

2200 Islington Avenue

Units 41 & 51
Etobicoke | ON

EXCELLENT BULK WAREHOUSE AND DISTRIBUTION SPACE | MULTIPLE CONFIGURATIONS AVAILABLE

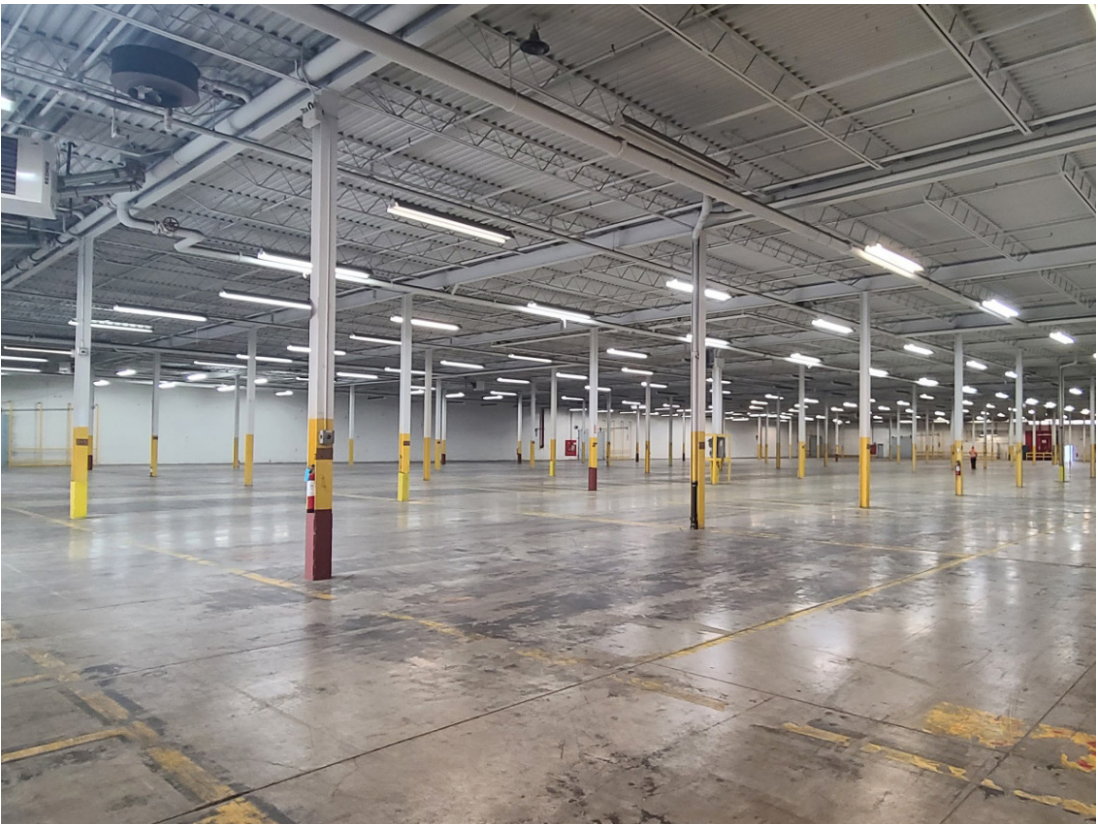
TRAILER PARKING AVAILABLE



Property Details

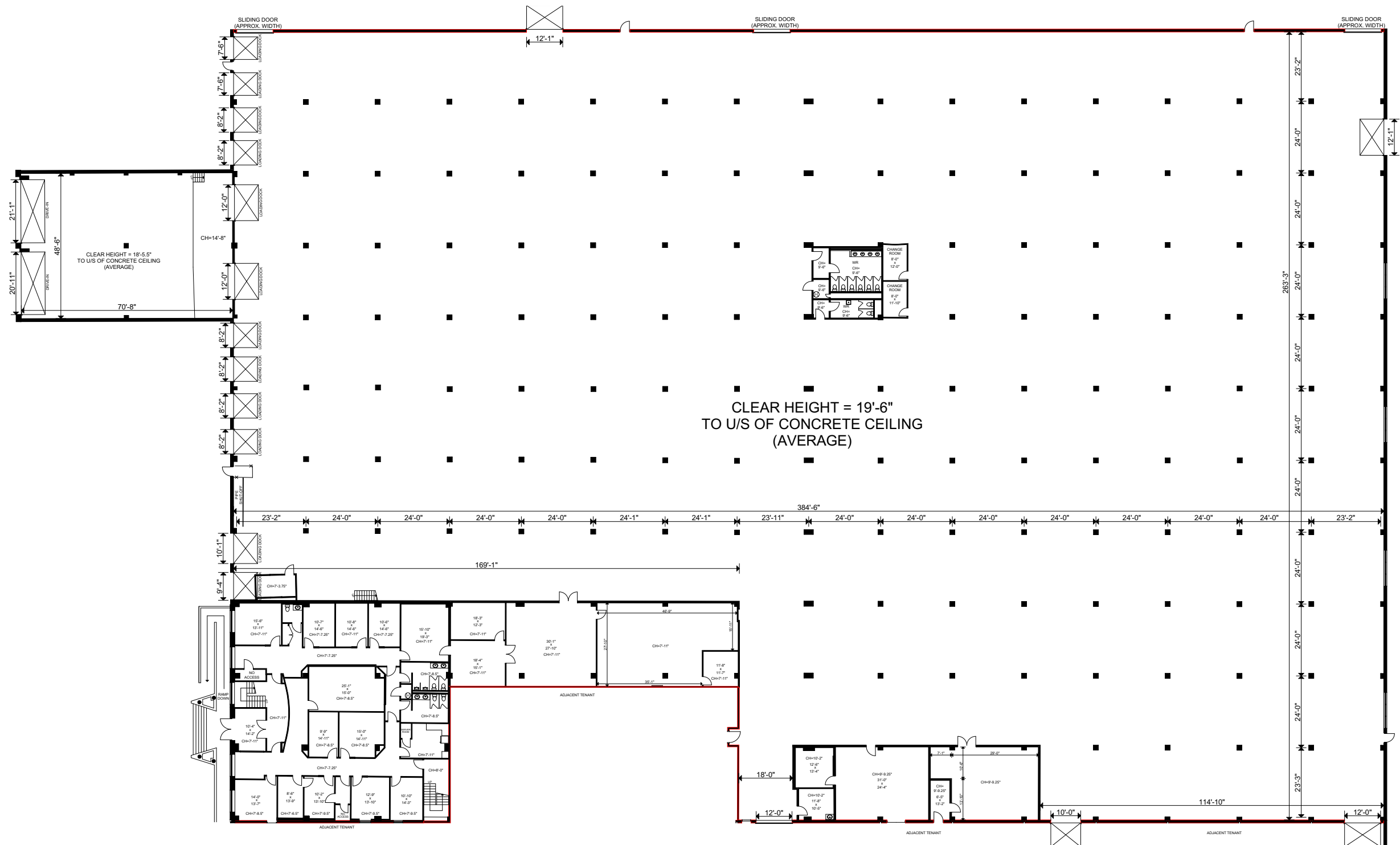
AVAILABLE SIZE	Up to 231,658 Sq. Ft.
OFFICE COMPONENT	19,343 Sq. Ft.
ASKING RENT	\$11.50 Reduced \$9.75 Per Sq. Ft.
TMI (2024)	\$4.55 Per Sq. Ft. (includes utilities)
SHIPPING	23 Truck Level Doors
CLEAR HEIGHT	18'
ZONING	IC-1
AVAILABILITY	Immediate

- COMMENTS
- Excellent bulk warehouse and distribution space with superb access to Highways 401, 409 & 427.
 - Can accommodate 53’ trailers and trailer parking is available.
 - Non-Metered Common Utilities estimated at \$0.65 per sq. ft. for 2024.
 - Office space over 2 floors.
 - 2 dock doors are internal for added security and are oversized at 12’ wide.
 - Multiple configurations available, starting at 106,840 sq. ft.



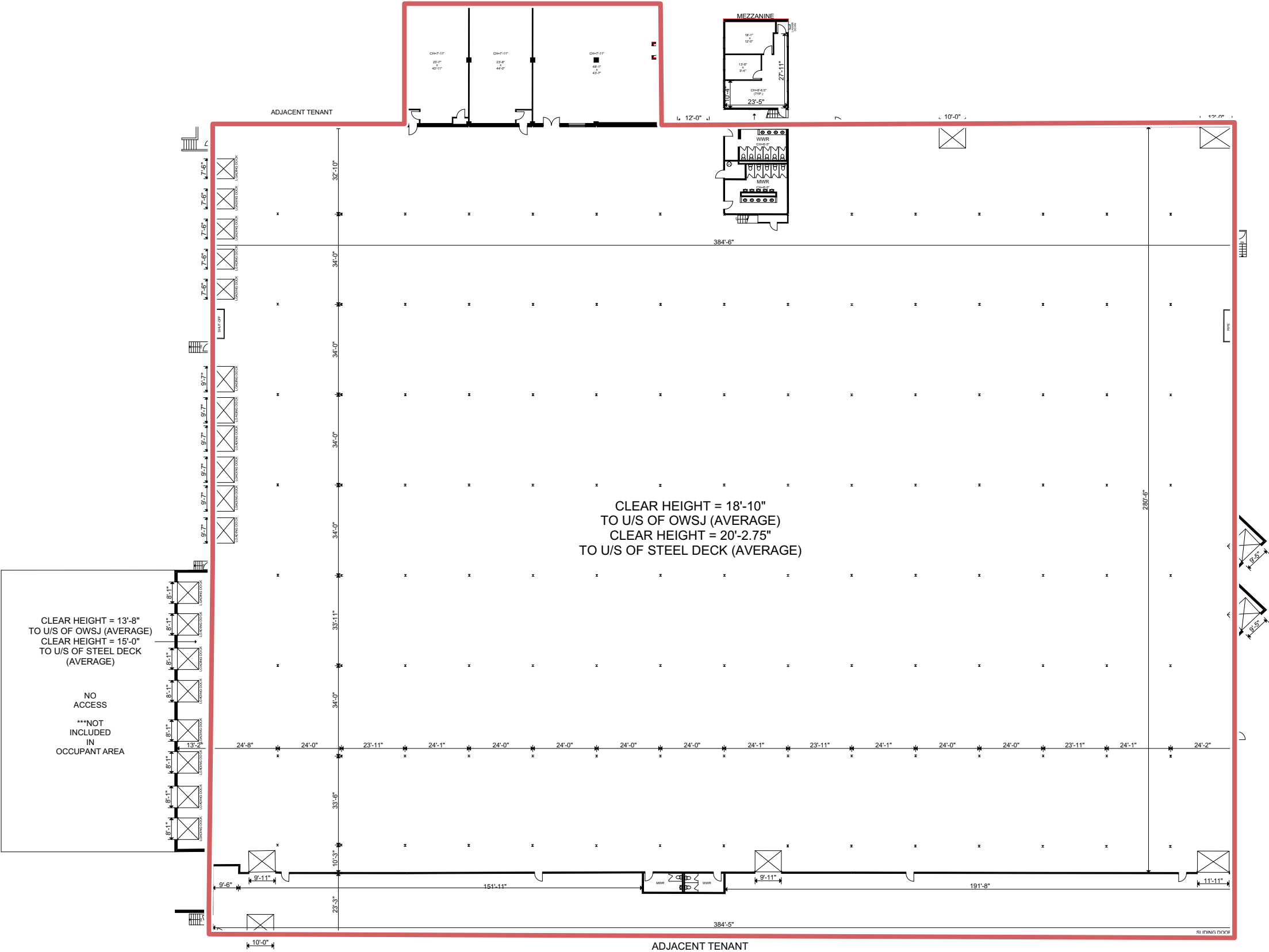
Floor Plan

UNIT 41
106,840 sq. ft.



Floor Plan

UNIT 51
124,818 sq. ft.



AMENITIES & TRANSIT INFO

TTC | 96 - WILSON

TTC | 996 - WILSON EXPRESS

TTC | 52 - LAWRENCE WEST

TTC | 952 - LAWRENCE WEST EXPRESS

TTC | 37 - ISLINGTON

TTC | 937 - ISLINGTON EXPRESS

TTC | 45 - KILPING

TTC | 945 - KILPING EXPRESS

TTC | 46 - MARTIN GROVE



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