



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  
416.915.5679  
elise@lennard.com

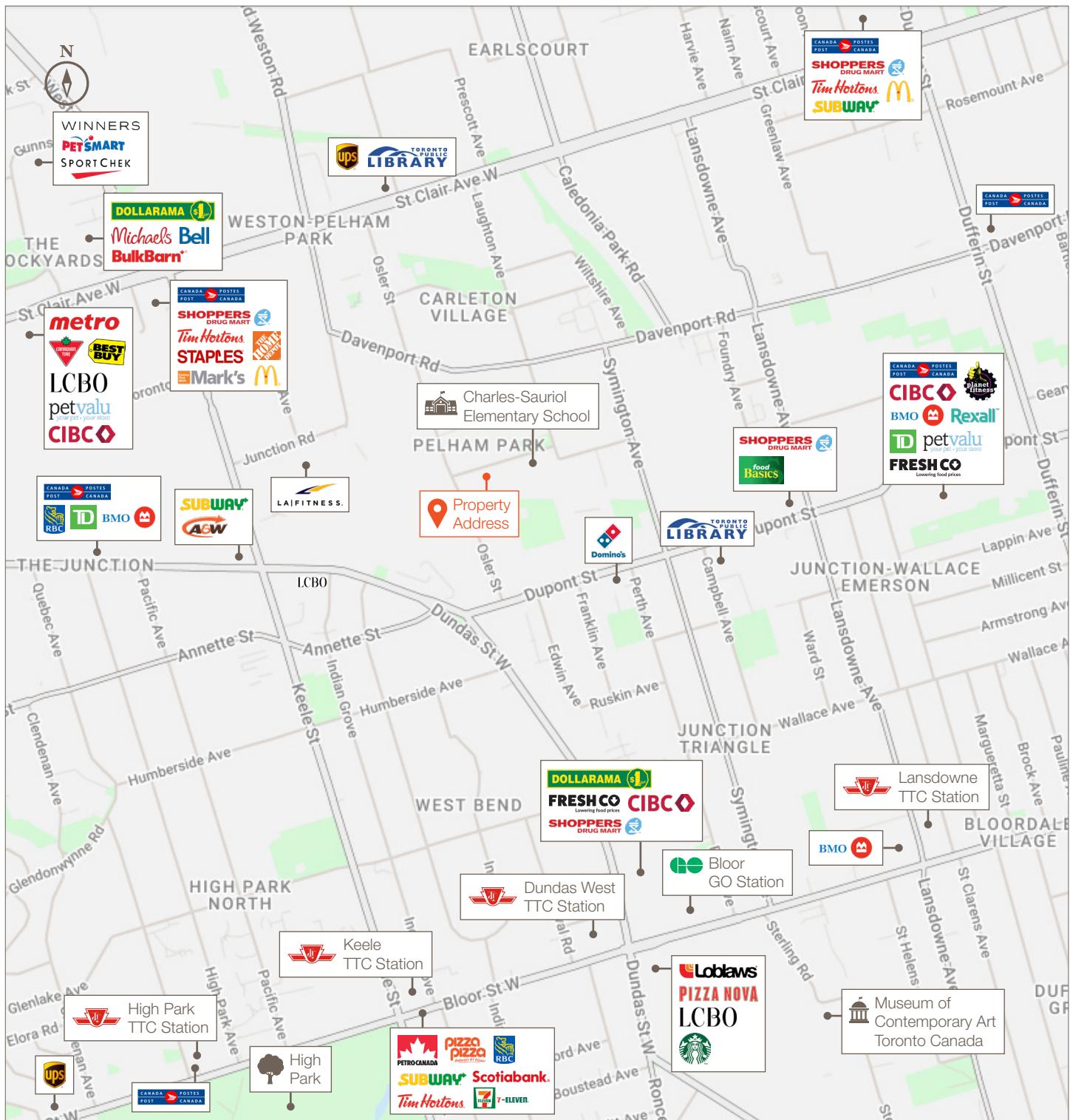
**Anthony Martino\***  
647.283.3193  
amartino85@gmail.com

\*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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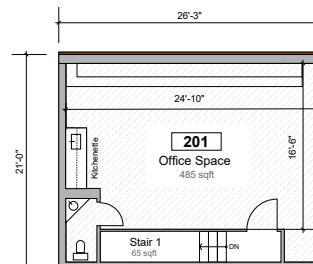


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## Floor Plan

### 95 PELHAM AVENUE Property Plans

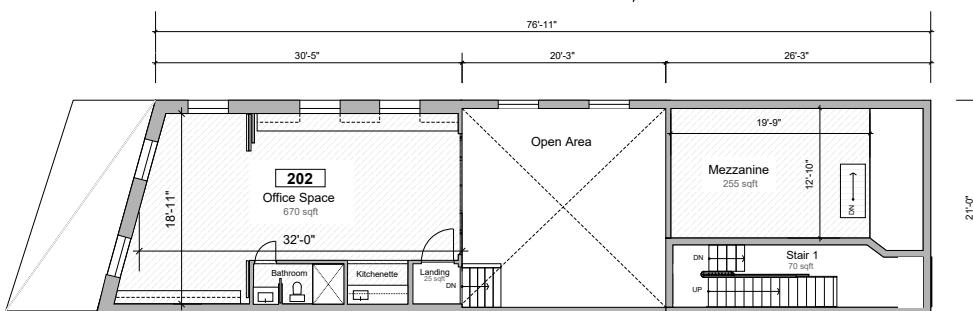
- leasable area  
 - common area / facilities



Office Space 485 sqft  
**485 sqft**

Stair 1 65 sqft  
**65 sqft**

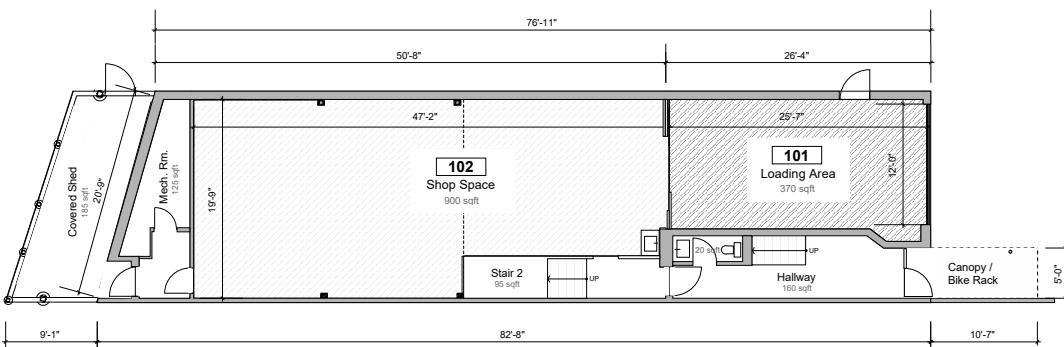
**Second Floor 550 sqft**



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**

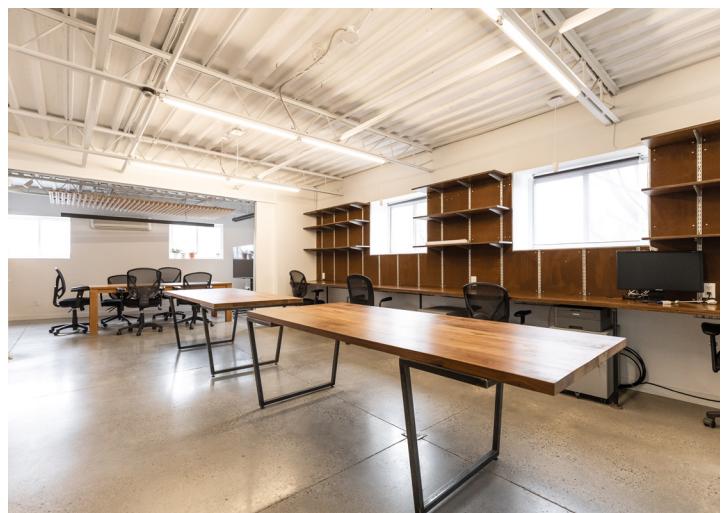
Hallway 160 sqft  
Bathroom 20 sqft  
Mechanical Rm. 125 sqft  
Stair 2 95 sqft  
**400 sqft**

**First Floor 1,670 sqft**

**BLD TOTAL 3,425 sqft**

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

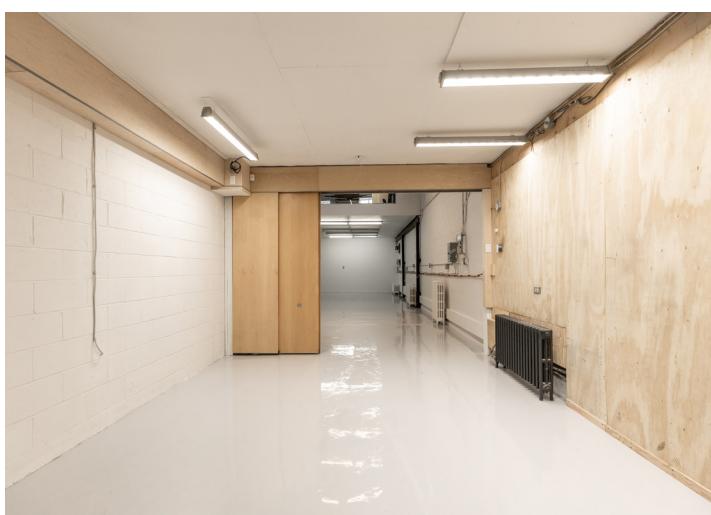
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# Lennard:



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