

FOR LEASE INDUSTRIAL SPACE

Morguard

35 WORCESTER RD

ETOBICOKE, ON



HIGHLY FUNCTIONAL WAREHOUSE SPACE WITH BUILT OUT 2 STOREY OFFICE

35 Worcester Road is a free standing warehouse, production and head office facility built on approximately 7.8 acres located in Etobicoke, Ontario. The property is adjacent to Pearson Airport, on the east side of a 400 series highway immersed with other industrial buildings and approximately 0.5 km from the hotel strip. Zoning for the property is E 1.0 permitting various uses such as, restricted manufacturing uses, warehousing, office and production.

July 1, 2025 Availability

- 3.7 km from Toronto Pearson International Airport
- Situated next to Highway 427
- TTC bus stop steps away

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ASKING NET RENT

Starting at \$15.85/SF

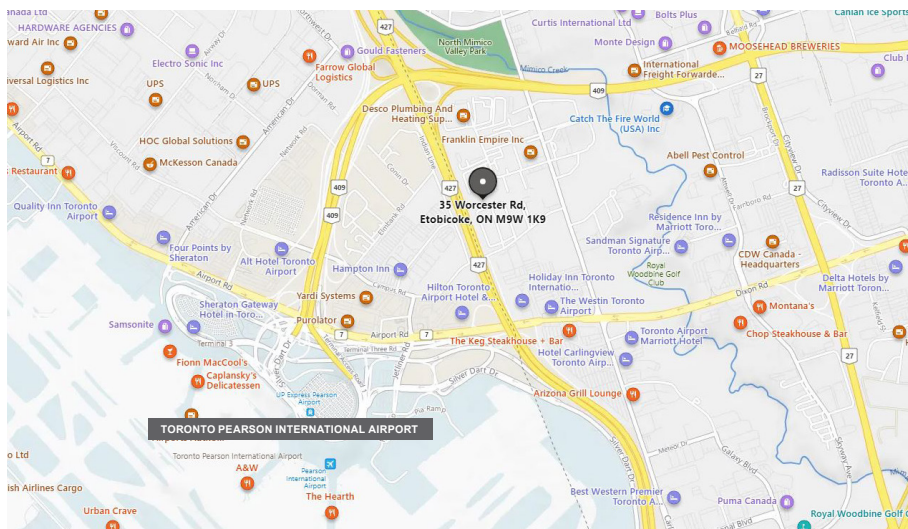
ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$2.10/SF	\$1.66/SF	\$3.76/SF (2025 est.)

BUILDING DETAILS

Total Building Space: 182,966 SF +/-	Clear Height: 21' clear ceiling height
Office Space: 22,491 SF +/-	Power: 1000 amps, 600V 3 phase
Warehouse Space: 160,475 SF +/-	Truck Level Doors: 11
Brick & Block On Concrete Slab	Interior Truck Level Doors: 6
Number of Floors: Single storey industrial, 2 storey office	
Year Built: 1971	
Leasing District: Etobicoke, ON	

LOCATION



35 Worcester Rd, Etobicoke, ON

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Exterior View



Exterior View

FOR MORE INFORMATION

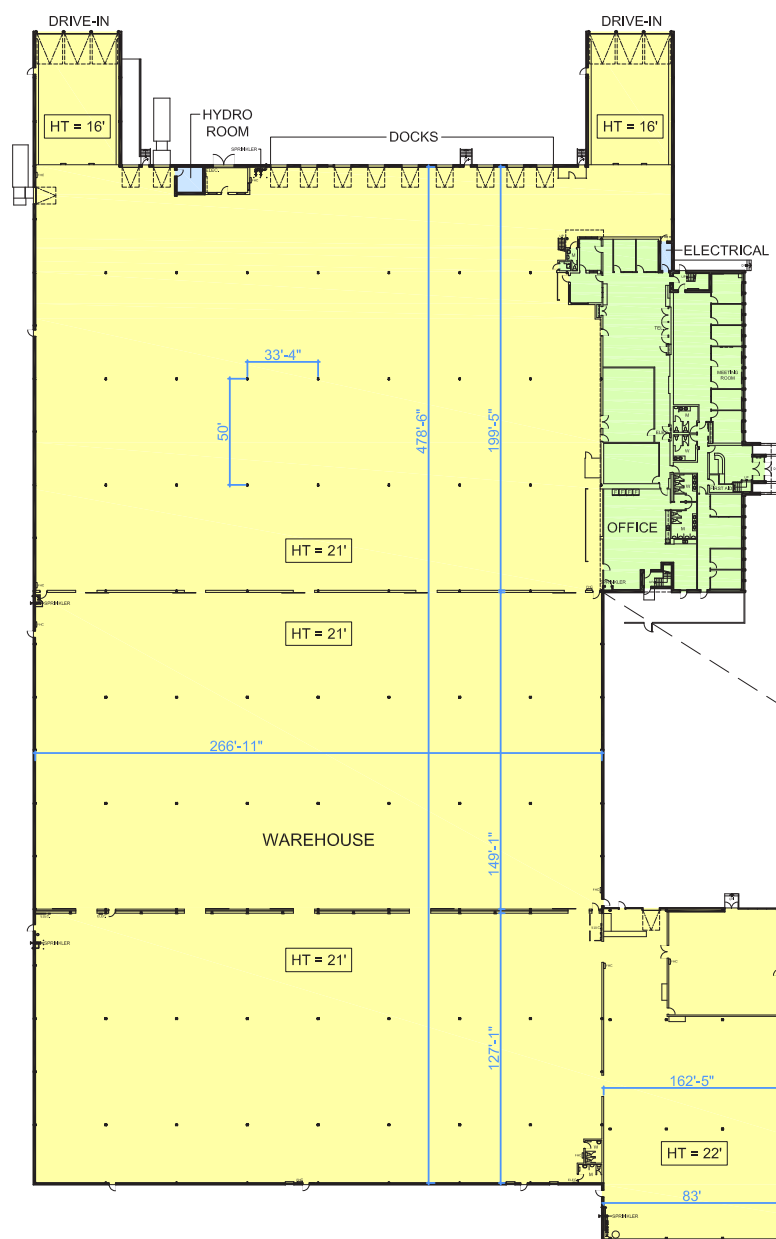
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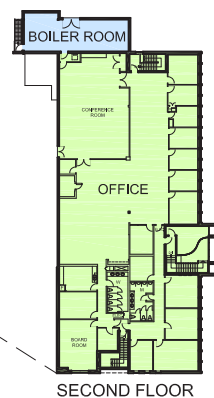
FLOOR PLAN - 182,966 SF



AREA SUMMARY

	RENTABLE AREA
OFFICE	11,236 S.F.
WAREHOUSE	160,167 S.F.
HYDRO ROOM	199 S.F.
ELECTRICAL ROOM	109 S.F.
2ND FLOOR - OFFICE	10,346 S.F.
2ND FLOOR - BOILER ROOM	909 S.F.
TOTAL	182,966 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO
THE BOMA/SIOR INDUSTRIAL STANDARD
ANSI / BOMA Z65.2 2019
SINGLE TENANT OCCUPANCY



- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA

