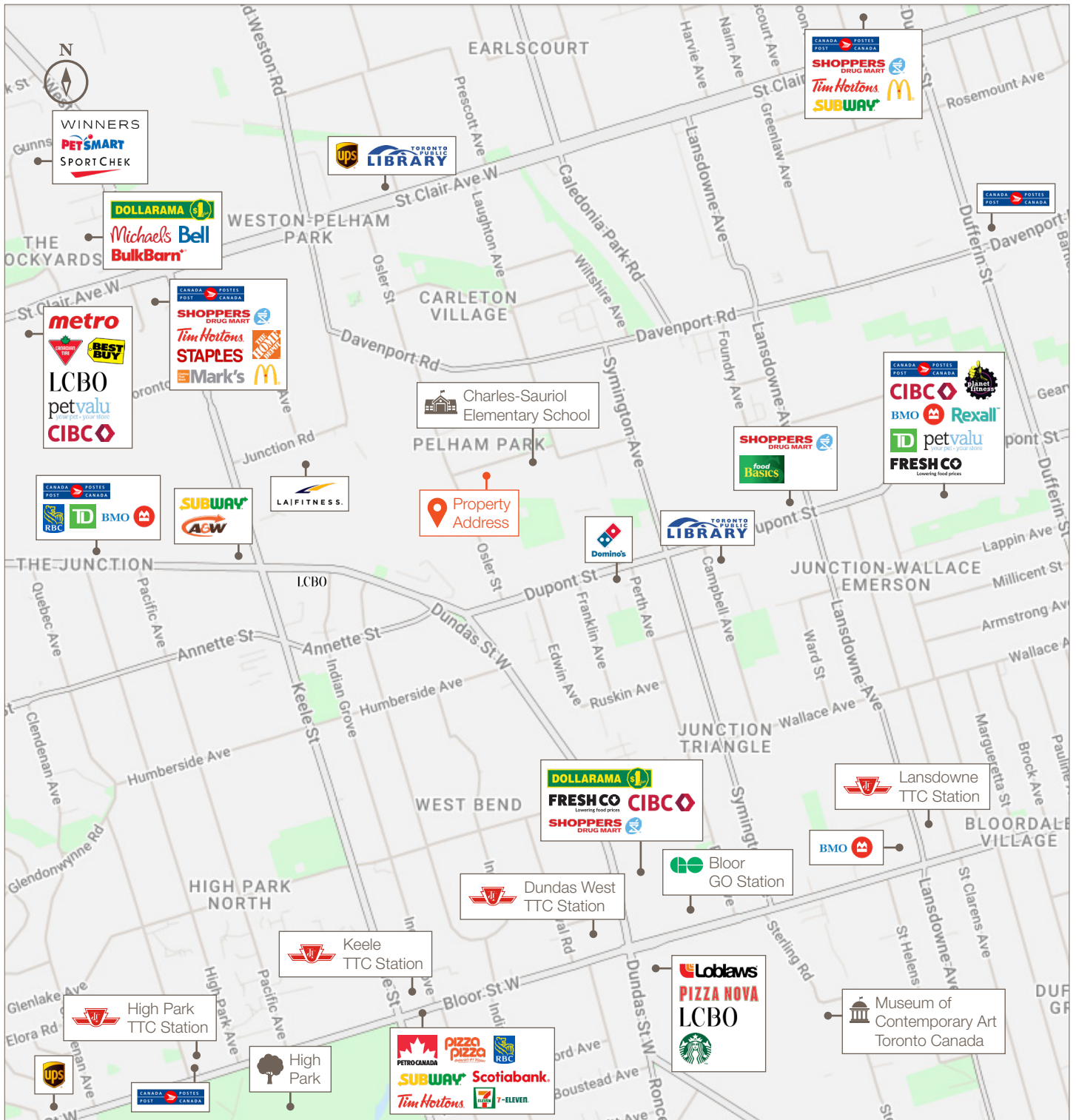
647.283.3193  
amartino85@gmail.com

\*Sales Representative

## Property Highlights

- End unit with freshly paved parking lot
- Oversized Drive-in door
- Close in proximity to QEW/Gardiner Expressway, Downtown Toronto, West-Toronto Railpath and UP Express
- Epoxy flooring
- 18' of clear ceiling height to underside of joist
- 27.5 feet of street frontage
- Vacant possession possible upon closing

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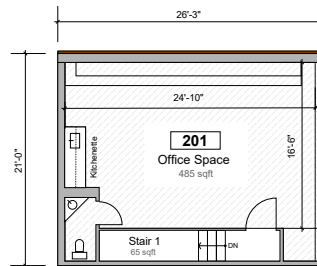


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## Floor Plan

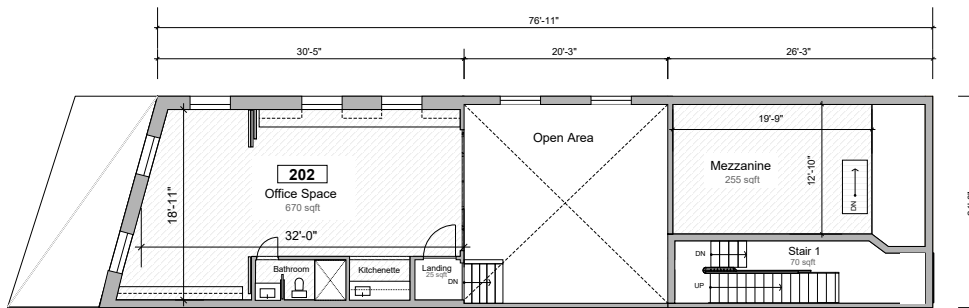
### 95 PELHAM AVENUE Property Plans

-  leasable area
-  common area / facilities



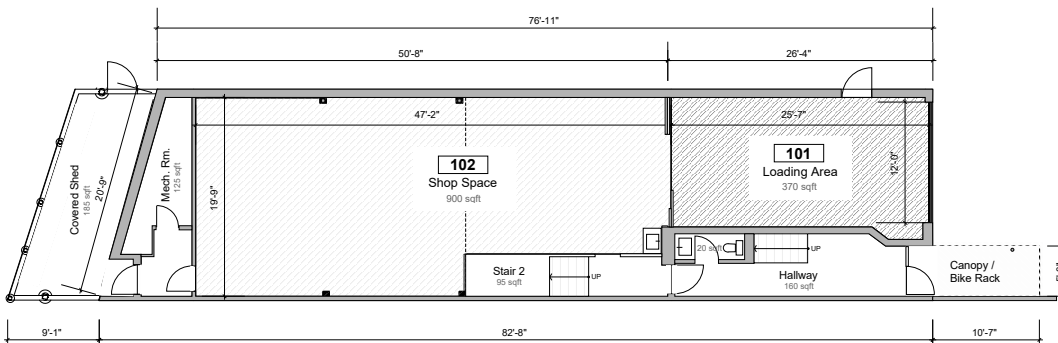
Office Space	485 sqft
<b>485 sqft</b>	
Stair 1	65 sqft
<b>65 sqft</b>	

Second Floor **550 sqft**



Office Space	670 sqft
<b>670 sqft</b>	
Stair 1	70 sqft
Landing	25 sqft
Mezzanine	255 sqft
<b>350 sqft</b>	

Second Floor **1020 sqft**



Loading Area	370 sqft
Shop Space	900 sqft
<b>1270 sqft</b>	
Hallway	160 sqft
Bathroom	20 sqft
Mechanical Rm.	125 sqft
Stair 2	95 sqft
<b>400 sqft</b>	

First Floor **1,670 sqft**  
Covered Shed 185 sqft

**BLD TOTAL 3,425 sqft**

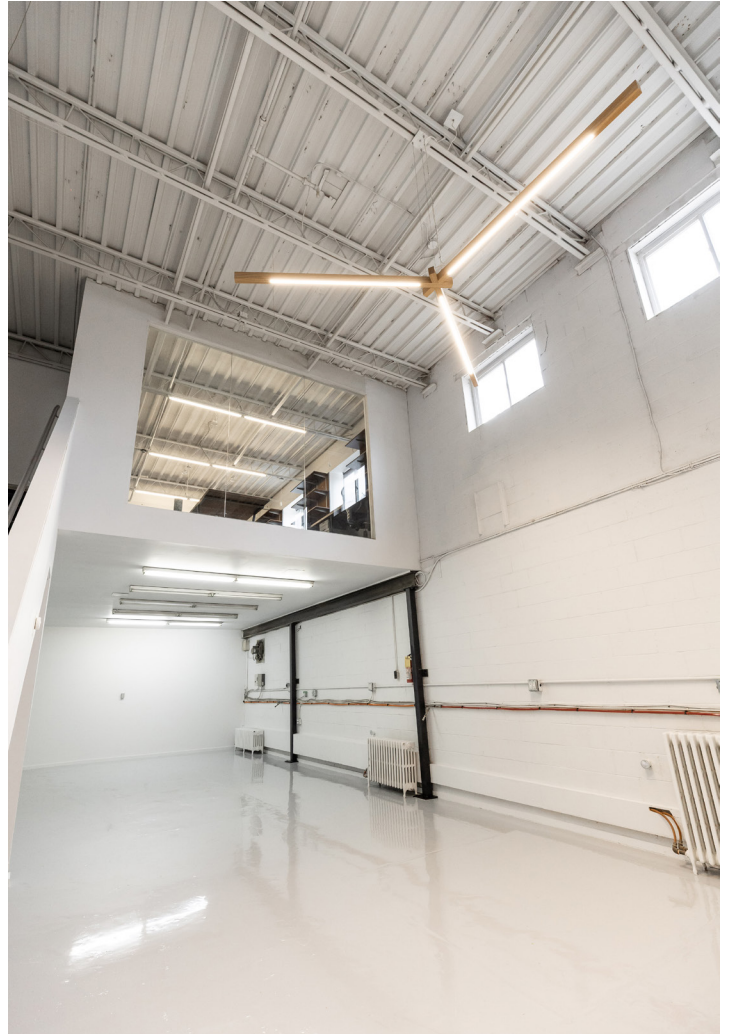
\*\* SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY \*\*

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# Lennard:



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