



VANGUARD

NORTHEAST REALTY CORP.,
BROKERAGE

MIDDLEFIELD BUSINESS PARK

Available For Lease

Heart of Scarborough Industrial

Under New Ownership



ABOUT

The Middlefield-Tiffield Industrial business park is in the established Scarborough node. With over 400,000 SF of industrial space the Middlefield complex Tenants benefit from a range of sizes, excellent location, nearby amenities, close proximity to highways and immediate public transit.





AVAILABILITY

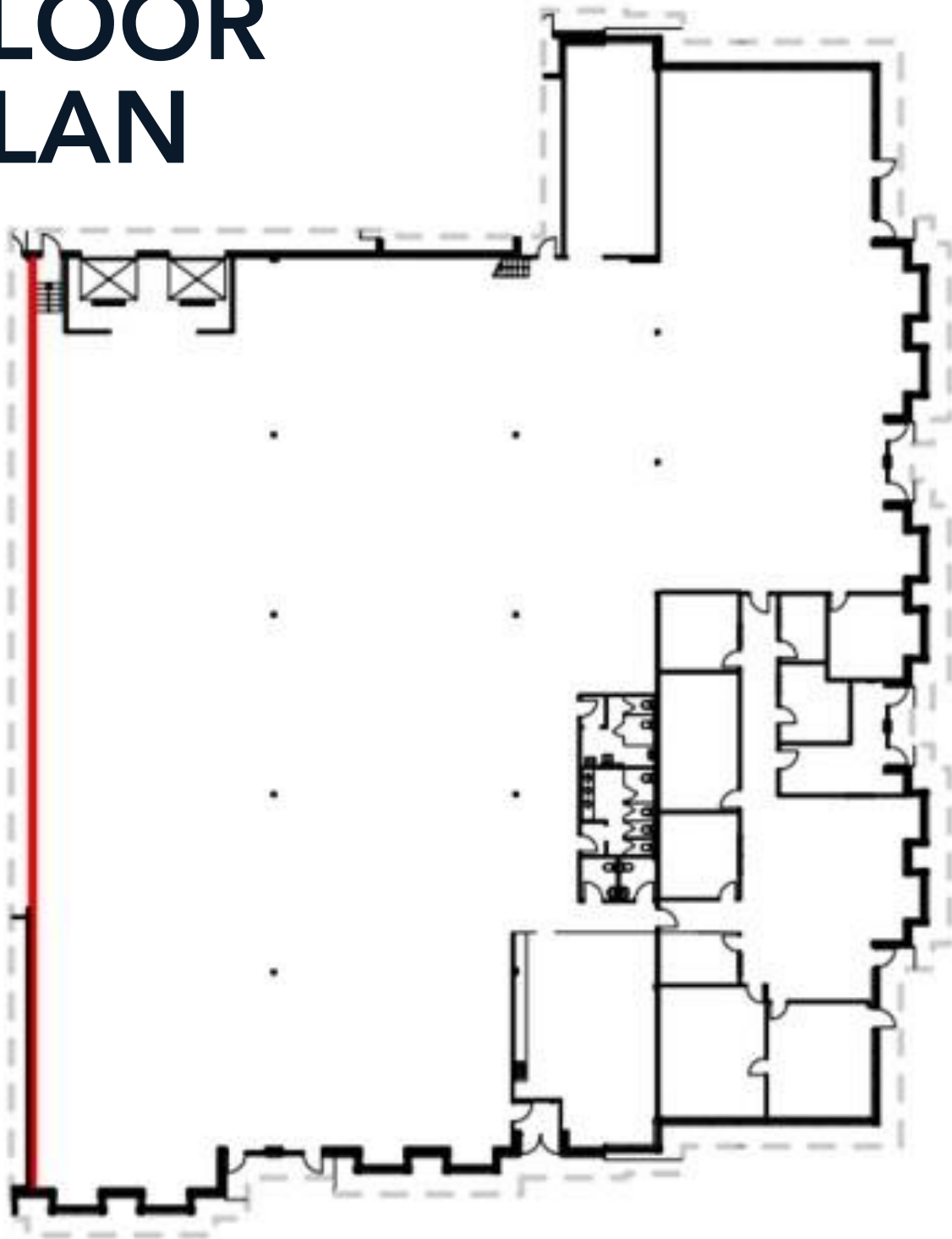


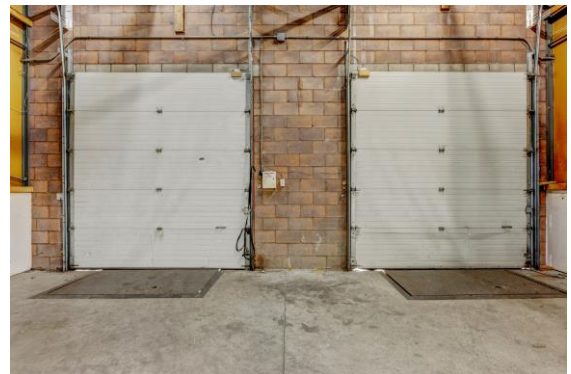
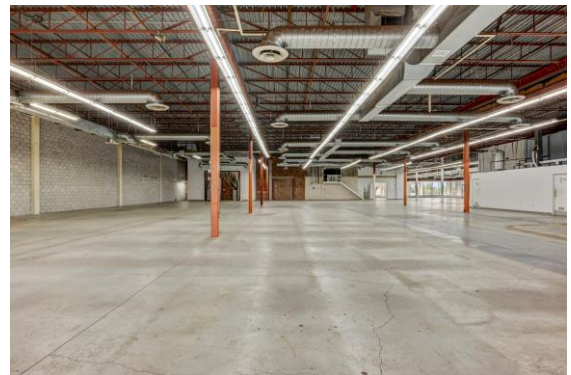
40 Tiffield Road - Unit 9

Size	23,159 SF
Office Area	Approx. 20%
Rates:	Net - \$21.95 psf per annum Additional - \$3.62 psf per annum (Year 2024)
Shipping	2 Truck-Level Doors
Warehouse Clear Height	Approx. 70% - 17'11" Approx. 30% - 15'8"
Power:	400 amps, 600 volts
Features	Warehouse area is climate controlled with heating and air-conditioning. Great access to the labour pool and TTC. Ample retail amenities nearby.



FLOOR PLAN







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