

20 Voyager Court South

ETOBICOKE, ON

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN LAFONTAINE*

Vice Chairman

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*Sales Representative

58,712 SQ. FT. FREESTAND ON 2.58 ACRE LOT



LISTING PRICE
\$20,361,960



Property Details

TOTAL SIZE	58,712 Sq. Ft.
LOT SIZE	2.58 Acres
OFFICE AREA	15,992 Sq. Ft.
WAREHOUSE AREA	42,720 Sq. Ft.
ZONING	E1
SHIPPING	6 Truck Level Doors
CLEAR HEIGHT	18'
POSSESSION	Immediate (Tenanted until 6/30/2026)
TAXES (2025)	\$97, 183.80



6 Truck Level Doors
3 Truck doors equipped with levelers



Great proximity to 400 series highways, with access to Hwy. 401 via Renforth Drive within 1.5 km



Ample employee parking



Close to public transit and many nearby amenities

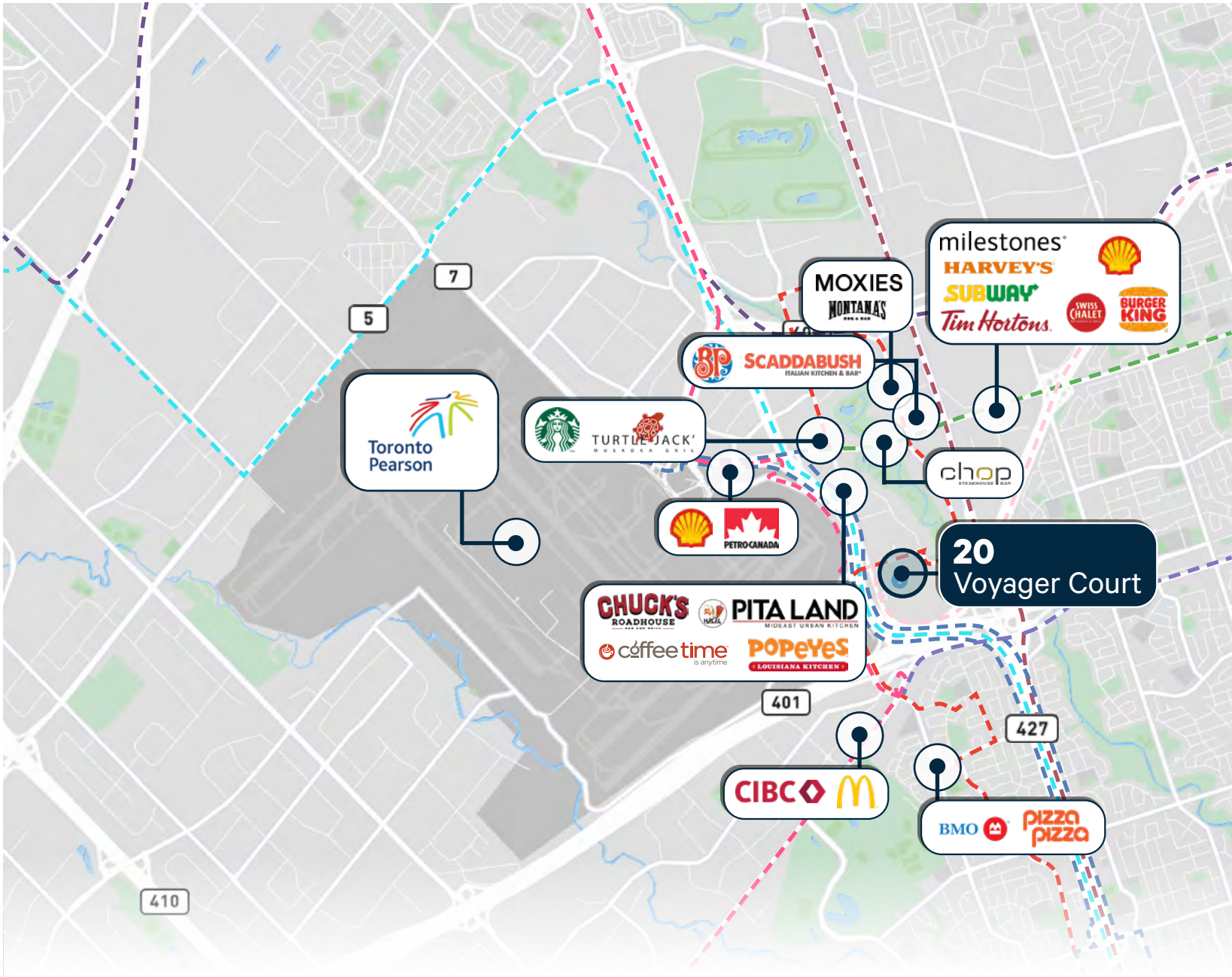


7 Minutes to Pearson International Airport

Property Comments

- Building currently demised into 3 units, can be easily converted back to a single tenant building
- Office area includes 2 large showroom areas and boasts a good mix of privates & open area
- Recent renovations completed in the office area
- Immaculate warehouse area with clerestory windows providing natural light

Amenities & Transit

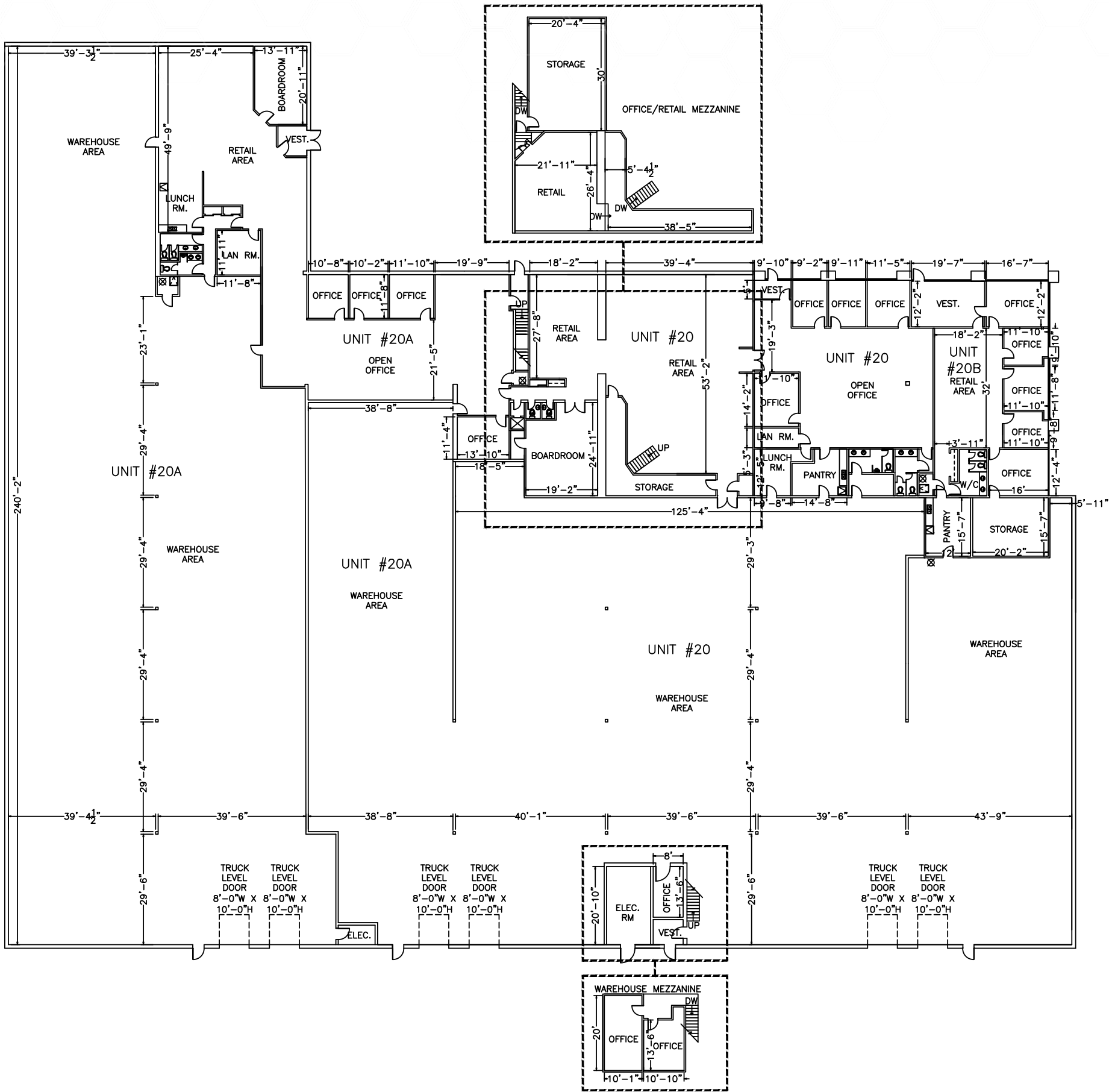


MISSISSAUGA TRANSIT

36	BRAMPTON/NORTH YORK EXPRESS	31	GUELPH/TORONTO	40	HAMILTON/RICHMOND HILL	352	LAWRENCE WEST NIGHT BUS
927	HIGHWAY 27 EXPRESS	112	WEST MALL	300	BLOOR DANFORTH	332	EGLINTON WEST



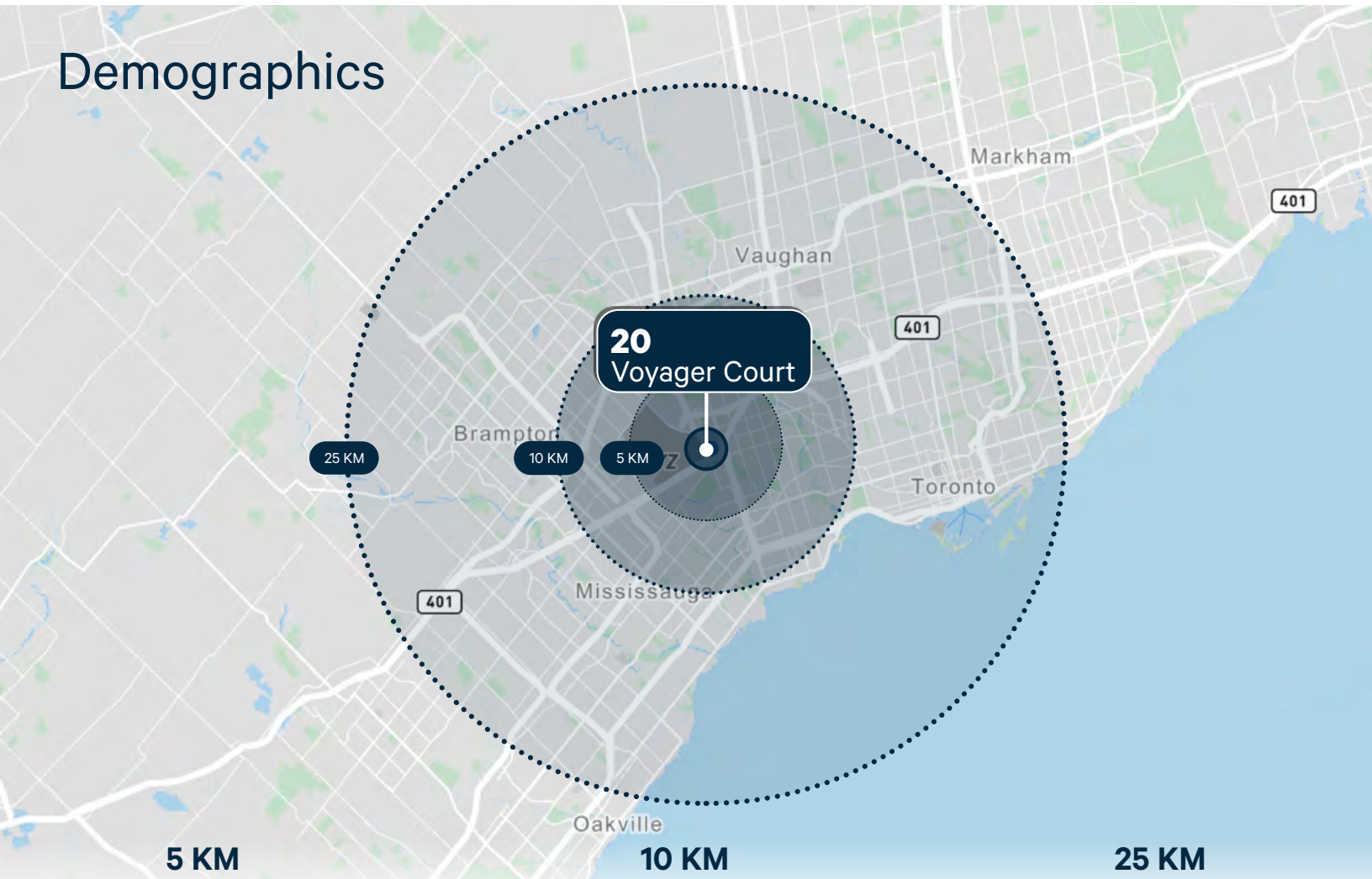
Floor Plan



AREAS	RENTABLE AREA	CLEAR HEIGHT
UNIT #20B OFFICE	2,500 S.F.	9'-0" A.F.F
UNIT #20B (TOTAL)	2,500 S.F.	
UNIT#20 OFFICE	6,620 S.F.	9'-0" A.F.F
UNIT#20 OFFICE MEZZANINE	1,692 S.F.	7'-8" A.F.F
UNIT#20 WAREHOUSE	25,270 S.F.	18'-3" U/S JOIST 20'-0" U/S OF DECK
UNIT#20 WAREHOUSE MEZZANINE	460 S.F.	7'-8" A.F.F
UNIT #20 (TOTAL)	34,042 S.F.	
UNIT #20A OFFICE	5,180 S.F.	9'-0" A.F.F
UNIT #20A WAREHOUSE	16,990 S.F.	18'-3" U/S JOIST 20'-0" U/S OF DECK
UNIT #20A (TOTAL)	22,170 S.F.	
TOTAL RENTABLE AREA	58,712 S.F.	



Demographics



5 KM

POPULATION	134,886
LABOUR FORCE	68,527
MEDIAN AGE	40.5
AVG. HOUSEHOLD INCOME	\$155,110

10 KM

POPULATION	835,534
LABOUR FORCE	433,476
MEDIAN AGE	38.7
AVG. HOUSEHOLD INCOME	\$130,931

25 KM

POPULATION	4,731,858
LABOUR FORCE	2,615,910
MEDIAN AGE	37.6
AVG. HOUSEHOLD INCOME	\$146,546

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