



**Building Information**

Sprinkler System: Yes

Clear Height: 8'8"

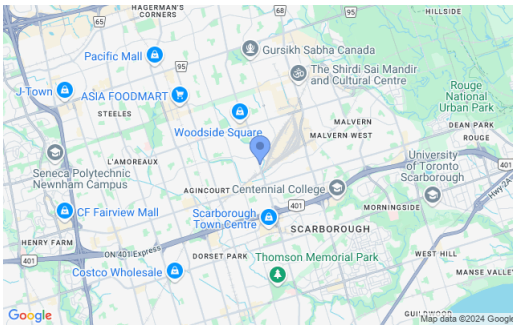
Maximum Door Height: 7'

## 2041-2071 McCowan Rd

2041-2071 McCowan Road, Toronto, Ontario M1S 3Y6

### Building Description

The property is located in the former City of Scarborough just north of Highway 401. Specifically, the property is situated at a signalized intersection at the corner of McCowan Road and Middlefield Road. The surrounding area is generally industrial. This complex incorporates three buildings, 2041-2071 McCowan is 51,500 square feet, 2101-2111 McCowan is 59,500 square feet and 2121-2151 McCowan is 86,000 square feet. One building includes a partial 2 storey office component totaling 15,000 square feet. The site comprises 16.235 acres and is irregularly shaped with a frontage of 1,288.31 feet on McCowan Road. The site is accessed of both McCowan Road and Middlefield Road. \* There are 284 parking spaces for complex 2041-2151 McCowan. Full municipal services are available.



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## Building Features

Direct RT Access: Yes

Public Transit Surface Route: Yes (TTC)

Major Intersection: McCowan Road & Huntingwood Drive

Electrical Service: 1200 Amp / 600 VoltS

Ceiling Height: 18' Heating:

Forced Air Heating & Air-Conditioning

Structure: Structural Steel Frame Reinforced Concrete Slab on Grade floor &

Concrete Foundation, Walls & Footings

Wall Type: Concrete Block Demising Walls & Drywall Partitioning Finished with Face Brick

# Shipping (Drive-in): 6

# Shipping (Truck Level): 27

Air: Forced Air Heating & Air-Conditioning

## Amenities

Close proximity to Hwy 401

Near Scarborough Town Centre

TTC bust stop steps away

TTC surface bus routes connect to Scarborough RT, subway

Many restaurants in the area

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<b>General</b>	<b>Year Built</b> 1970	<b>Last Renovated</b> 2002	<b>Building Zoned</b> Industrial
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<b>Tenant Cost</b>	<b>Net Rent</b> \$ 6.00 /sf	<b>Operating Costs</b> \$ 12.04 /sf	<b>Realty Tax</b> \$ 1.50 /sf
	<b>Total Additional Rent</b> \$ 13.54 /sf		
	<b>Description</b> 2025 additional rents 2041- \$12.04 2061 - 12.04 2071 - \$2.78		

## Site Description

<b>Building Size</b>	<b>Number of Floor(s)</b> 2	<b>Available Industrial Space</b> 35,768 sf	<b>Total Available Space</b> 35,768 sf
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<b>Technical Specifications</b>	<b>Clear Height</b> 8'8"	<b>Maximum Door Height</b> 7'
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<b>Construction</b>	<b>Exterior Finish</b> Brick	<b>Available Electrical (Volts)</b> 600 V	<b>Available Electrical (Amps)</b> 200 A
	<b>Heating Description</b> Forced Air Heating		
	<b>Power Description</b> 600V/200Amp		

<b>Safety &amp; Access</b>	<b>Sprinkler System</b> Yes
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<b>Parking</b>	<b>Surface Stall(s)</b> 78	<b>Total Parking Stalls</b> 78
	<b>Description</b> Parking is outdoors.	

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