

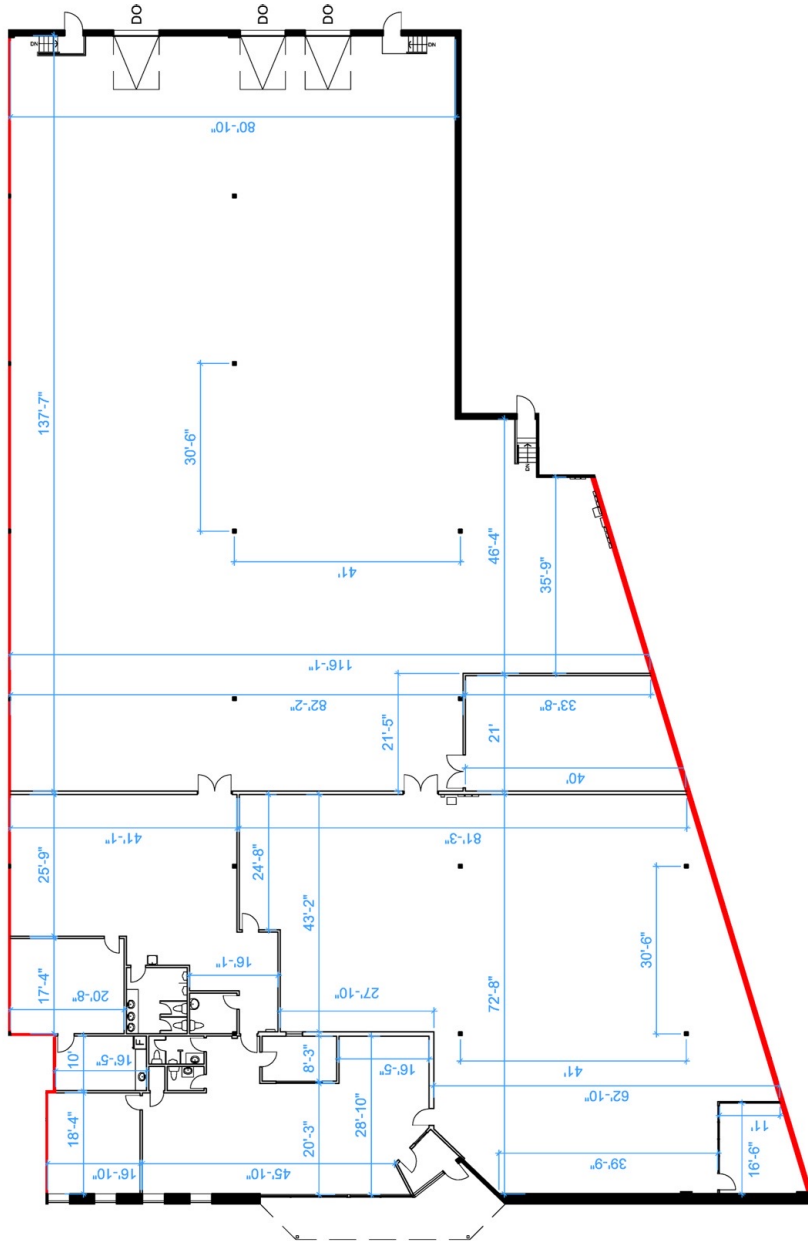


Unit 4: 23,639 SF

**FOR LEASE
120 MCLEVIN AVENUE**



120 McLevin Avenue - Unit 4, Scarborough



Showroom component
Ample turning radius for trucks
Q4 2025 - Q1 2026 possession
Excellent location
Parking throughout

Building Type	Industrial
Location	Markham / Sheppard
Total Area	23,639 SF
Office	15% +/- Large Showroom area is air conditioned
Unit	4
Clear Height	18'
Truck Doors	3
Power	(TBC)
Parking	1:1,000 SF
Bay Size	30' x 41'
Construction Type	Brick on block
Landlord	Pure Industrial

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2km distance to Markham Road 401 Exit



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The McLevin Business Park, encompassing 120, 140 and 150 McLevin Avenue in Scarborough, offers prime industrial leasing opportunities. Strategically situated just north of Highway 401 near Markham Road, the park ensures seamless access to major transportation routes, facilitating efficient logistics and distribution. The facilities boast features tailored for light industrial users, including multiple truck-level and drive-in shipping doors, ample parking, and clear ceiling heights conducive to various operational needs. Additionally, the surrounding area provides a wealth of amenities such as hotels, restaurants, and shopping centers, enhancing convenience for businesses and their employees. Proudly owned and managed by Pure Industrial.





Vanguard Northeast Realty Corp is geographically focused commercial real estate brokerage firm. With two offices, the Vanguard family services the industrial nodes in Vaughan / North York in the west and Scarborough, Markham / Richmond Hill in the east.



Hanan Goldfarb
Broker of Record*

Email: hgoldfarb@vanguardne.ca



Paul Micelli
Sales Representative**

Email: pmiceli@vanguardrealty.ca



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

www.pureindustrial.ca



Website

www.vanguardne.ca



Office

647-732-9921



Address

1775 Avenue Rd – 2nd Floor
Toronto, ON M5M 3Y8

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