

44 ROLARK DRIVE

SCARBOROUGH, ON

INDUSTRIAL SPACES FOR LEASE



Bluetick

REALTY INC., BROKERAGE

SAM SHAH

BROKER

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INDUSTRIAL SPACES AVAILABLE FOR LEASE

SPACE DETAILS:

UNIT	AREA SF	DRIVE-IN DOORS	BASE RENT
1	4759 SF	Office	\$14.50 per SF
2	33496 SF	1- Proposed	\$15.50 per SF
3	24859 SF	2- Proposed	\$15.50 per SF

TMI:	\$4.50 PER SF (PROPERTY TAX, CA MAINTENANCE, INSURANCE, ETC.)
CLEAR HEIGHT:	26' (18% OF THE BUILDING), 20' (51% OF THE BUILDING), AND 14' (31% OF THE BUILDING)
AVAILABLE FROM:	TALK WITH THE LISTING AGENT
VIEWING TIMINGS	11 AM - 4 PM MONDAY- FRIDAY 24 HOURS NOTICE

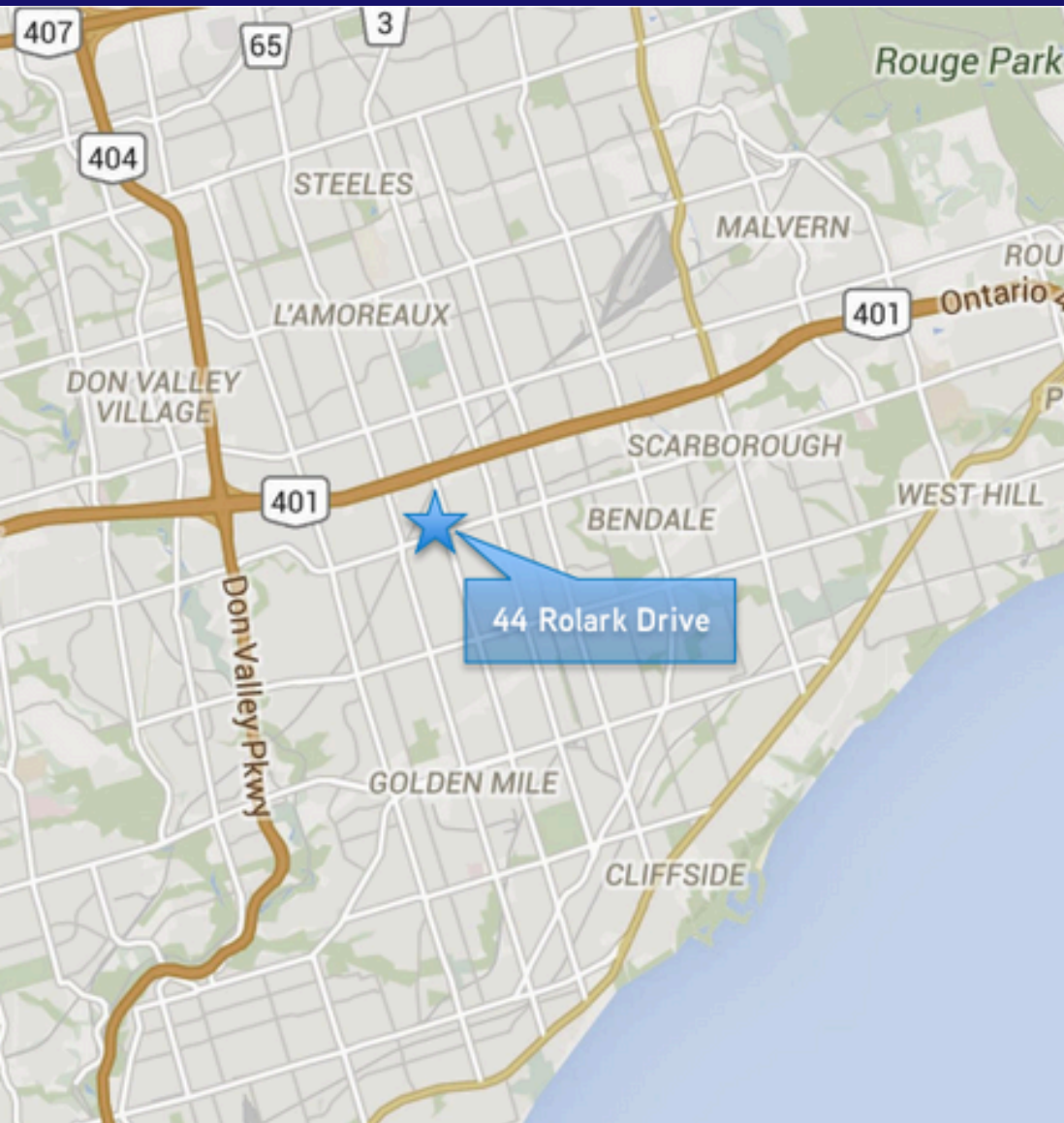
*Demising options: Talk with the listing agent and refer to the floor plan
*For interior pictures and Floor plans, please contact us

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This expansive facility offers a highly functional layout suitable for various industrial needs, such as manufacturing, warehousing, and distribution. Conveniently situated near multiple amenities and major transit routes, the property provides easy access to both Highway 401 and the Don Valley Parkway, allowing for efficient logistics and commuting options for employees.

With ample floor space, high ceilings, and flexible layout options, this property is ideal for businesses seeking a strategically located and accessible industrial environment in the heart of Scarborough.

ZONING DETAILS: EH 0.8

PERMITTED USES:

COLD STORAGE

WAREHOUSE

ANIMAL SHELTER

MANUFACTURING

INDUSTRIAL USE

SERVICE SHOP

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