

FLEXIBLE INDUSTRIAL SPACE AVAILABLE FOR SUBLEASE IN A PRIME TIME DUPONT LOCATION



**1453 DUPONT ST WEST TORONTO ON M6H 2A3. LOCATED JUST WEST OF SYMINGTON AVE. IN A
THRIVING NEIGHBOURHOOD SURROUNDED BY OTHER THRIVING BUSINESSES**

- LOTS OF DEVELOPMENT IN THE IMMEDIATE AREA •
- 1,000 - 8,000 SQUARE FEET OF DIVISIBLE SPACE AVAILABLE FOR A VARIETY OF CLEAN USES •
- POLISHED CONCRETE FLOORS AND SOARING CEILINGS •
- SHARED DRIVE-IN / TRUCK-LEVEL DOOR FOR SHIPPING AND RECEIVING •
- SUPPORTIVE LANDLORD LOOKING FOR THE RIGHT TENANT MIX TO COMPLEMENT THE
PROPERTY AND NEIGHBOURHOOD • ON-SITE PARKING AVAILABLE •

**SUITABLE FOR STUDIO SPACE, WAREHOUSE, GYM/FITNESS, OFFICE, STORAGE, AND MORE
ASKING PRICE: \$24 PER SQUARE FOOT GROSS!!!!**

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.

NICK MURPHY

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CENTURY 21 REGAL REALTY INC. BROKERAGE

