

UNIT 4 - 1160 BIRCHMOUNT RD, SCARBOROUGH, ON | M1P 2B7

35,587 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE



Sam Shah
Broker
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Bluetick
REALTY INC., BROKERAGE

INDUSTRIAL SPACE FOR LEASE

UNIT DETAILS:

UNIT:	4
BASIC RENT:	\$19 PER SF
TMI RATE:	\$5.75 PER SF (PROPERTY TAX, CA MAINTENANCE, WATER, & INSURANCE)
TOTAL AREA:	35,587 SF
OFFICE AREA:	2350 SF
CEILING HEIGHT:	24'3"
LOADING DOCK:	4
DRIVE-IN-DOOR:	1
WASHROOMS:	2
KITCHEN	1
AVAILABLE FROM:	IMMEDIATELY
VIEWING TIMINGS	11 AM - 4 PM MONDAY- FRIDAY 24 HOURS NOTICE



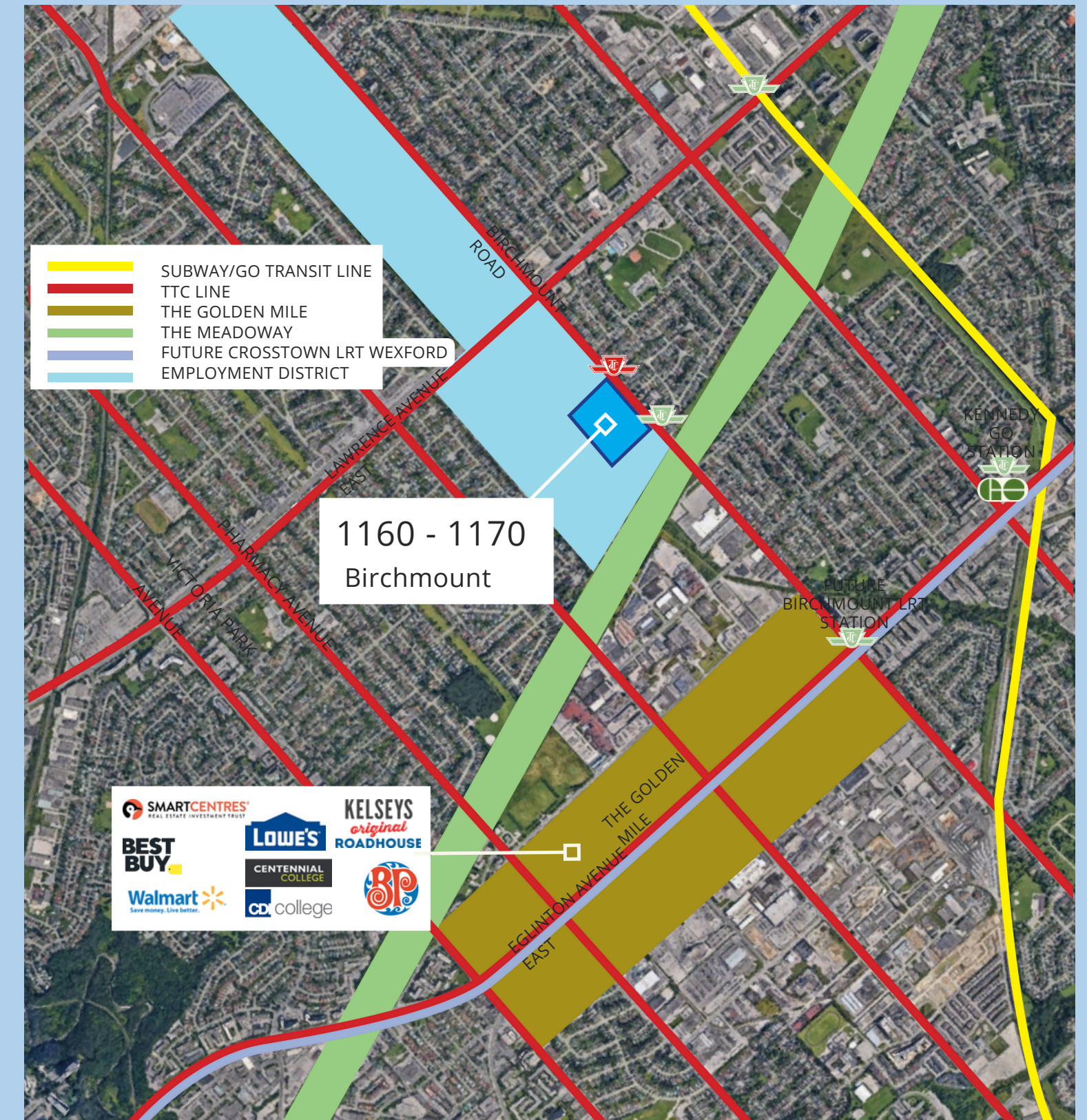
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PROPERTY DETAILS:

Nestled within the industrial hub of **1160 Birchmount, Unit 4** spans an impressive **35,587 square feet**. This strategically located property provides seamless access to the arterial routes of **Highway 401, 404, and the Don Valley Parkway**, seamlessly blending expansive utility with unparalleled connectivity.



CLOSE TO TTC
AND SUBWAY
STATION



NEAR TO
ABUNDANCE
OF AMENITIES



EASY ACCESS TO HIGHWAY 401,
DON VALLEY PARKWAY, AND
HIGHWAY 404



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ZONING DETAILS:

ZONING: E 1.0

PERMITTED USES:

- EDUCATIONAL ACADEMIES
- MEDICAL TREATMENT
- TRANSPORT SERVICE
- RETAIL STORE
- PET SERVICES
- OFFICE USE
- FINANCIAL INSTITUTION
- ARTIST STUDIO
- PLACE OF WORSHIP
- COLD STORAGE
- WHOLESALING USE
- WAREHOUSE
- POLICE STATION
- AMBULANCE DEPOT
- CARPENTER'S SHOP
- COLD STORAGE
- DRY CLEANING OR LAUNDRY PLANT
- AND MANY MORE



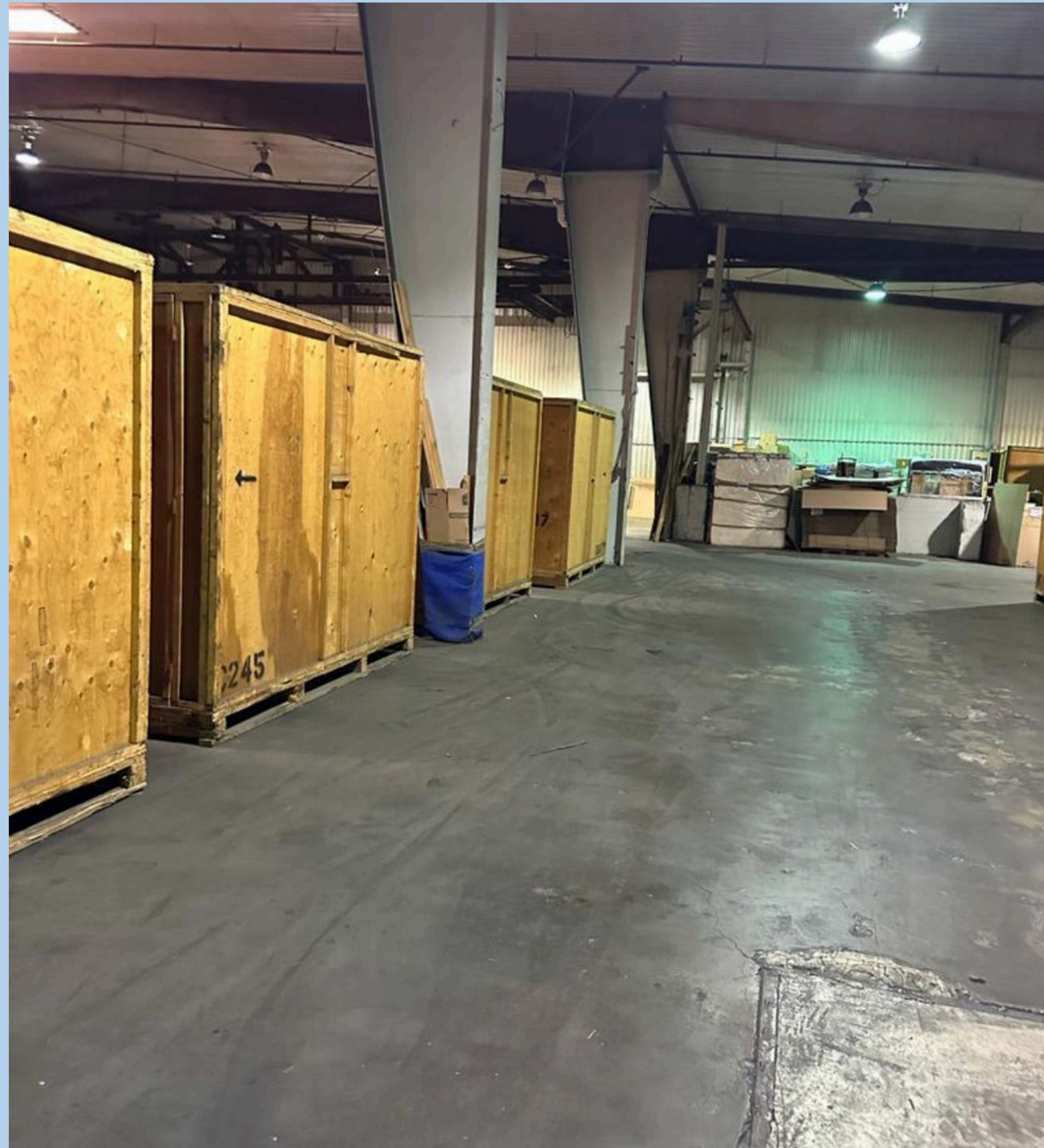
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UNIT PICTURES:



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