

# 75 Tycos Drive

TORONTO, ONTARIO

FLEX INDUSTRIAL FACILITY  
AVAILABLE FOR SUBLEASE








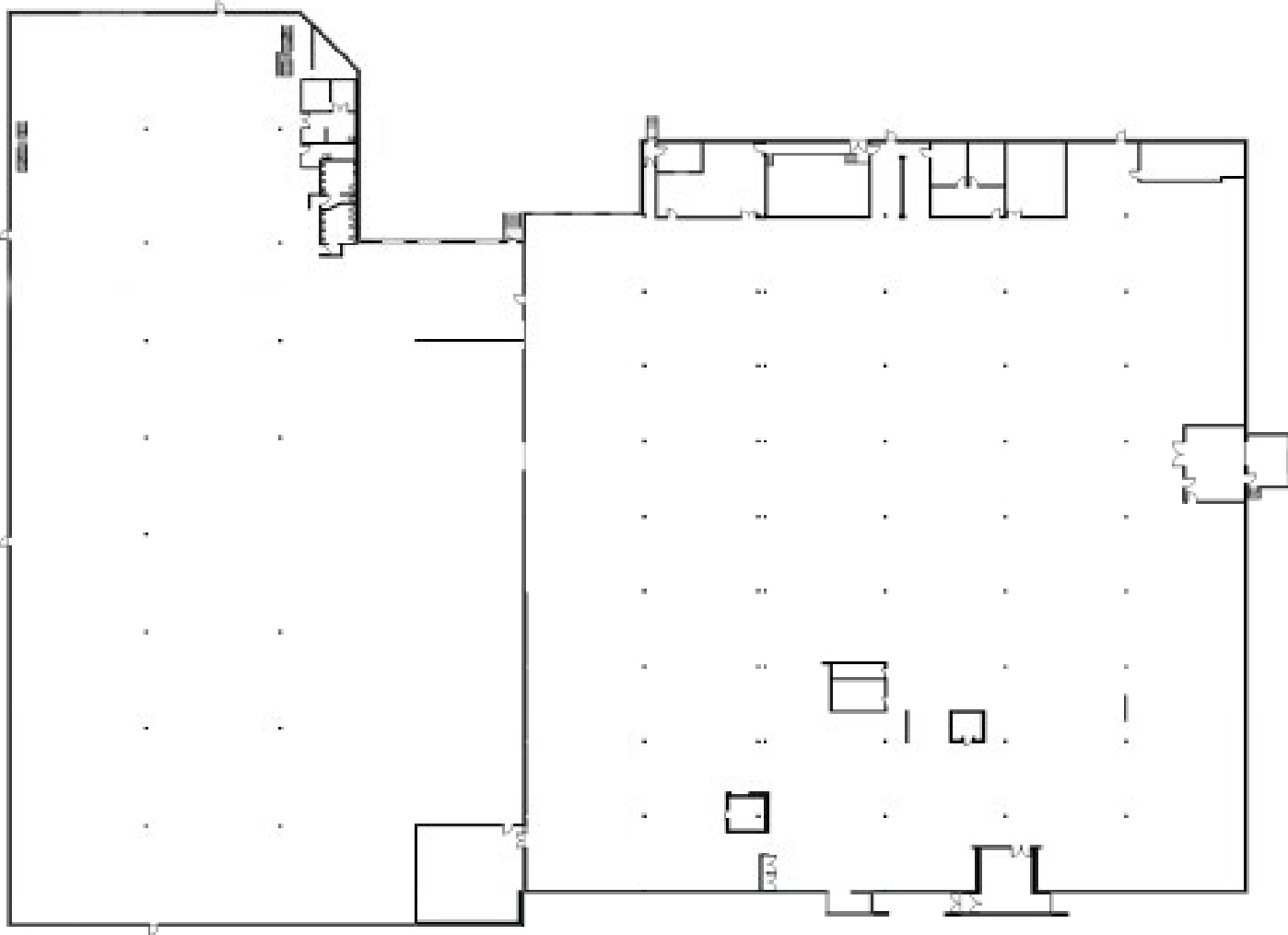
LOCATED IN THE HEART OF  
**THE DESIGN DISTRICT**

**AVISON  
YOUNG**



# Property Highlights

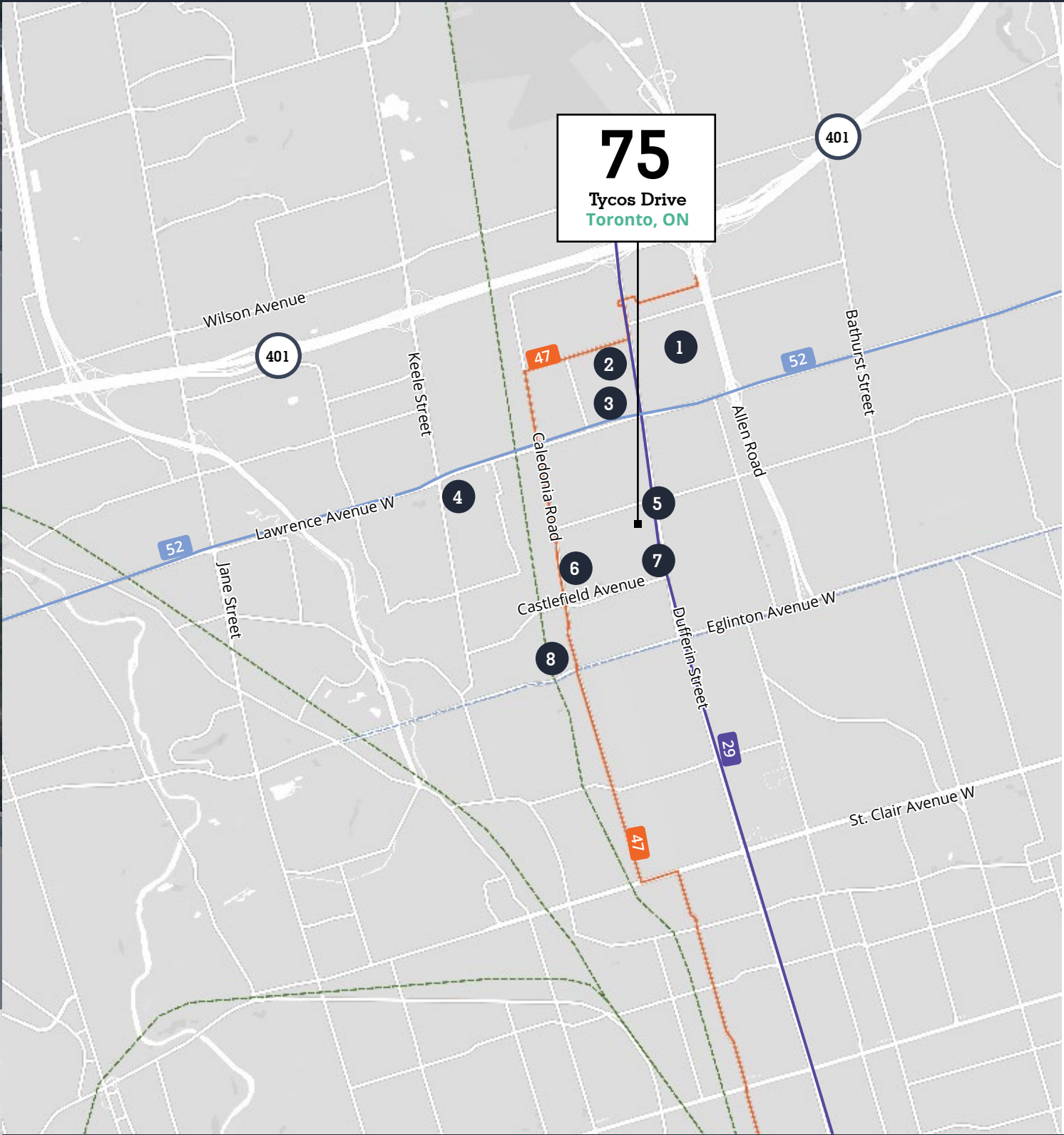
-  Great last mile distribution capabilities
-  Ability to demise into two units
-  Warehouse is fully sprinklered
-  Partially air-conditioned warehouse space
-  New glazing and roof



|                 |                   |             |
|-----------------|-------------------|-------------|
| AVAILABLE AREA  | Unit 1:           | 60,104 sf   |
|                 | Unit 1 & 2:       | 107,431 sf  |
| LOT SIZE        | 4.41 acres        |             |
| CLEAR HEIGHT    | Unit 1:           | 14'         |
|                 | Unit 2:           | 24'         |
| SHIPPING        | Unit 1:           | 4 TL        |
|                 | Unit 1 & 2:       | 7 TL        |
| ZONING          | E1                |             |
| POSSESSION      | Immediate         |             |
| ASKING NET RENT | Unit 1:           | \$13.95 psf |
|                 | Unit 1 & 2:       | \$14.50 psf |
| ADDITIONAL RENT | \$3.23 psf (2024) |             |



# Unparalleled connectivity & seamless transportation



## Amenities & transit

- 1 Yorkdale Shopping Centre  
Indigo  
Sephora  
Restoration Hardware  
Joey  
Hudson's Bay
- 2 Staples  
Red Lobster  
Burger's Priest  
Party City
- 3 Freshii  
Burger King  
Shell  
Harvey's
- 4 Metro  
Scotiabank  
LCBO  
Walmart
- 5 Mr.Sub  
Petro  
CIBC  
McDonalds
- 6 Rona+  
Home Depot  
Tim Hortons  
Starbucks
- 7 Tim Hortons  
California Sandwiches  
Toronto Pho  
Taste of Shawarma
- 8 FreshCo  
Dollar Tree  
Canadian Tire

Train

Eglinton LRT

29 Dufferin

47 Landsdowne

52 Lawrence

### DRIVE TIMES

|                         |         |        |
|-------------------------|---------|--------|
| Highway 407             | 15.8 km | 18 min |
| Highway 401             | 2.9 km  | 6 min  |
| Highway 404/DVP         | 14 km   | 15 min |
| Toronto Pearson Airport | 18 km   | 20 min |
| Downtown Toronto        | 11 km   | 28 min |

### Amenities within 5KM

4  
Hotels

647  
Restaurants

46  
Fitness Centres

54  
Gas Stations

107  
Banks



# 75 Tycos Drive

TORONTO, ONTARIO



**For more information, please contact:**

**Ben Sykes** <sup>SIOR</sup>

Principal, Sales Representative  
905 283 2324  
ben.sykes@avisonyoung.com

**Tom Clancy**

Principal, Broker  
905 283 2388  
tom.clancy@avisonyoung.com

**Brooke Boquist**

Associate, Sales Representative  
905 283 2381  
booke.boquist@avisonyoung.com

**Avison Young**

**Commercial Real Estate Services, LP, Brokerage**

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

**Office** 905 712 2100 **Fax** 905 712 2937

**avisonyoung.ca**

**AVISON  
YOUNG**