

48 Galaxy Boulevard, Etobicoke, ON

# Industrial Space Available 2,427 SF For Lease

Industrial space located within minutes of Pearson Airport and surrounding major highways. Spacious warehouse with mezzanine and drive-in shipping door, offices located in the front. 16' Clear height.

**Michael Bradley-Banszki\***

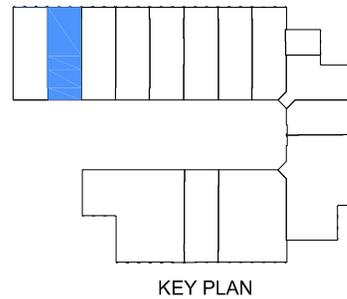
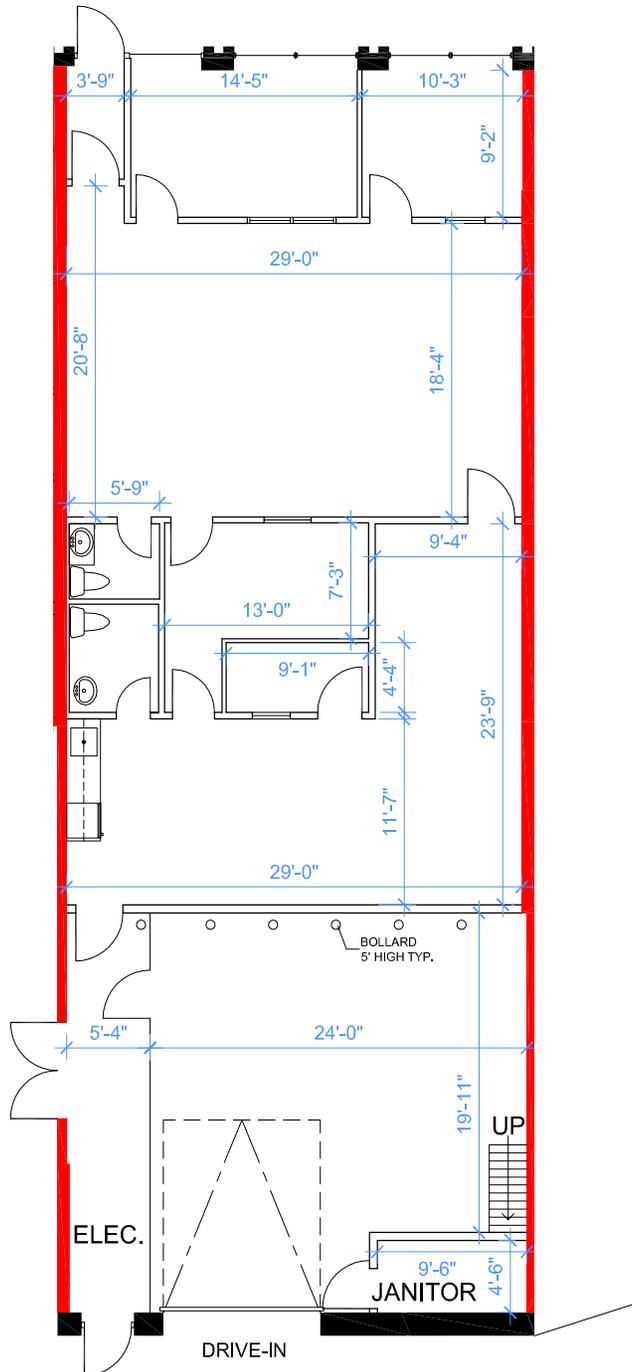
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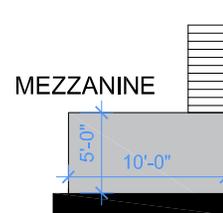
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# Floor Plan



## UNIT 402 - MEZZ (66 SF)



# Highlights

<b>Building Area</b>	2,427 SF
<b>Asking Lease Rate</b>	\$16.50/SF
<b>TMI</b>	\$8.80 (2023)
<b>Zoning</b>	E1
<b>Clear Height</b>	16'
<b>Warehouse Area</b>	Approx. 33%
<b>Office/Storage Area</b>	Approx. 66%
<b>Loading</b>	1 Drive-in level door
<b>Sprinklers</b>	No
<b>Available</b>	Immediately
<b>Asking Lease Rate</b>	Information
<b>Term</b>	36-120 months



Pearson Airport  
location



Access to all  
highways



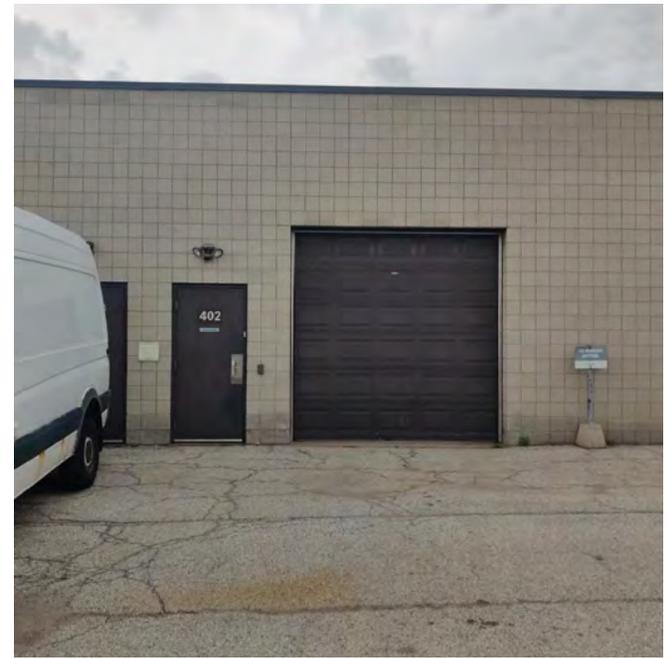
Easy access  
to GTA

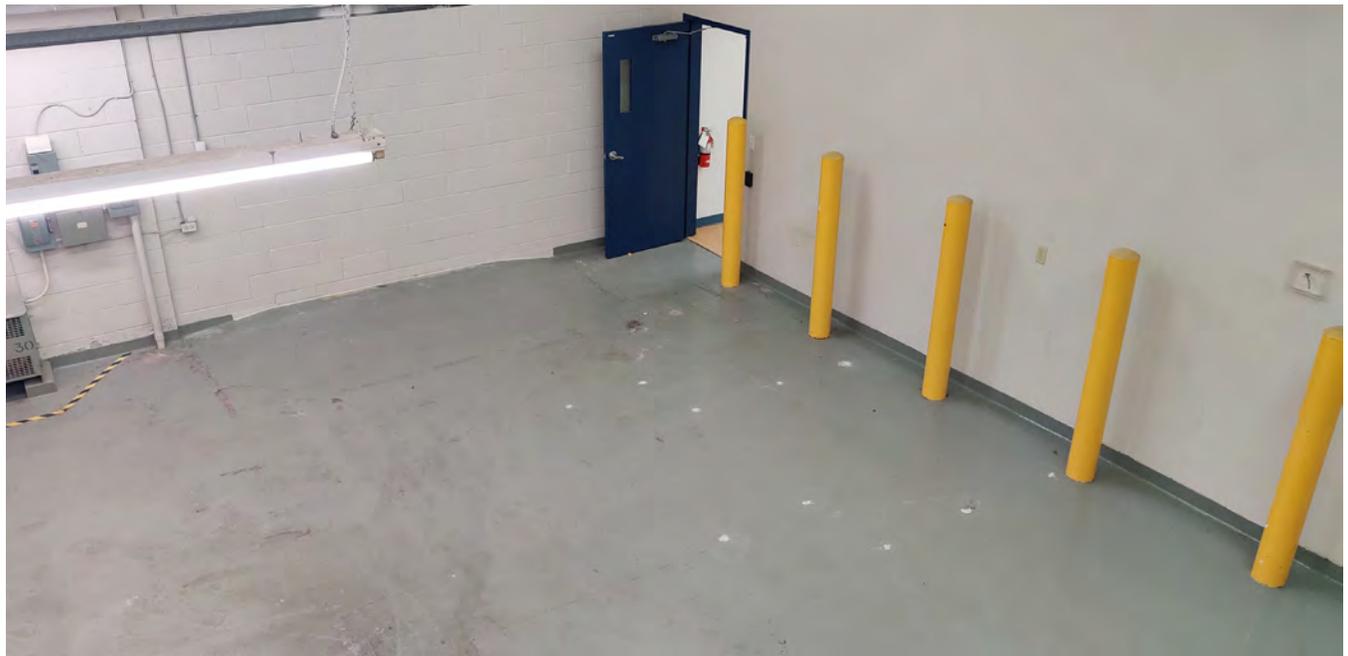


Plug and play  
space



Various nearby  
amenities







HWY  
409



HWY  
427

HWY  
401

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Video Walkthrough

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