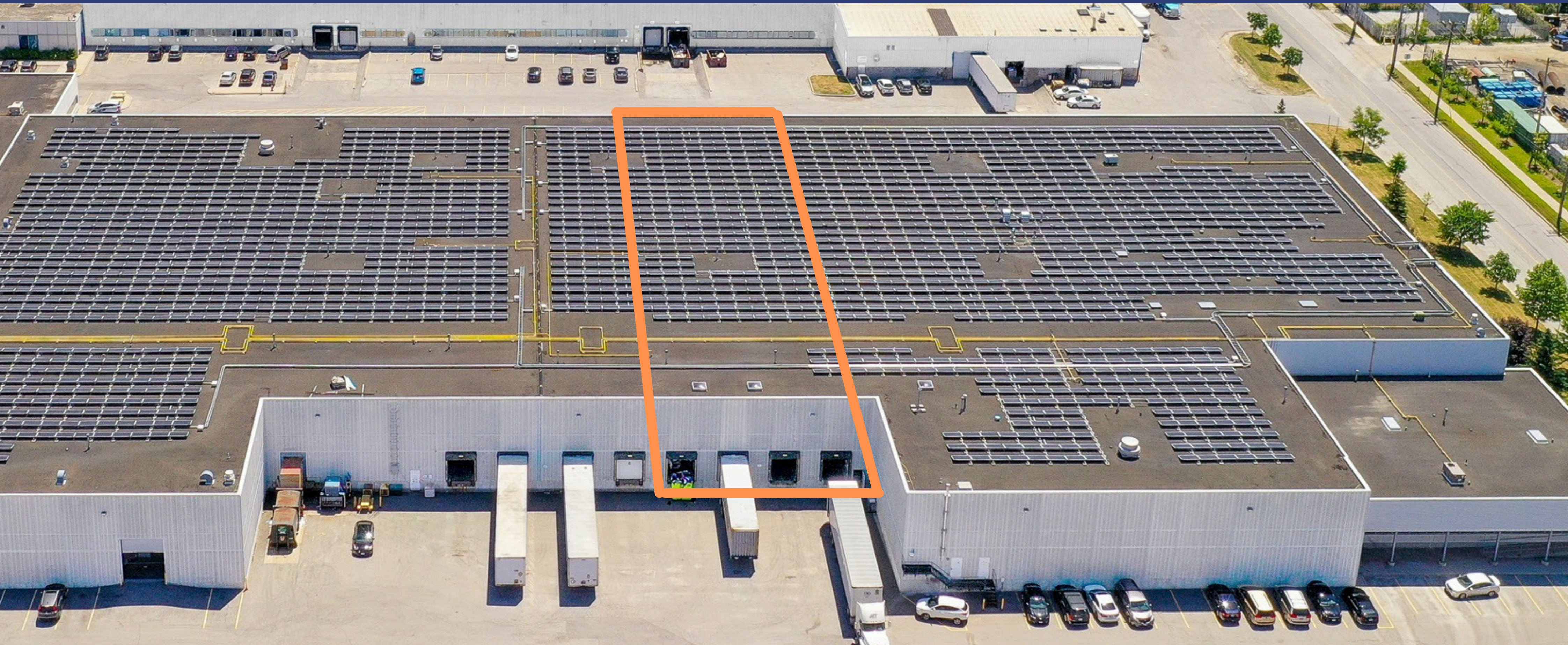


# UNIT 3 - 1170 BIRCHMOUNT RD, SCARBOROUGH, ON | M1P 2B7

**28,517 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:

UNIT:	3
BASIC RENT:	\$15.95 PER SF
TMI RATE:	\$4.50 PER SF ( PROPERTY TAX, CA MAINTENANCE, WATER, & INSURANCE)
TOTAL AREA:	28,517 SF
OFFICES	2
CEILING HEIGHT:	27'
LOADING DOCK:	4
EMERGENCY EXIT	3
WASHROOMS:	4
LUNCH ROOM	1
AVAILABLE FROM:	IMMEDIATELY
VIEWING TIMINGS	11 AM - 4 PM   MONDAY- FRIDAY   24 HOURS NOTICE



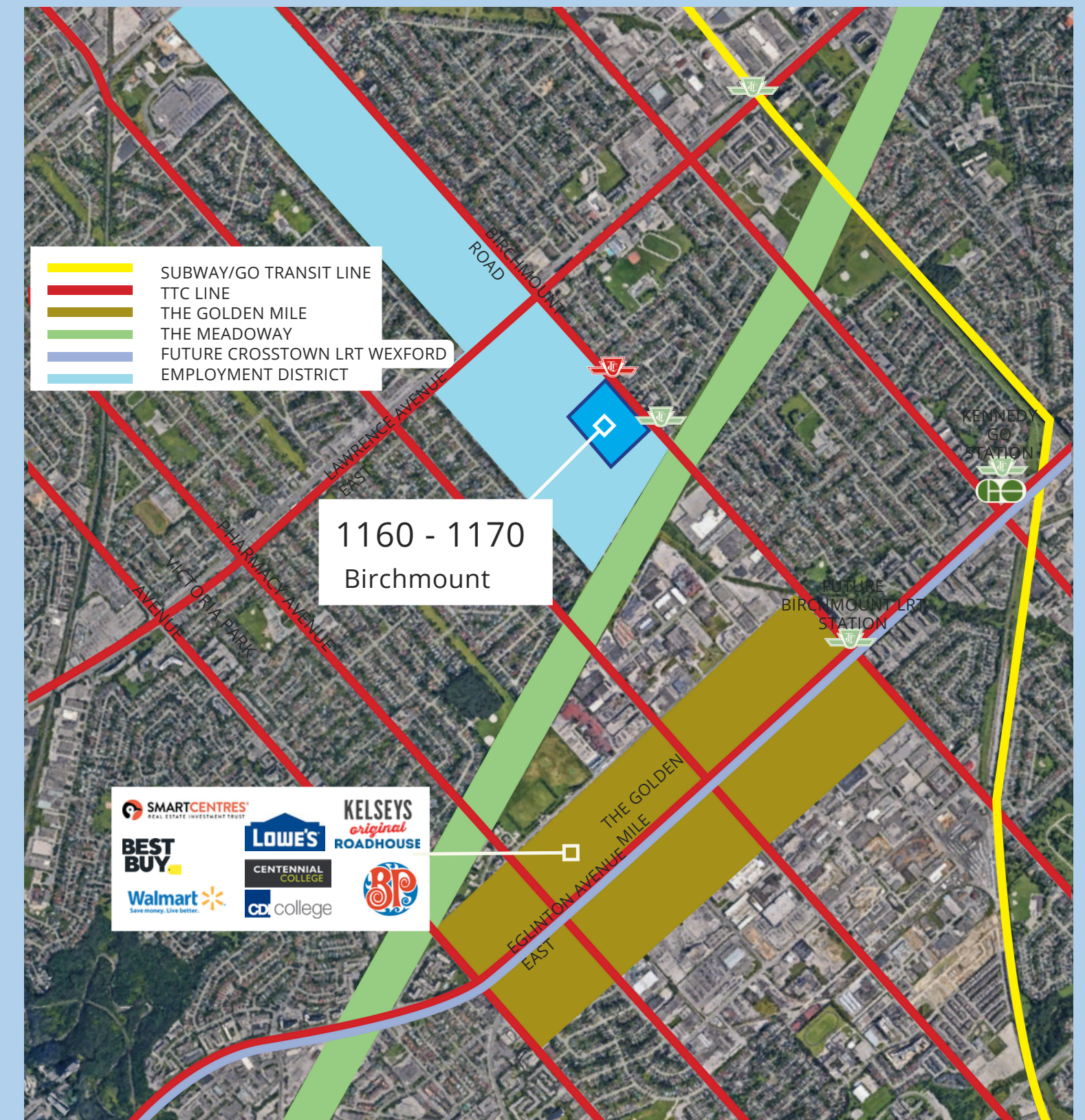
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# UNIT 3 AT 1170 BIRCHMOUNT RD

## PROPERTY DETAILS:

Nestled within the industrial hub of **1170 Birchmount, Unit 3** spans an impressive **28,517 square feet**. This strategically located property provides seamless access to the arterial routes of **Highway 401, 404, and the Don Valley Parkway**, seamlessly blending expansive utility with unparalleled connectivity.



CLOSE TO TTC  
AND SUBWAY  
STATION



NEAR TO  
ABUNDANCE  
OF AMENITIES



EASY ACCESS TO HIGHWAY 401,  
DON VALLEY PARKWAY, AND  
HIGHWAY 404



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# UNIT 3 AT 1170 BIRCHMOUNT RD

## ZONING DETAILS:

ZONING: E 1.0

## PERMITTED USES:

- EDUCATIONAL ACADEMIES
- MEDICAL TREATMENT
- TRANSPORT SERVICE
- RETAIL STORE
- PET SERVICES
- OFFICE USE
- FINANCIAL INSTITUTION
- ARTIST STUDIO
- PLACE OF WORSHIP
- COLD STORAGE
- WHOLESALING USE
- WAREHOUSE
- POLICE STATION
- AMBULANCE DEPOT
- CARPENTER'S SHOP
- COLD STORAGE
- DRY CLEANING OR LAUNDRY PLANT
- AND MANY MORE



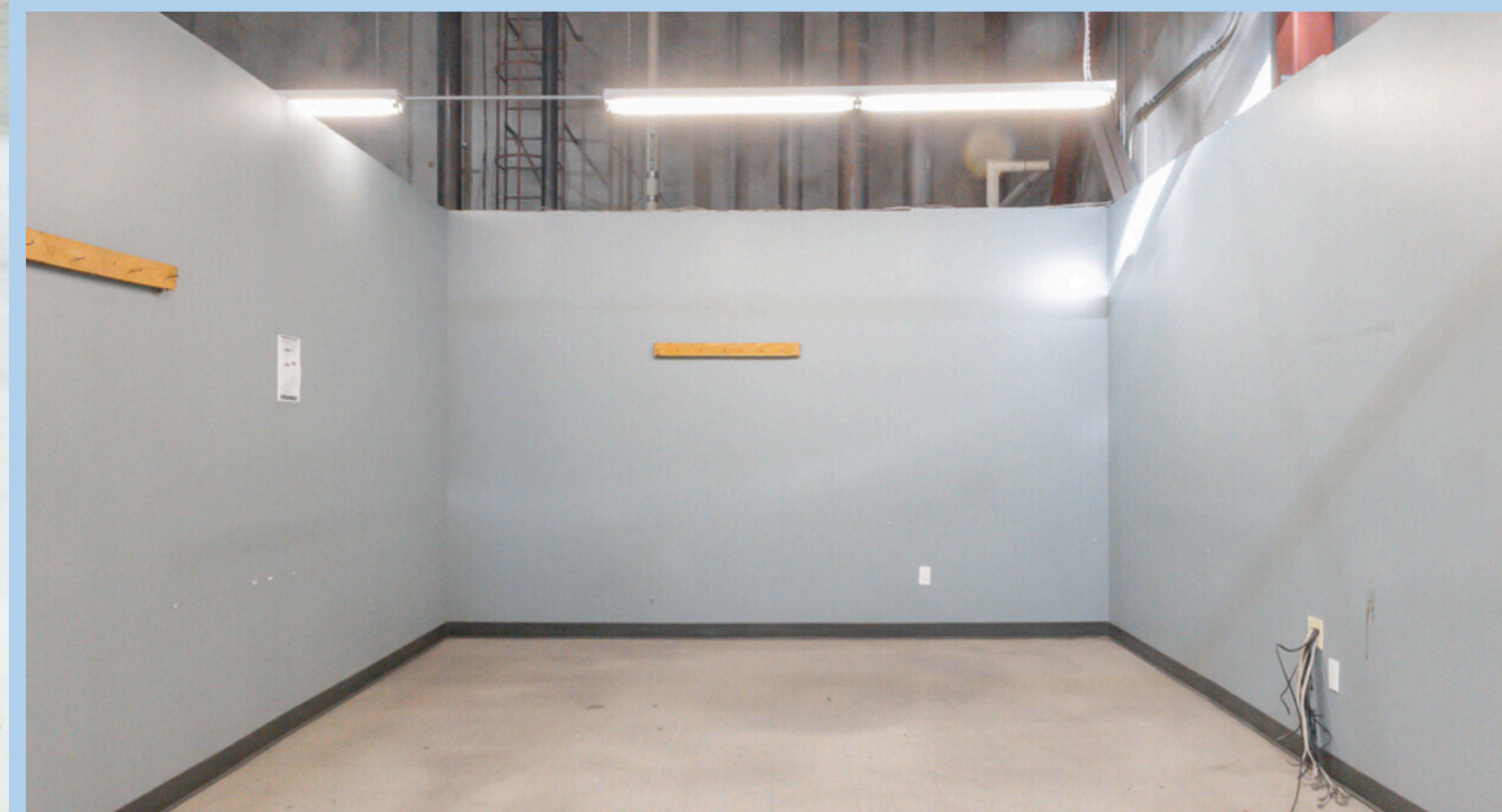
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# UNIT 3 AT 1170 BIRCHMOUNT RD

## UNIT PICTURES:

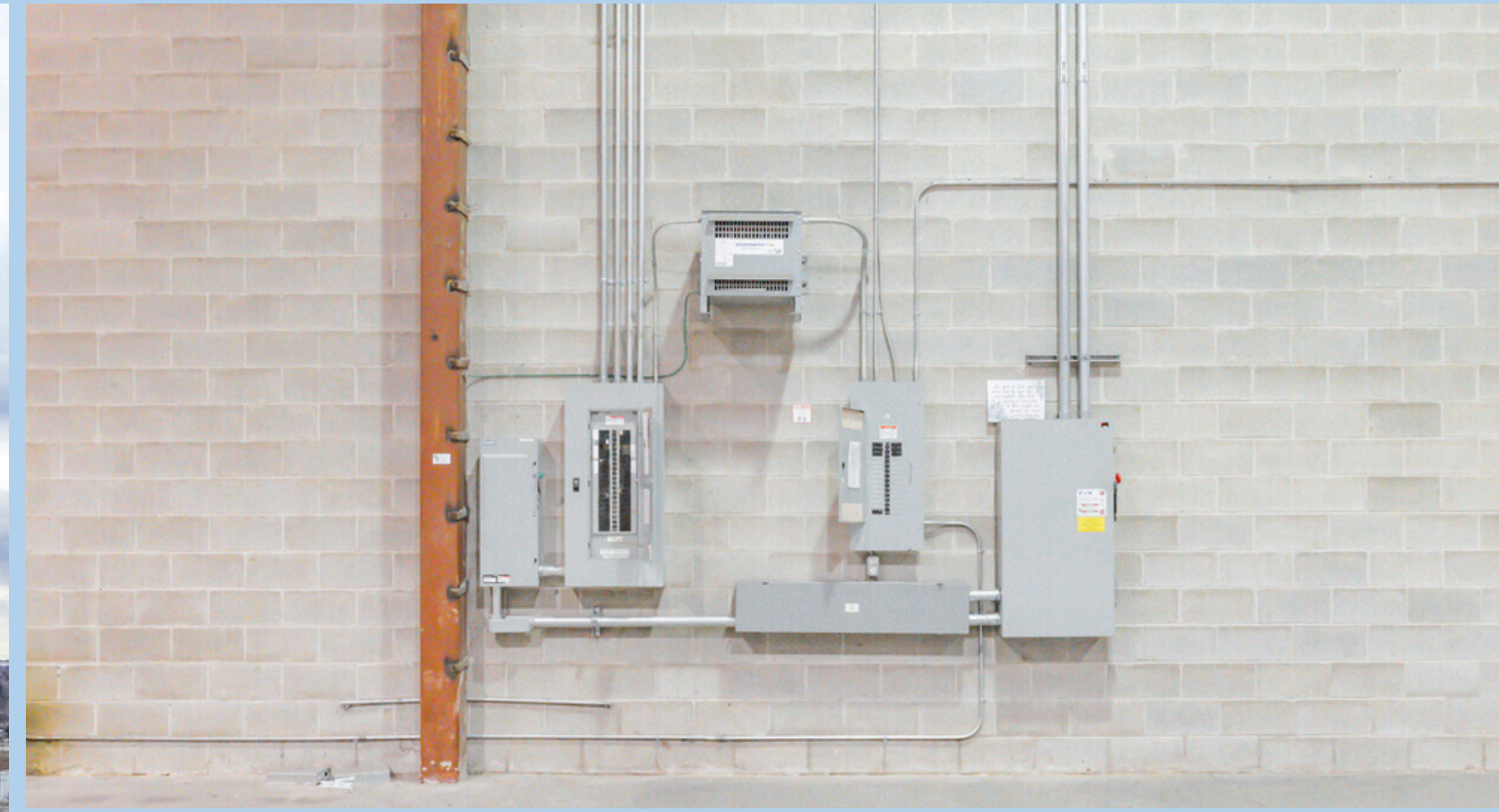


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# UNIT 3 AT 1170 BIRCHMOUNT RD

## UNIT PICTURES:



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