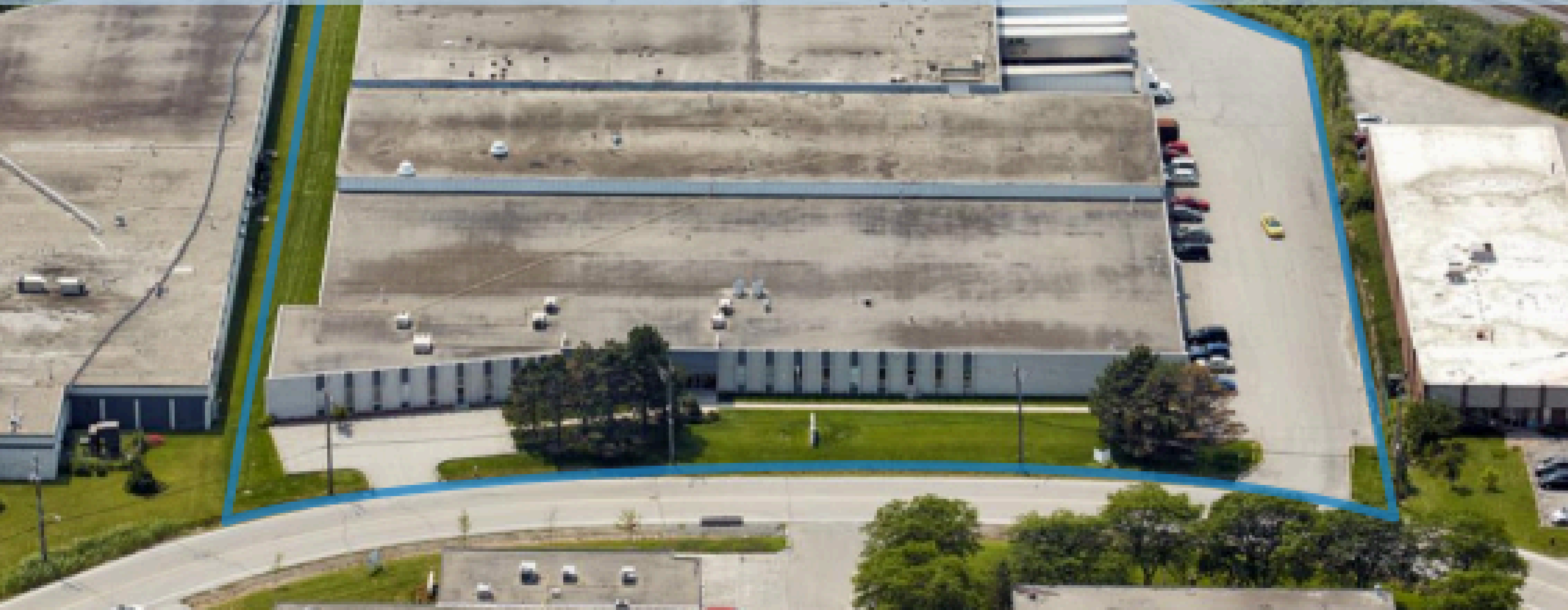


**44 ROLARK DR,  
SCARBOROUGH, ON M1R 4G2  
129,048 SF INDUSTRIAL SPACE AVAILABLE  
FOR LEASE**



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



**Bluetick**  
REALTY INC., BROKERAGE

# INDUSTRIAL SPACE FOR LEASE

## UNIT DETAILS:

BASIC RENT:	\$1.00 ( CONTACT L.A. FOR PRICING GUIDANCE)
TMI RATE:	\$4.50 PER SF ( PROPERTY TAX, CA MAINTENANCE, INSURANCE, ETC.)
TOTAL AREA:	129,048 SF
LOADING DOCK:	7
DRIVE-IN-DOOR:	1
CLEAR HEIGHT:	26' (18% OF THE BUILDING), 20' (51% OF THE BUILDING), AND 14' (31% OF THE BUILDING)
PARKING STALLS:	115
AVAILABLE FROM:	AUG 1, 2024
VIEWING TIMINGS	11 AM - 4 PM   MONDAY- FRIDAY   24 HOURS NOTICE

- **BUILDING IS DIVISIBLE**



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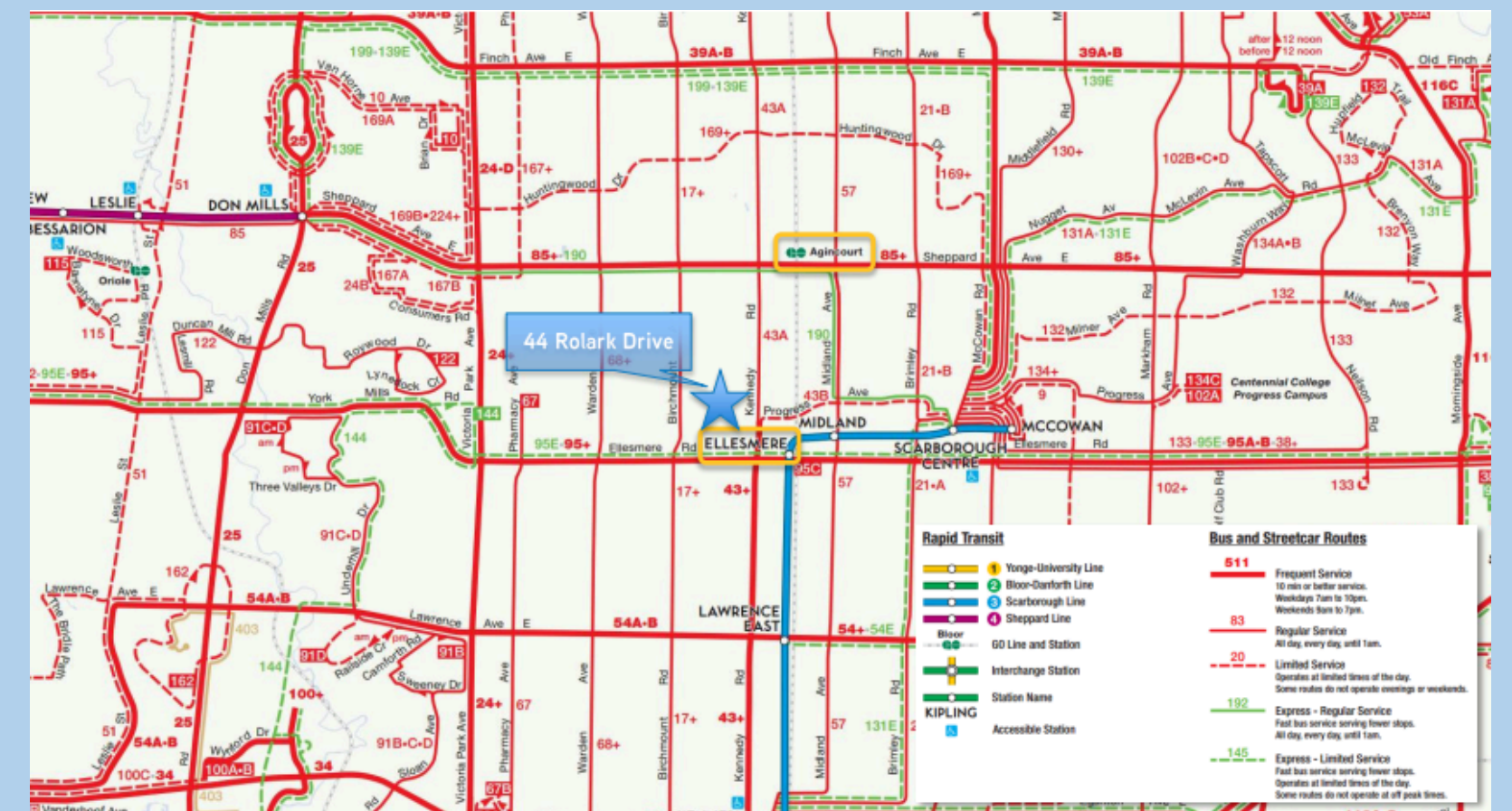
**Bluetick**  
REALTY INC., BROKERAGE



# 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



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# 44 ROLARK DRIVE

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## ZONING DETAILS:

ZONING: **EH 0.8**

### PERMITTED USES:

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



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