



From 8,684 SF to 63,295 SF

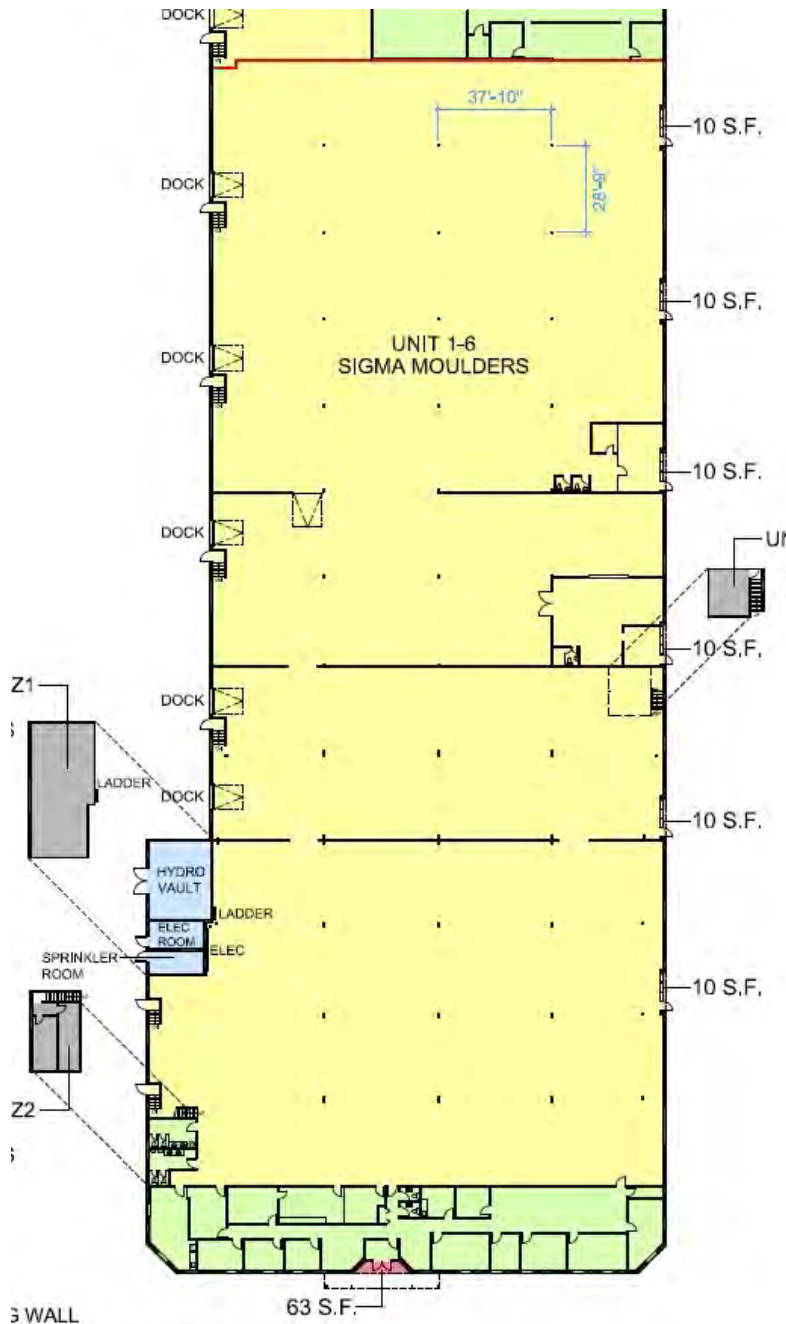
Multiple configurations available

FOR LEASE

150 MCLEVIN AVENUE



150 McLevin Avenue - Unit 1-6, Scarborough



- Multiple unit configurations can be made available
- Ample turning radius for trucks
- Immediate possession
- Excellent location
- Parking throughout

Building Type	Industrial
Location	Markham / Sheppard
Total Area	63,295
Office	10% +/-
# of Units	4
Clear Height	18'
Truck Doors	5 (Ability to add more)
Power	2000 Amps (TBC)
Parking	1:1,000 SF
Bay Size	37'10" x 28'9"
Construction Type	Brick on block
Landlord	Pure Industrial

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150 McLevin Avenue - Breakdown of Availability

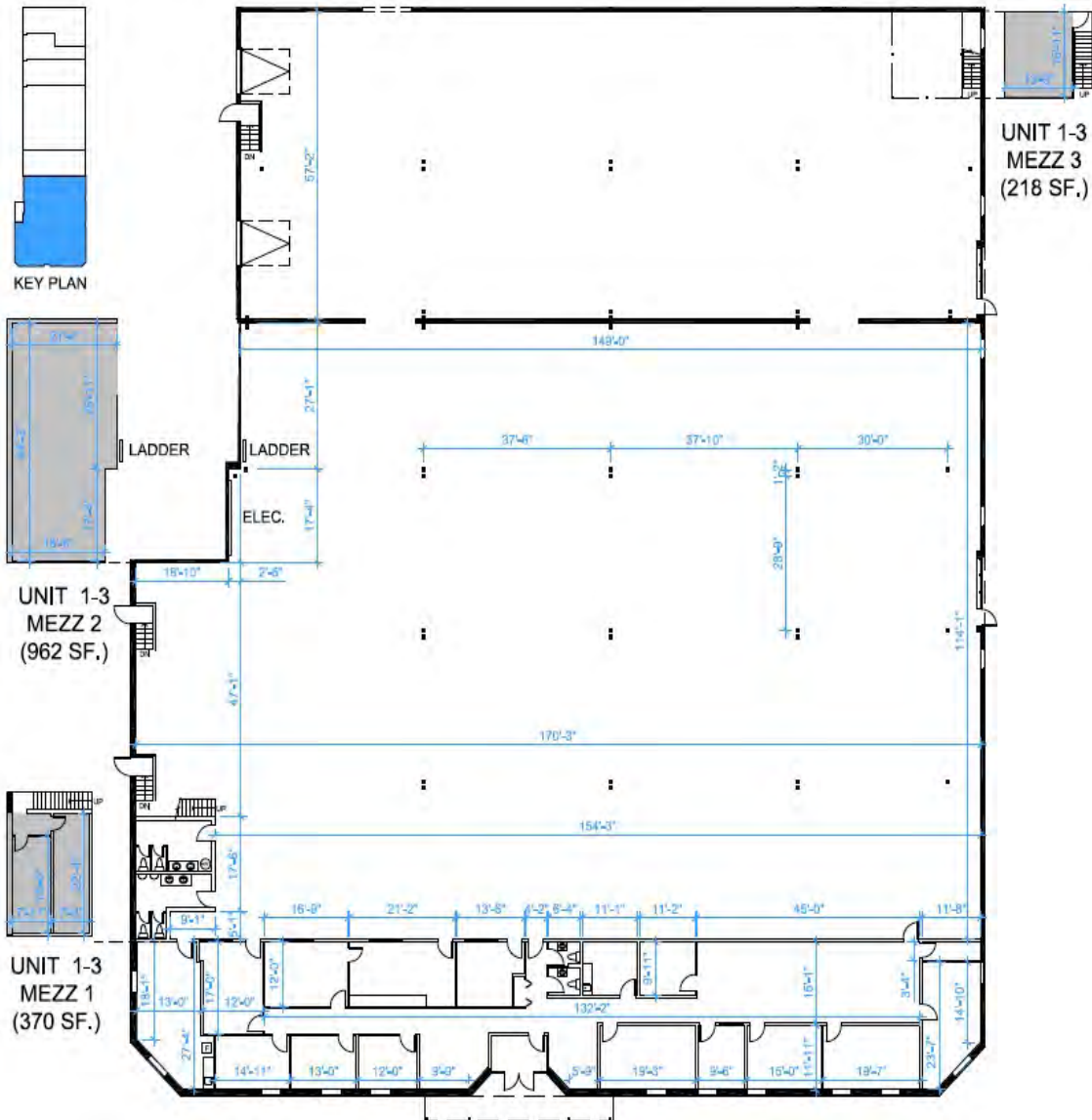
Unit Configuration	Total Size	Shipping
Unit 1-3	32,692 SF	2 TL
Unit 1-4	41,484 SF	3 TL
Unit 1-6	63,295 SF	5 TL
Unit 4	8,792 SF	1 TL
Unit 4-6	30,603 SF	3 TL
Unit 5-6	21,811 SF	2 TL
Unit 5	13,127 SF	1 TL
Unit 6	8,684 SF	1 TL

2km distance to Markham Road 401 Exit



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150 McLevin Avenue - Unit 1-3, Scarborough

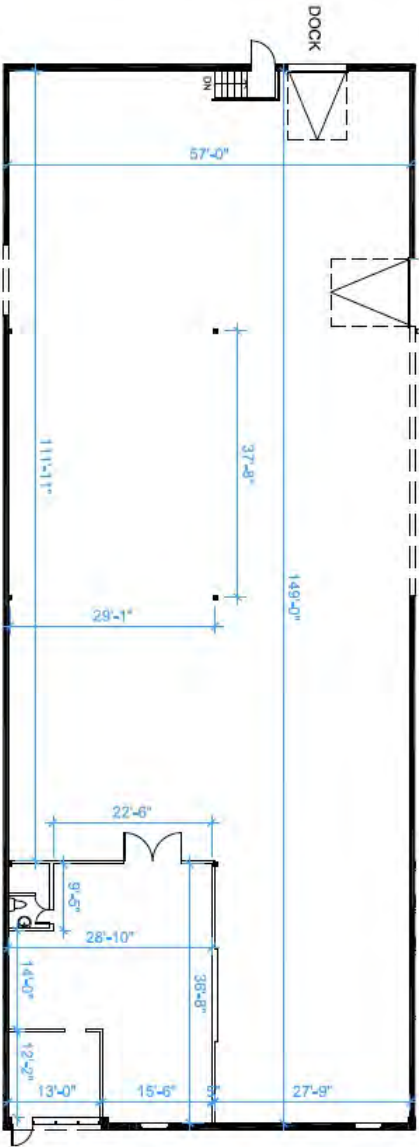


Unit 1-3	
Building Type	Industrial
Location	Markham / Sheppard
Total Area	32,692 SF
Office	15%
Clear Height	18'
Truck Doors	2
Ample power and parking for this unit fronting onto McLevin Avenue	



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150 McLevin Avenue - Unit 4, Scarborough

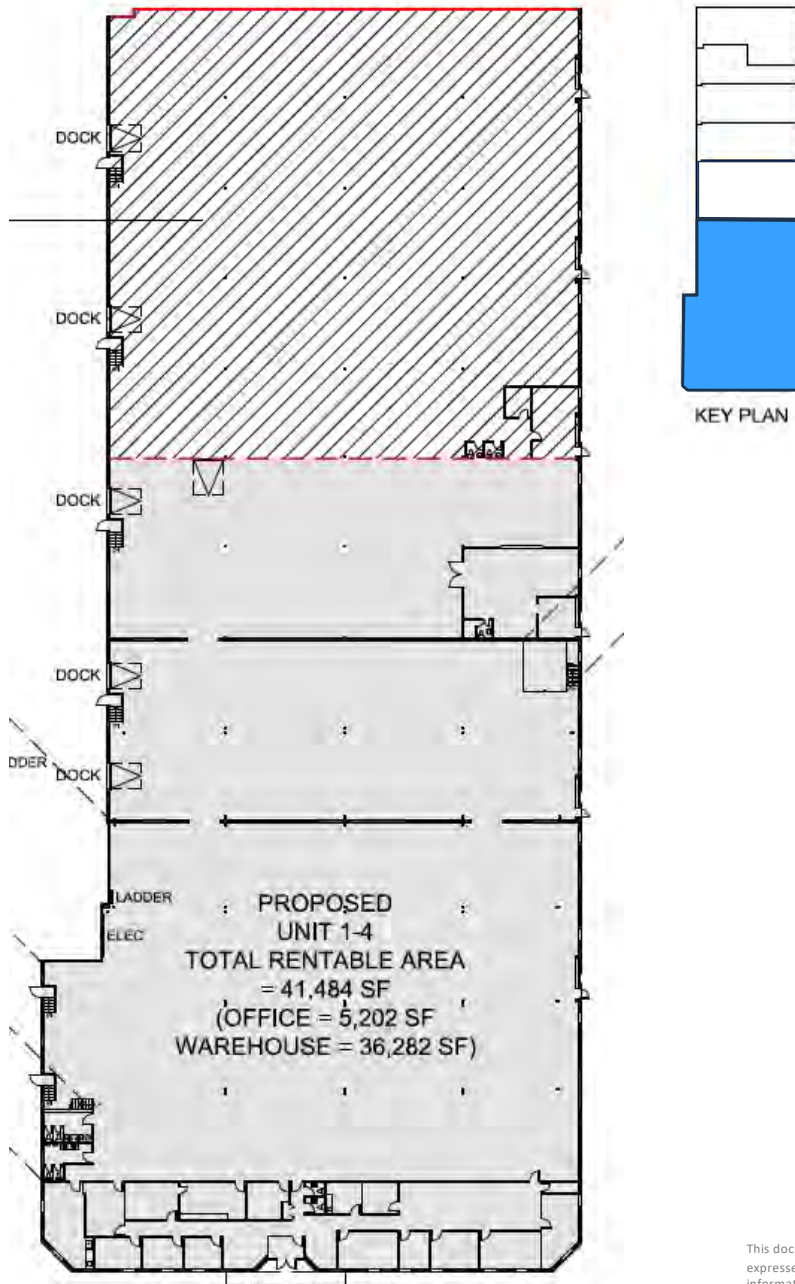


Unit 4	
Building Type	Industrial
Location	Markham / Sheppard
Total Area	8,792 SF
Office	10%
Clear Height	18'
Truck Doors	1



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150 McLevin Avenue - Unit 1-4, Scarborough

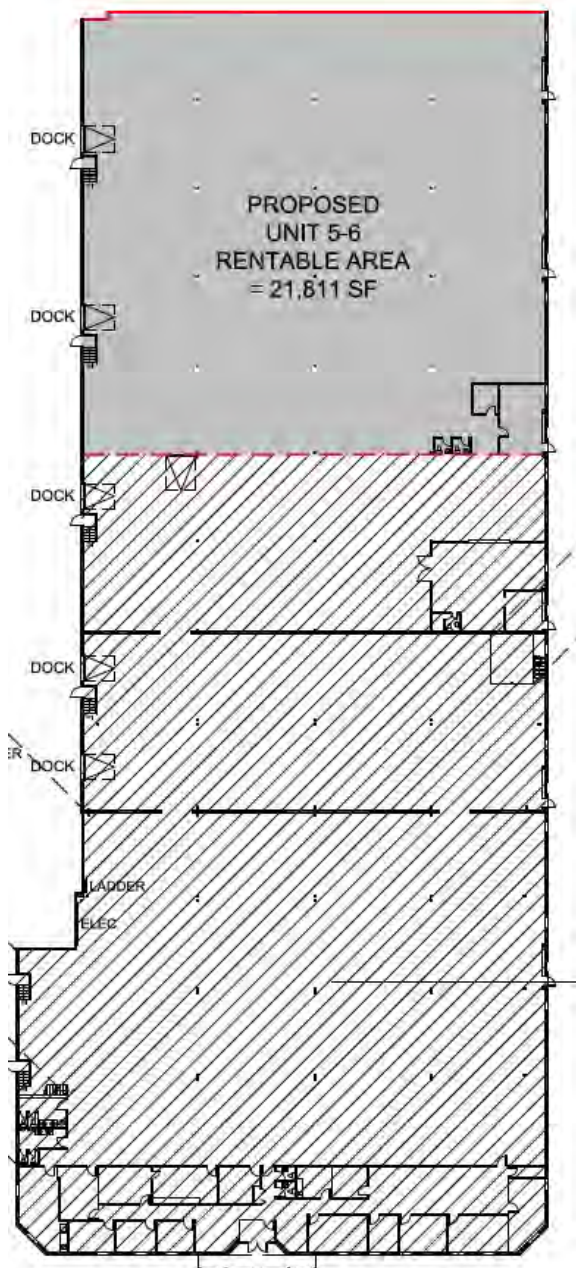


Unit 1-4	
Building Type	Industrial
Location	Markham / Sheppard
Total Area	41,484 SF
Office	14%
Clear Height	18'
Truck Doors	3
Ample power and parking for this unit fronting onto McLevin Avenue	



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150 McLevin Avenue - Unit 5-6, Scarborough

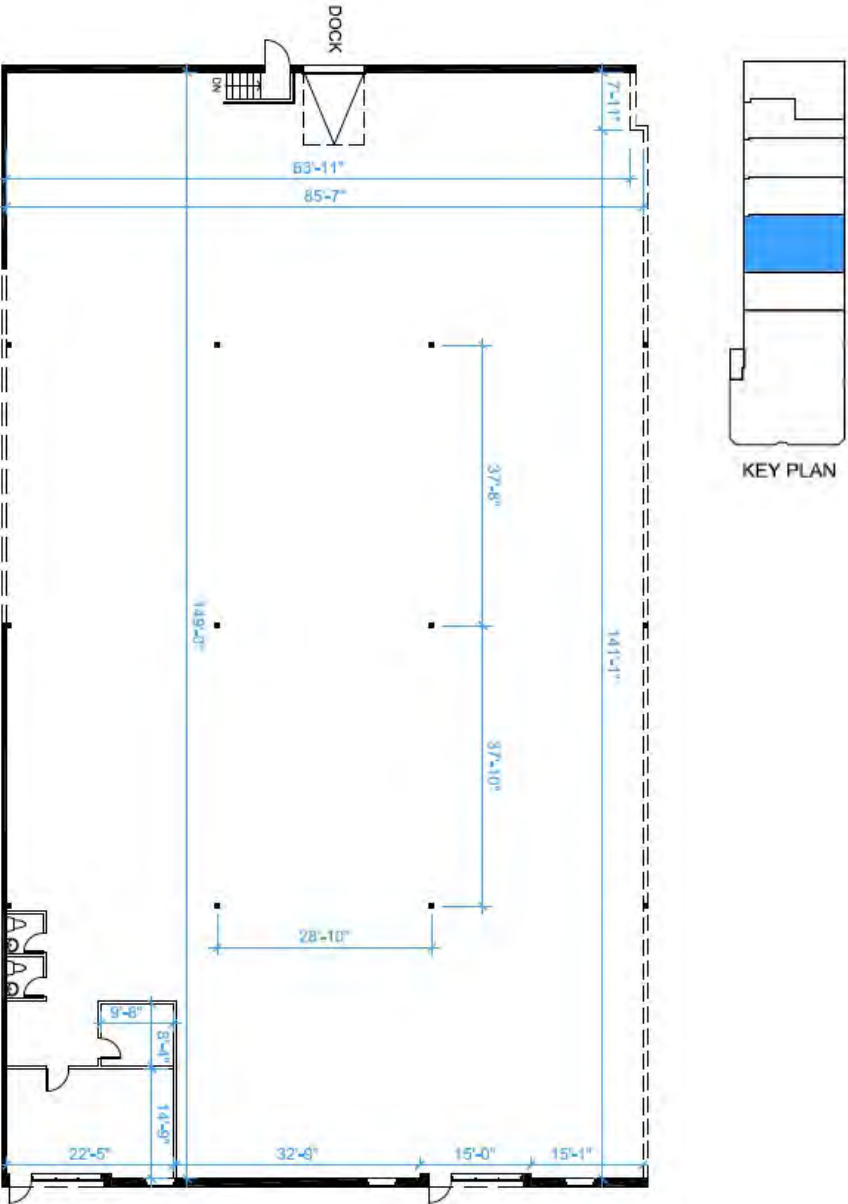


Unit 5-6	
Building Type	Industrial
Location	Markham / Sheppard
Total Area	21,811 SF
Office	1%
Clear Height	18'
Truck Doors	2
Units 5 and 6 are currently contiguous. Demising wall subject to landlords approval	



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150 McLevin Avenue - Unit 5, Scarborough

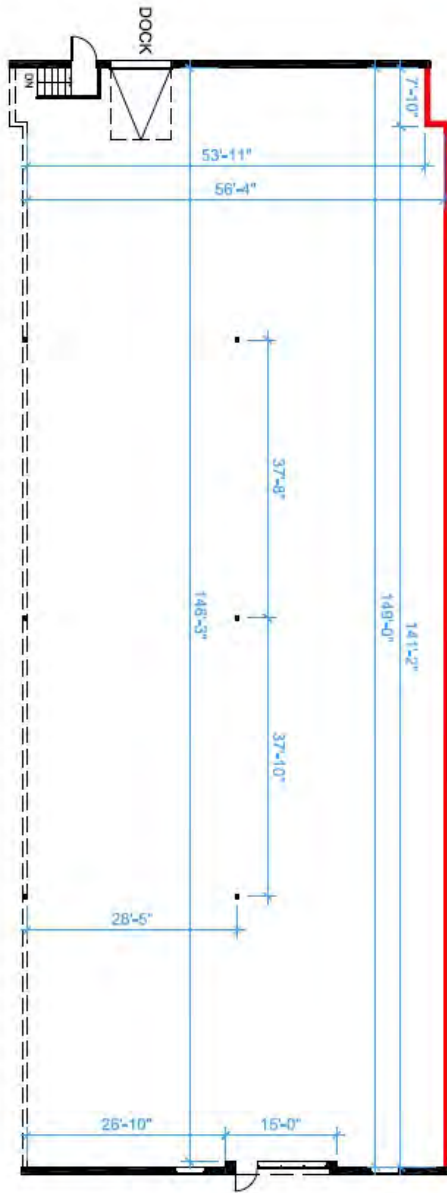


Unit 5	
Building Type	Industrial
Location	Markham / Sheppard
Total Area	13,127 SF
Office	2%
Clear Height	18'
Truck Doors	1
Units 5 and 6 are currently contiguous. Demising wall subject to landlords approval	



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150 McLevin Avenue - Unit 6, Scarborough



KEY PLAN

Unit 6	
Building Type	Industrial
Location	Markham / Sheppard
Total Area	8,684 SF
Office	To be built
Clear Height	18'
Truck Doors	1
Units 5 and 6 are currently contiguous. Demising wall subject to landlords approval	



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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*
hgoldfarb@vanguardne.ca



Paul Miceli
Sales Representative**
pmiceli@vanguardrealty.ca



Jessie Yu
Sales Representative
jessie.yu@vanguardne.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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