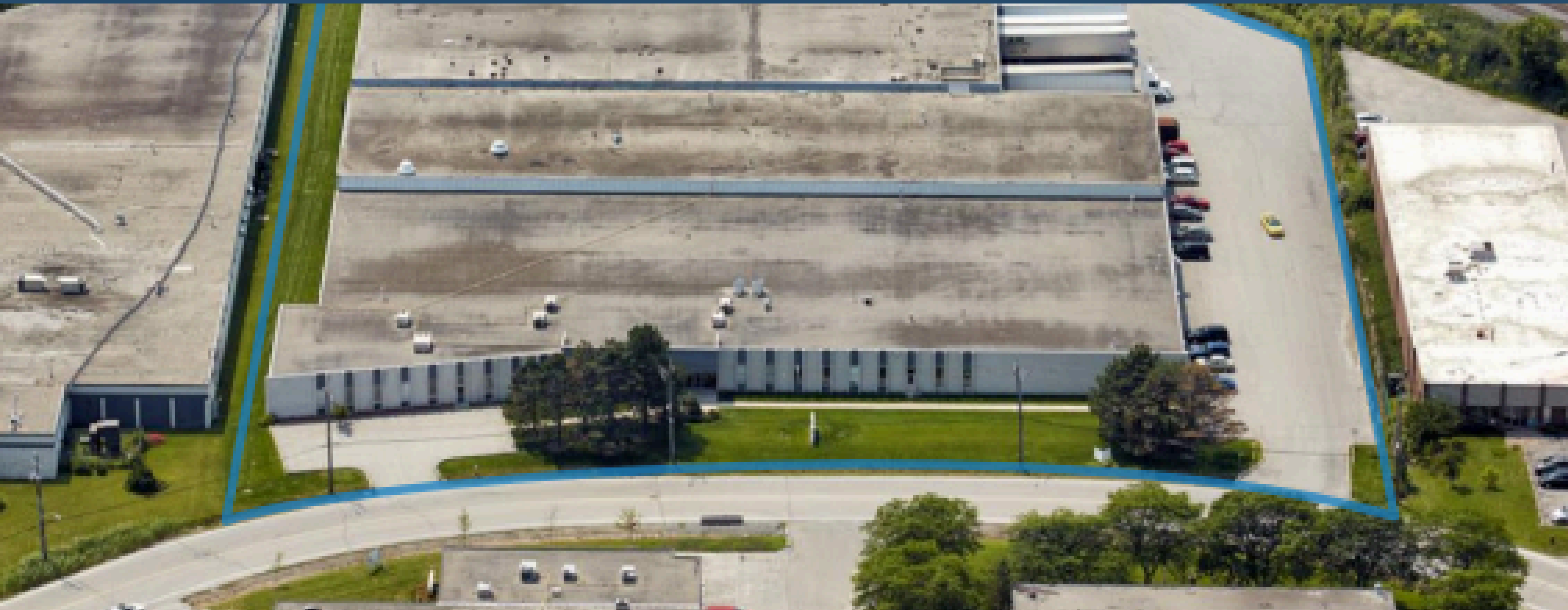


44 ROLARK DR, SCARBOROUGH, ON M1R 4G2

OFFICE AND INDUSTRIAL SPACE AVAILABLE FOR LEASE



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



Bluetick
REALTY INC., BROKERAGE

SPACE FOR LEASE

UNIT DETAILS:

UNIT	AREA SF	BASE RENT
1	10,597 SF	\$16 PER SF
2	34,222 SF	\$16 PER SF
3	26,268 SF	\$16.50 PER SF
6	19,000 SF	\$17 PER SF

- Demising options: Talk with the listing agent.
- Additional Drive-in/Loading dock: Talk with the listing agent.

OTHER DETAILS:

TMI:	\$4.50 PER SF (PROPERTY TAX, CA MAINTENANCE, INSURANCE, ETC.)
CLEAR HEIGHT:	26' (18% OF THE BUILDING), 20' (51% OF THE BUILDING), AND 14' (31% OF THE BUILDING)
LOADING DOCK:	7
DRIVE-IN-DOOR:	1
AVAILABLE FROM:	IMMEDIATELY
VIEWING TIMINGS	11 AM - 4 PM MONDAY- FRIDAY 24 HOURS NOTICE



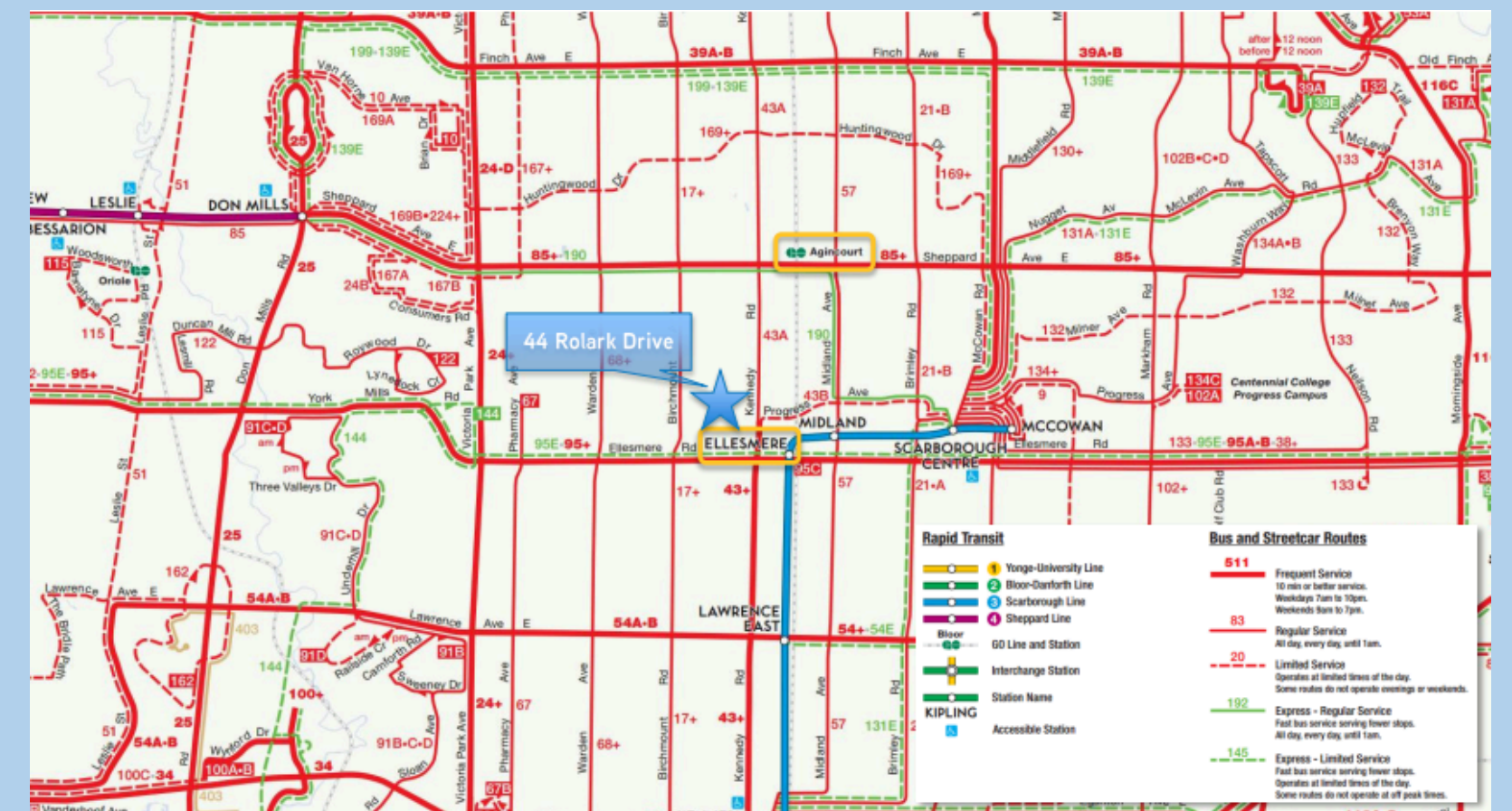
Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



44 ROLARK DRIVE

PROPERTY DETAILS:

Freestanding 129,048 sq ft industrial building on a 5.09 acre site. The property is ideally situated next to the intersection of Birchmount Road and Ellesmere Road, with excellent access to HWY 401 and 404, public transit (Ellesmere TTC station) and labour. 7 TL and 1 Drive-in door(possibility to add more). Huge yard at the back for outside storage and truck parking. Ample turning radius. Zoning allows for many uses. Cold storage, Industrial Sales and Service use(ideal for building materials showroom and supplies), Manufacturing, assembly, processing of goods, service industries, warehousing, last mile facilities, vehicle depot and repair and many more. Clear ht 26' (18% of the building), 20' (51% of the building)and 14' (31% of the building). Building is divisible.



CLOSE TO
BUS STOPS
(TRANSIT)



NEAR TO
ABUNDANCE
OF AMENITIES



EASY ACCESS TO
HIGHWAY 401, AND
DON VALLEY PKWY



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



Bluetick
REALTY INC., BROKERAGE

44 ROLARK DRIVE

ZONING DETAILS:

ZONING: **EH 0.8**

PERMITTED USES:

- COLD STORAGE
- DRY- CLEANING
- ANIMAL SHELTER
- MANUFACTURING
- WAREHOUSE
- SERVICE SHOP
- WHOLESALE OUTLET
- AND MANY MORE



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



Bluetick
REALTY INC., BROKERAGE