

FOR LEASE

4701
STEELES AVE W
TORONTO, ON

OVERSIZED DRIVE-IN DOORS

OUTDOOR STORAGE



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PROPERTY DETAILS

SPECIFICATIONS

Available Area	44,000 SF
Industrial Area	95%
Office Area	5%
Drive-In Doors	3
Possession	TBD
Notes	Rent to escalate throughout the term

HIGHLIGHTS

- 30' clear high bay storage
- Fantastic exposure on to Steeles Ave right at Highway 400
- Massive parking and outside storage area
- Nicely finished showroom areas

22,000 sf of 30' clear warehouse with only 3 columns in entire space
22,000 sf at 16" clear including small existing offices and showroom
+ additional 20,000 sf of 2nd floor office can be made available if needed

ASKING NET RENT **\$21.00** PSF + 5% bumps yearly

TAXES (2020) **\$95,000.00** Annual



ZONING

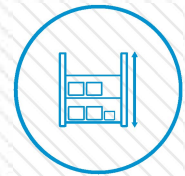
MC



SHIPPING

3 DI/1 TL

Truck level is a platform on the exterior



CLEAR HEIGHT

30'

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MC (BY-LAW 33091) ZONING

PERMITTED USES

33(2)

(a) **Permitted Uses**

adult education school;
artist studio;
banquet hall;
car rental agency;
car washing establishment;
cinema;
club;
college;
commercial gallery;
commercial recreation;
commercial school;
communications and broadcasting;
community centre;
contractor's establishment;
custom workshop;
day nursery;
financial institution;
fitness centre;
funeral establishment;
gasoline station;
golf course;
health science research laboratory;
hotel;
industrial sales and service;
information processing;
laundry;

Note: Uses subject to a specific size limitation are underlined.

manufacturing;
motor vehicle body repair shop;
motor vehicle dealership;
museum;
office uses;
park;
parking lot;
personal service shop;
pinball and video games arcade;

December 31, 1998

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4701 Steeles Ave West

3.35 acre total site

approx. 1.24-1.5 acres
of outside storage
or 200+ parking stalls possible on site

Prosser Ave



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