

Industrial | For Lease

CBRE

2200 Islington Avenue

Unit 63
Etobicoke | ON

EXCELLENT BULK WAREHOUSE AND DISTRIBUTION SPACE



2200 Islington Avenue, Unit 63
Etobicoke | ON

For Lease

Property Details

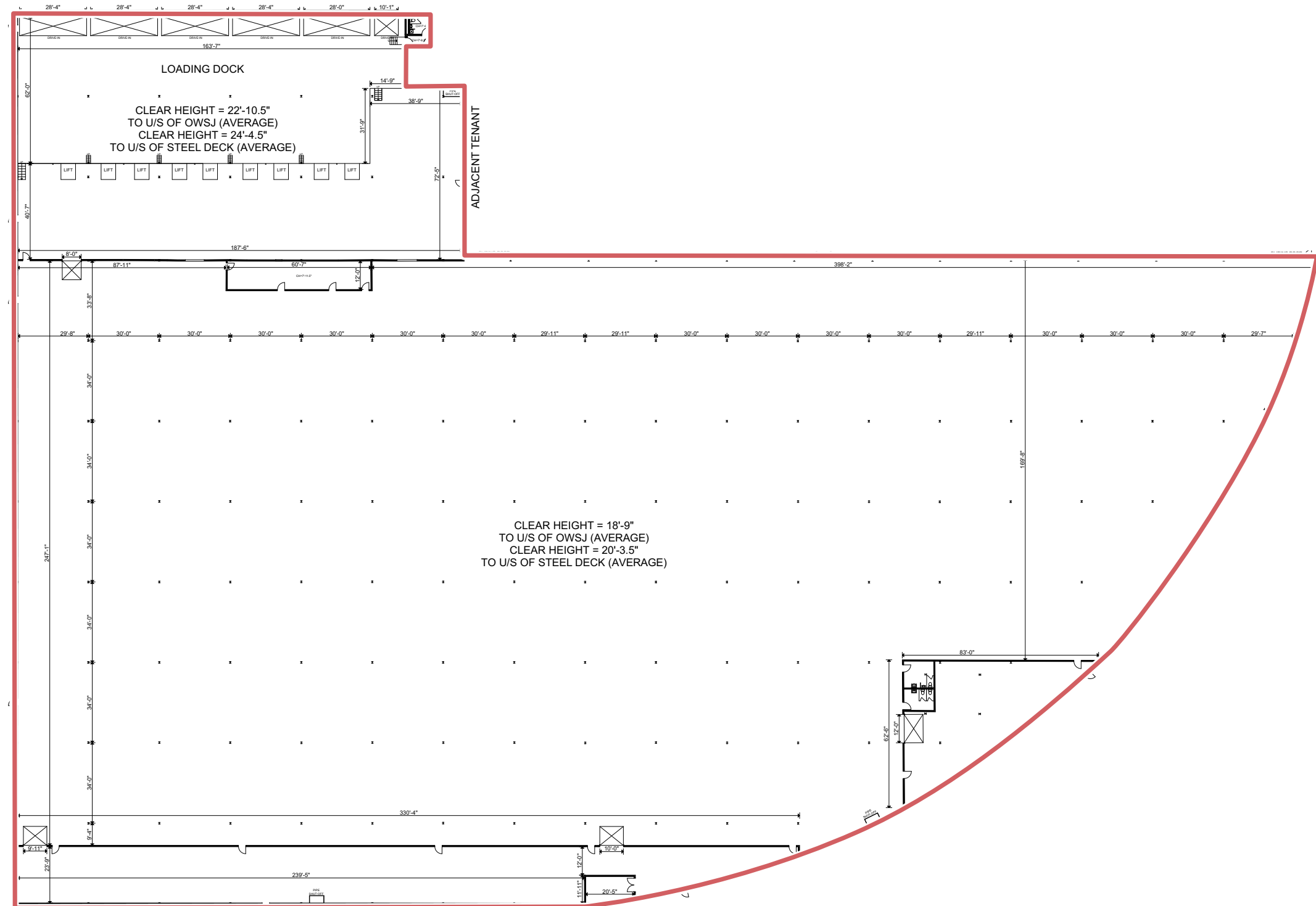
UNIT SIZE	146,294 Sq. Ft.
OFFICE COMPONENT	1,084 Sq. Ft.
INDUSTRIAL COMPONENT	145,210 Sq. Ft.
ASKING RENT	\$10.50 Sq. Ft. Net.
TMI (2025)	\$4.88 Per Sq. Ft.
SHIPPING	9 Truck Level Doors
CLEAR HEIGHT	18'9"
ZONING	IC-1
AVAILABILITY	Immediate
COMMENTS	• Max lease term 5 years with landlord termination rights after 3 years. • Clear height ranges from 18'9" in the warehouse to 22'10.5" in the loading dock area • Loading bay area is internal and accessible by external drive in doors • Potential for up to 8 trailer parking spots • Great proximity to 400 series highways and many amenities



2200 Islington Avenue, Unit 63
Etobicoke | ON

For Lease

Floor Plan



AMENITIES & TRANSIT INFO

TTC | 96 - WILSON

TTC | 996 - WILSON EXPRESS

TTC | 52 - LAWRENCE WEST

TTC | 952 - LAWRENCE WEST EXPRESS

TTC | 37 - ISLINGTON

TTC | 937 - ISLINGTON EXPRESS

TTC | 45 - KILPING

TTC | 945 - KILPING EXPRESS

TTC | 46 - MARTIN GROVE



Contact Us

Drake LaFontaine

Sales Representative

+1 416-798-6224

drake.lafontaine@cbre.com

Tyler Piccinin

Sales Representative

+1 416 495 6254

tyler.piccinin@cbre.com

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth