



For Sale: Industrial

95 Pelham Avenue

Rare Corner Industrial Unit in the Junction Triangle

Lennard:



95 Pelham Avenue

3,375 SF end unit industrial building for sale within the Junction Triangle.



Available Space

3,215 SF

Office (45%)

1,450 SF

Warehouse (55%)

1,765 SF



Lot Depth

135.17 SF



Clear Height

18'



Drive-In Door

1 (12'W X 12.6'H)



Zoning

**E 2.0 (x301) Height
14.0 Meters**



HVAC

Heat Type: Water Radiators

Airconditioning: Partial



Power

600V / 200 AMPS



Sale Price

Contact Listing Agents

Taxes (2025)

\$9,883.54



Listing Agents

Elise Ngo-Wong*

Associate Vice President

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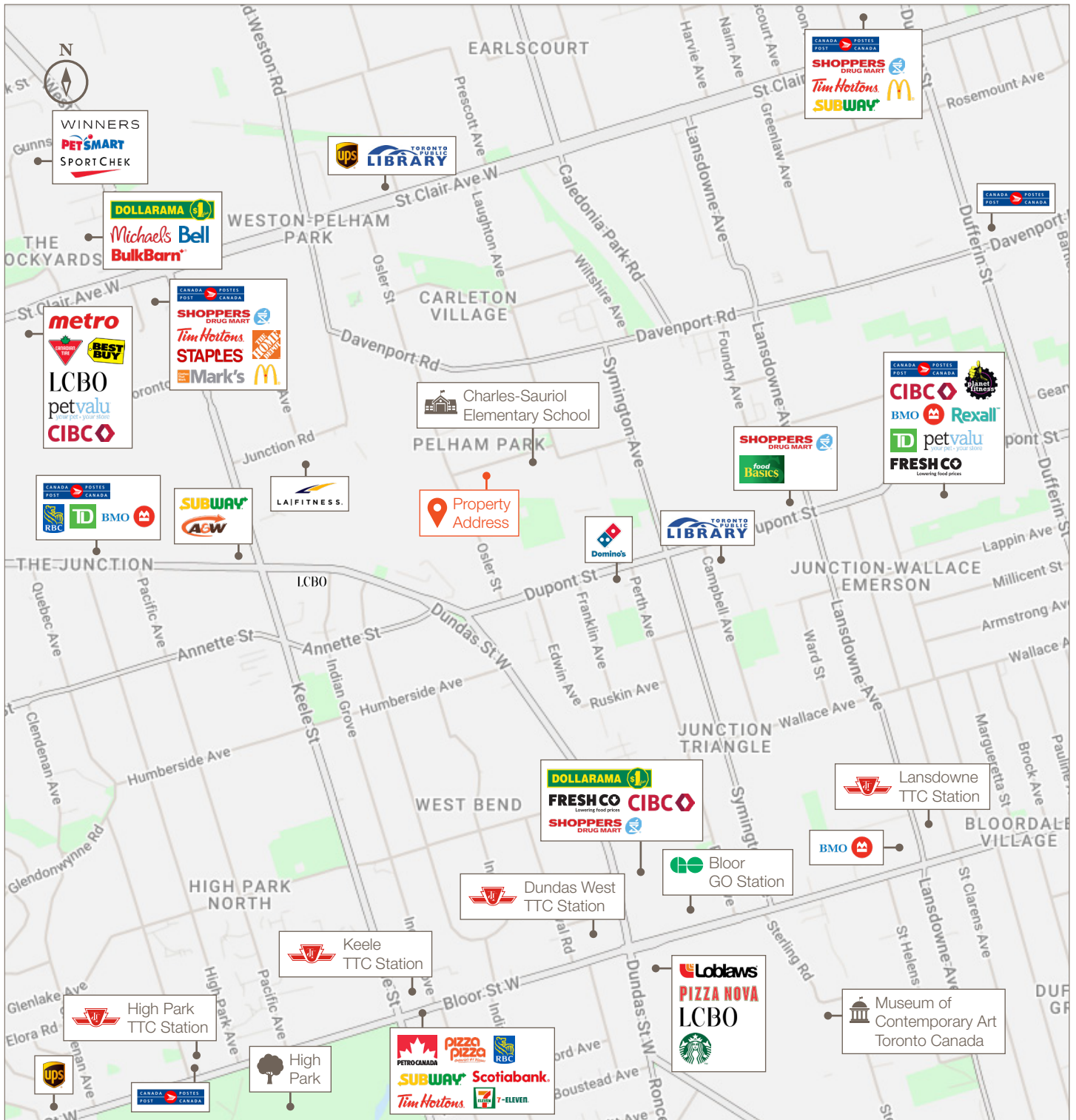
Property Highlights

- End unit with freshly paved parking lot
- Oversized Drive-in door
- Close in proximity to QEW/Gardiner Expressway, Downtown Toronto, West-Toronto Railpath and UP Express
- Epoxy flooring
- 18' of clear ceiling height to underside of joist
- 27.5 feet of street frontage
- Vacant possession possible upon closing

Lennard:



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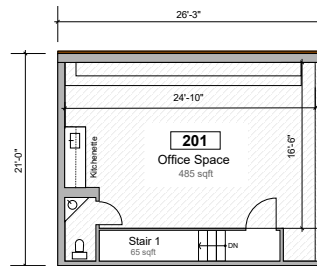


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Floor Plan

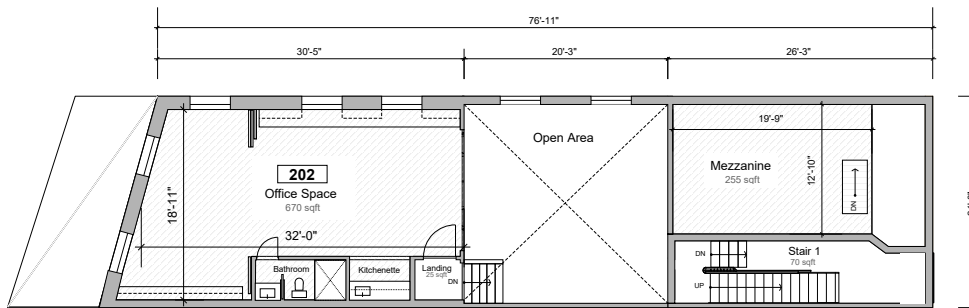
95 PELHAM AVENUE Property Plans

-  leasable area
-  common area / facilities



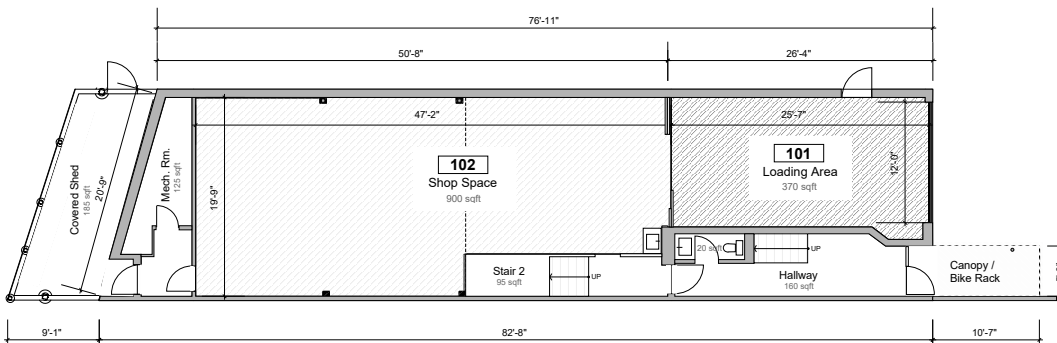
Office Space	485 sqft
485 sqft	
Stair 1	65 sqft
65 sqft	

Second Floor **550 sqft**



Office Space	670 sqft
670 sqft	
Stair 1	70 sqft
Landing	25 sqft
Mezzanine	255 sqft
350 sqft	

Second Floor **1020 sqft**



Loading Area	370 sqft
Shop Space	900 sqft
1270 sqft	
Hallway	160 sqft
Bathroom	20 sqft
Mechanical Rm.	125 sqft
Stair 2	95 sqft
400 sqft	

First Floor **1,670 sqft**
Covered Shed 185 sqft

BLD TOTAL 3,425 sqft

** SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY **

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