



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*

Vice President

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Anthony Martino*

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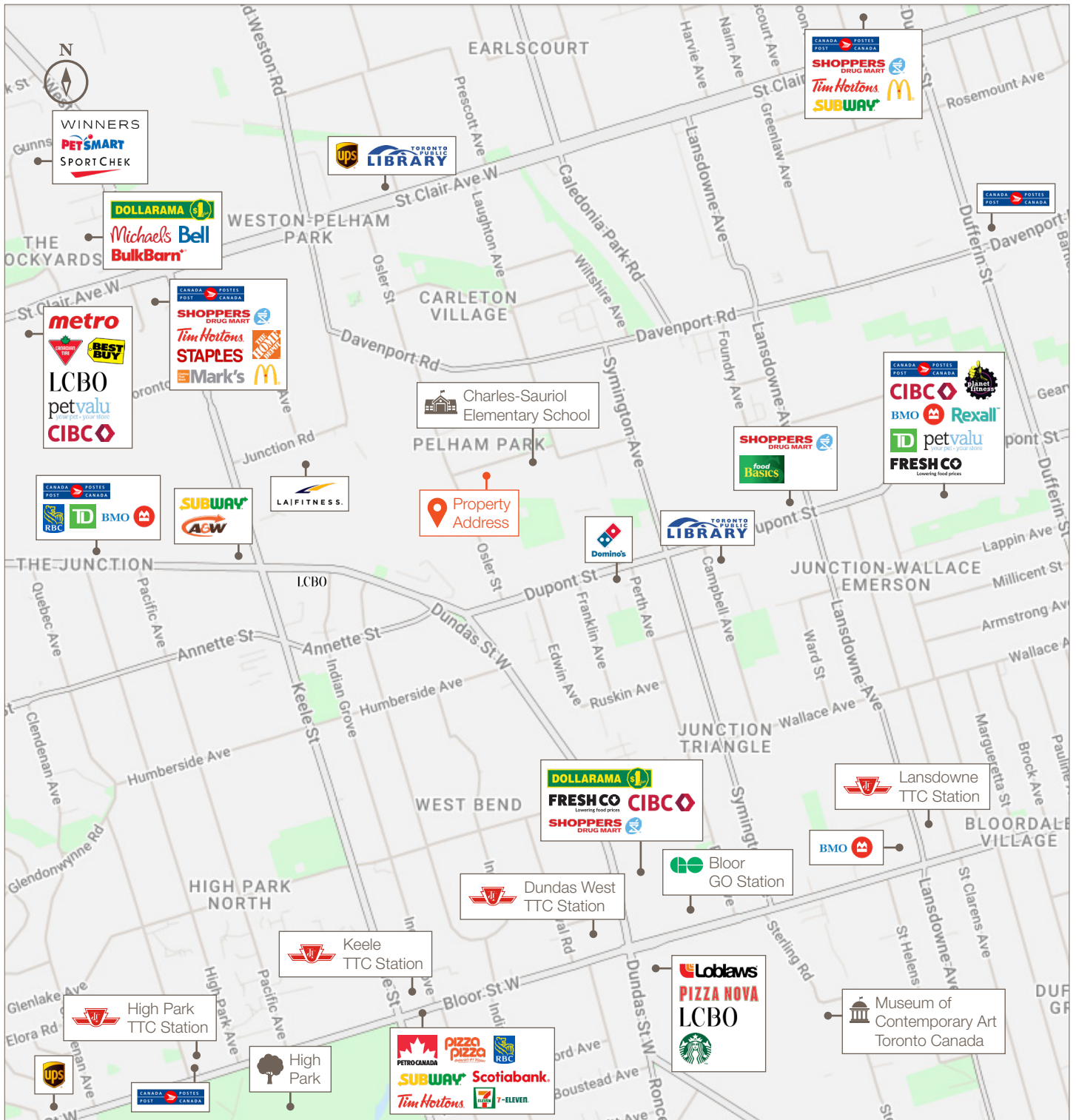
Property Highlights

- 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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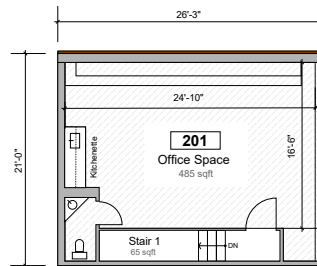


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Floor Plan

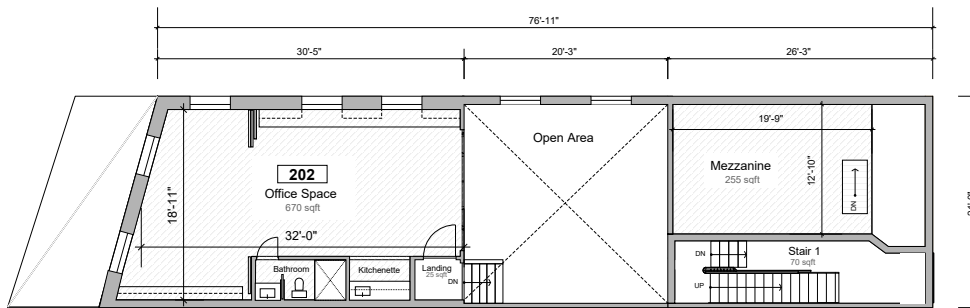
95 PELHAM AVENUE Property Plans

- leasable area
- common area / facilities



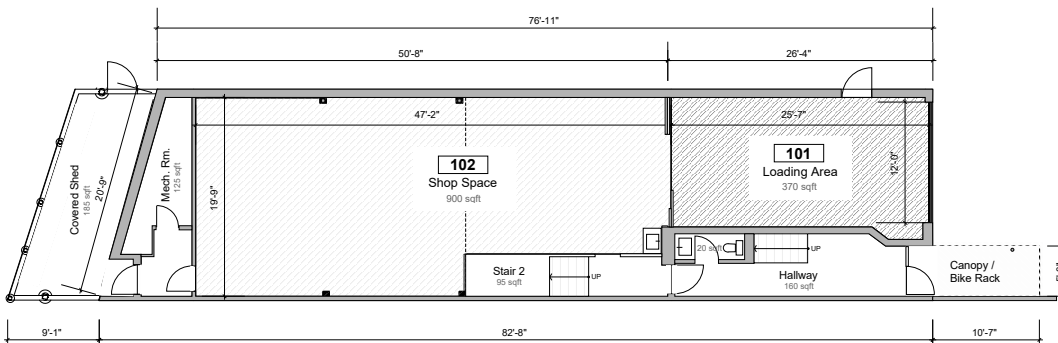
Office Space	485 sqft
485 sqft	
Stair 1	65 sqft
65 sqft	

Second Floor 550 sqft



Office Space	670 sqft
670 sqft	
Stair 1	70 sqft
Landing	25 sqft
Mezzanine	255 sqft
350 sqft	

Second Floor 1020 sqft



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

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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