

UNIT 3 - 1170 BIRCHMOUNT RD, SCARBOROUGH, ON | M1P 2B7

28,517 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE



Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



Bluetick
REALTY INC., BROKERAGE

INDUSTRIAL SPACE FOR LEASE

UNIT DETAILS:

UNIT:	3
BASIC RENT:	\$16.50 PER SF
TMI RATE:	\$4.50 PER SF (PROPERTY TAX, CA MAINTENANCE, WATER, & INSURANCE)
TOTAL AREA:	28,517 SF
OFFICES	2
CEILING HEIGHT:	27'
LOADING DOCK:	4
EMERGENCY EXIT	3
WASHROOMS:	4
LUNCH ROOM	1
AVAILABLE FROM:	IMMEDIATELY
VIEWING TIMINGS	11 AM - 4 PM MONDAY- FRIDAY 24 HOURS NOTICE



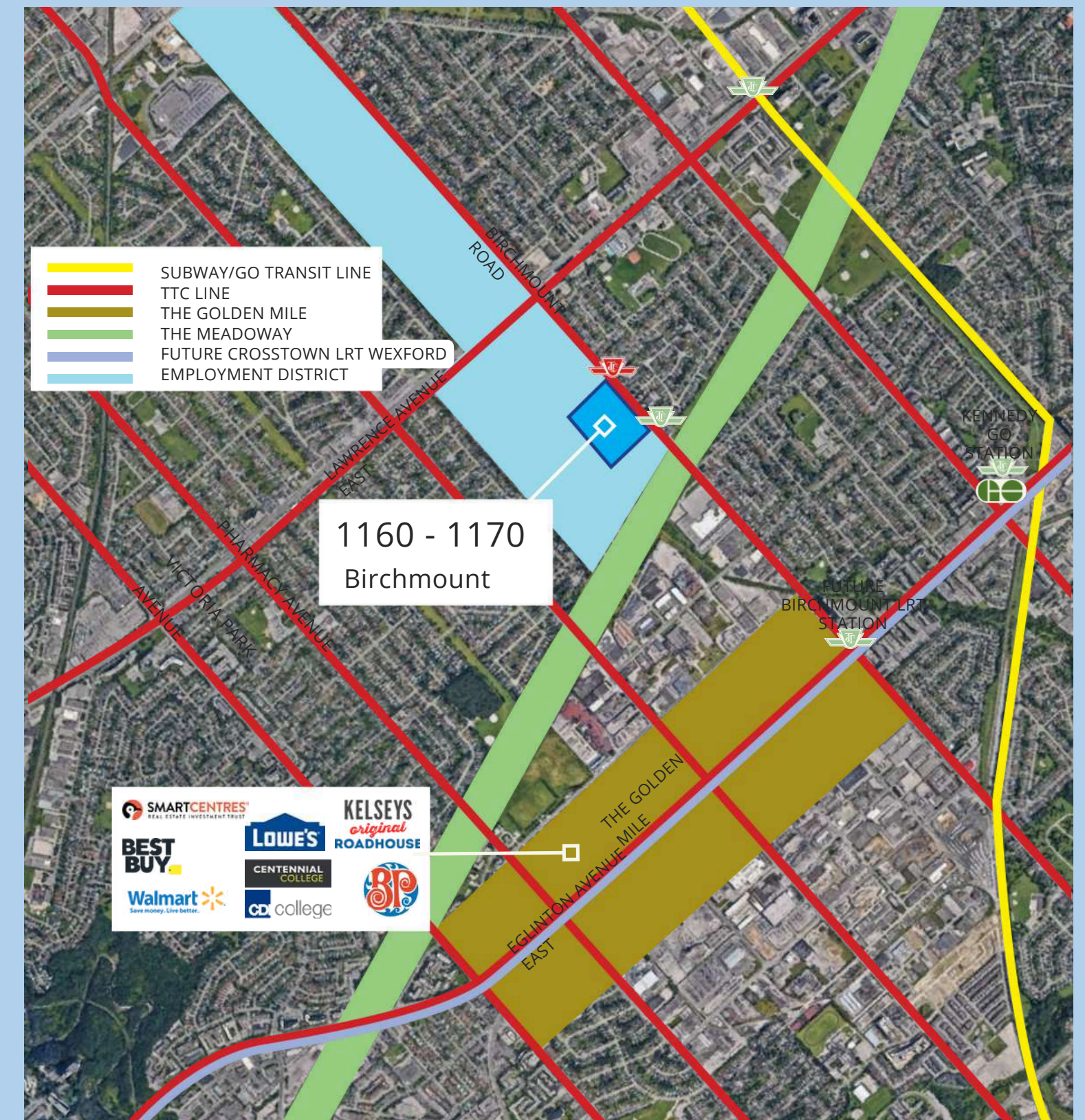
Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



UNIT 3 AT 1170 BIRCHMOUNT RD

PROPERTY DETAILS:

Nestled within the industrial hub of **1170 Birchmount, Unit 3** spans an impressive **28,517 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



Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



Bluetick
REALTY INC., BROKERAGE

UNIT 3 AT 1170 BIRCHMOUNT RD

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



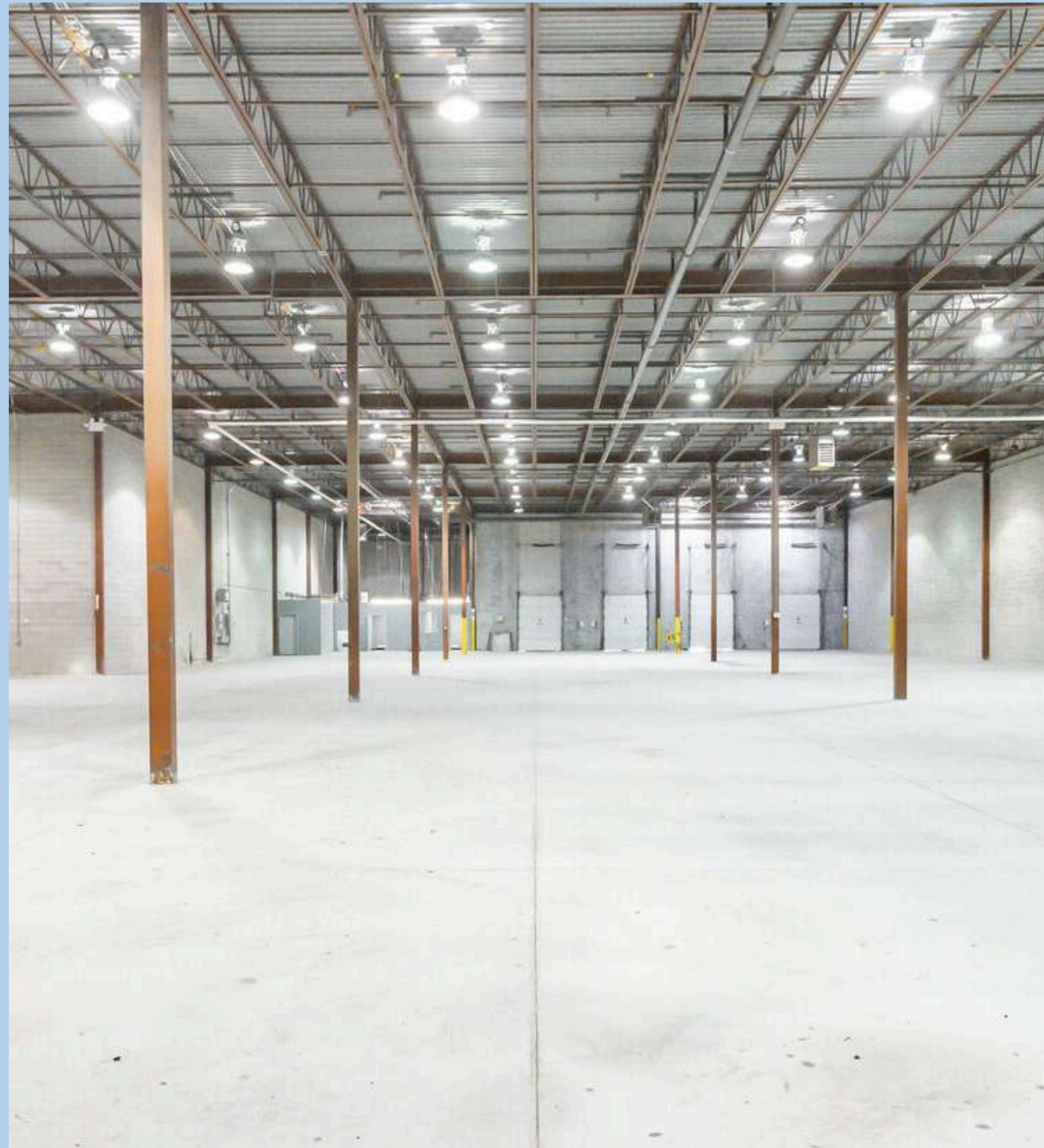
Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



Bluetick
REALTY INC., BROKERAGE

UNIT 3 AT 1170 BIRCHMOUNT RD

UNIT PICTURES:

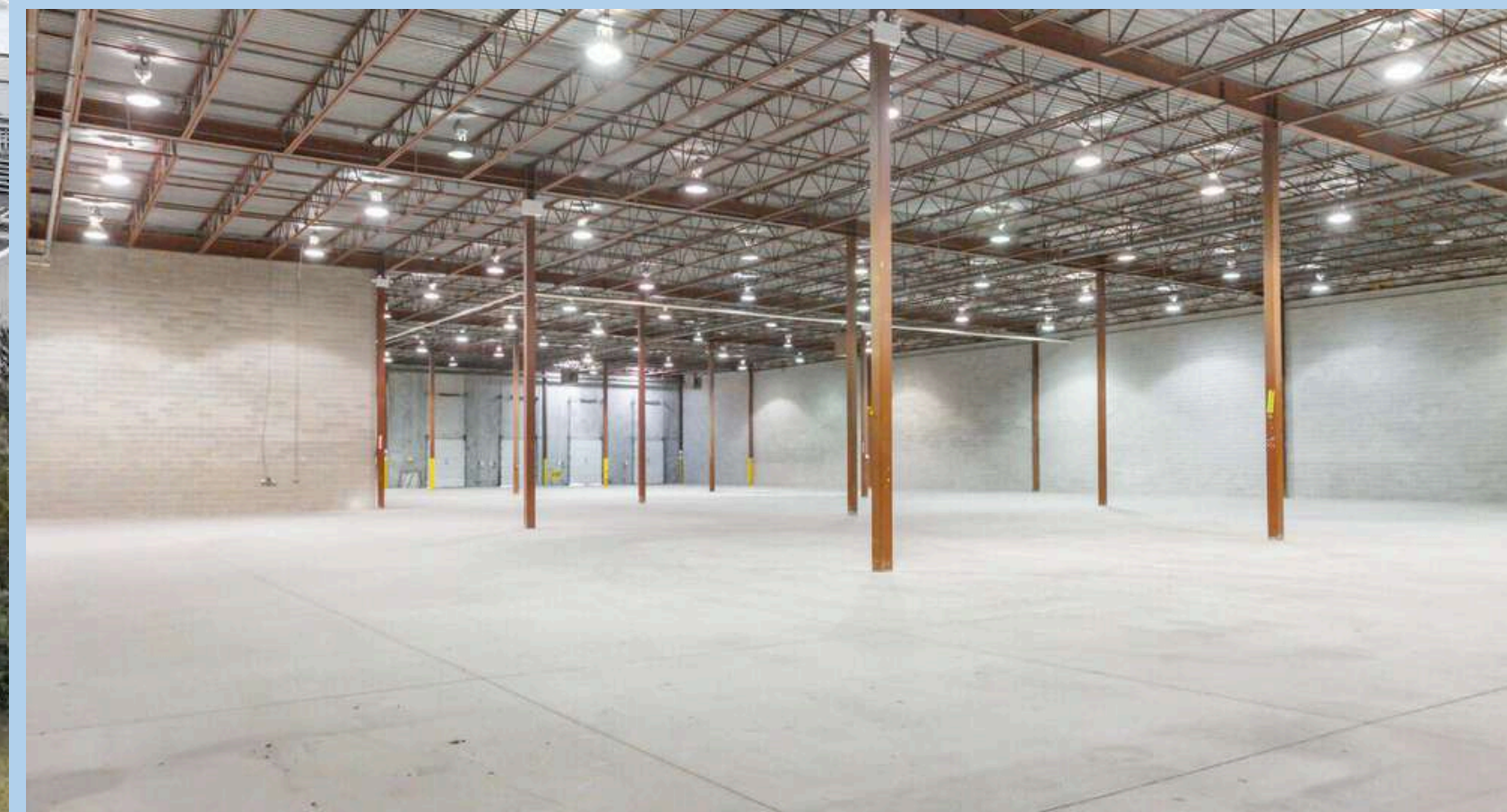
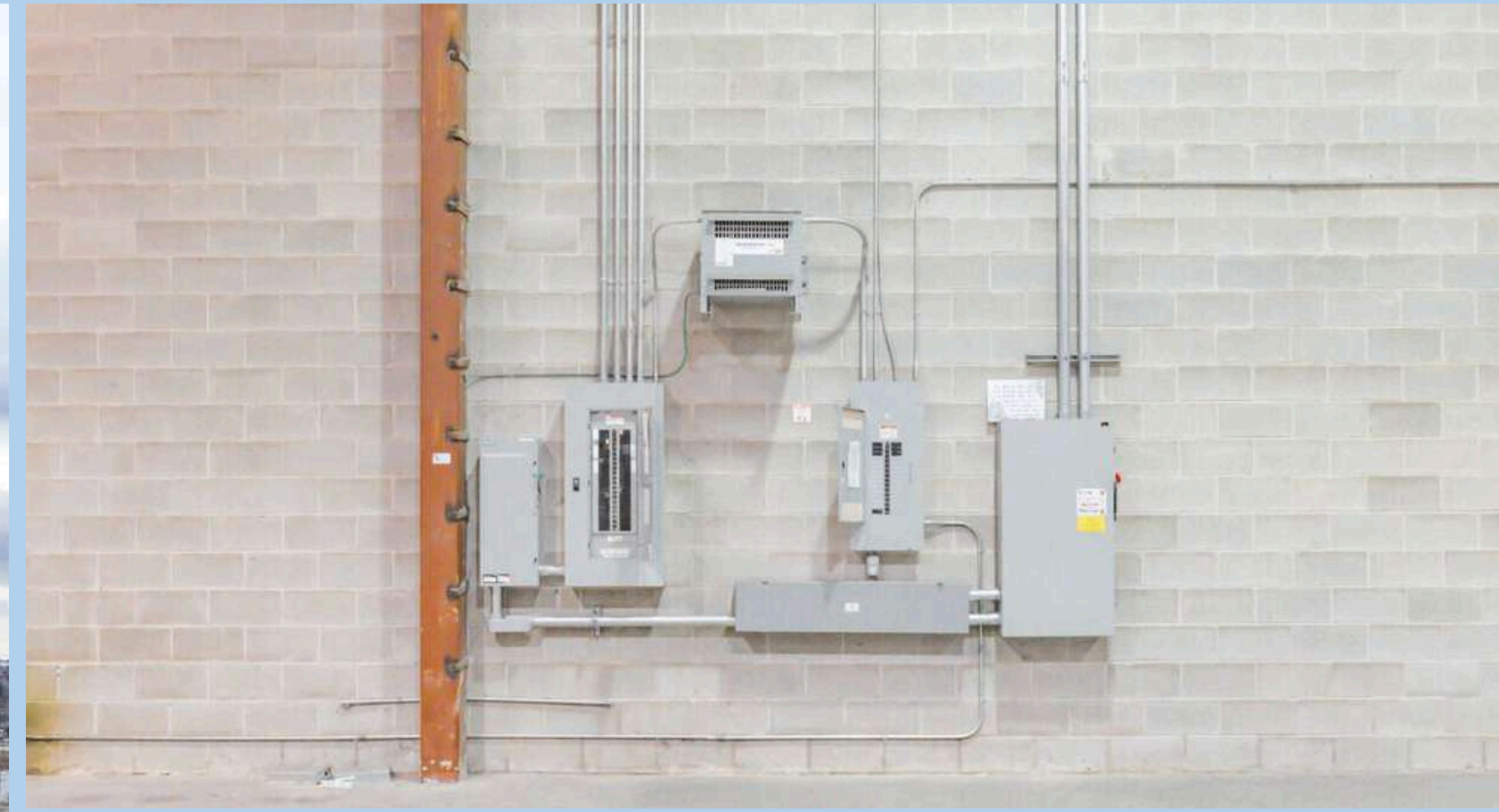


Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



UNIT 3 AT 1170 BIRCHMOUNT RD

UNIT PICTURES:



Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



Bluetick
REALTY INC., BROKERAGE