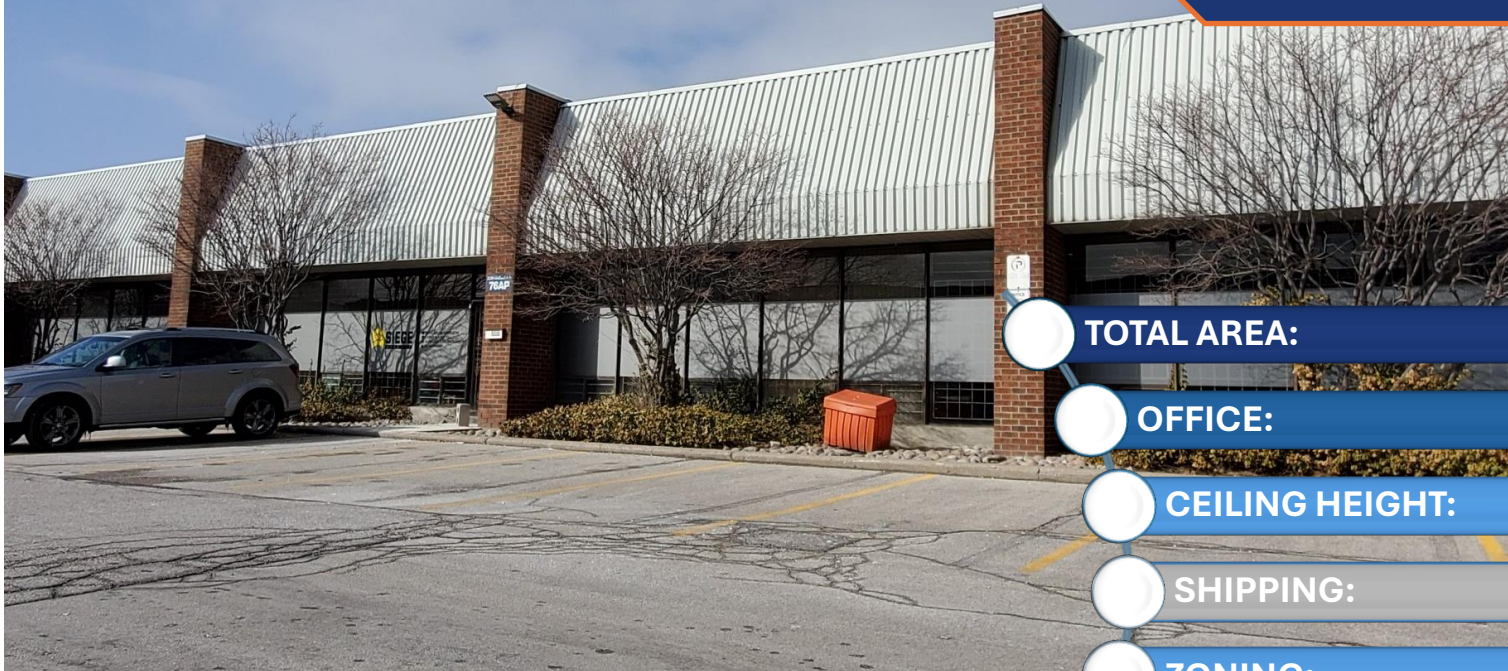


# INDUSTRIAL FACILITY FOR LEASE



2220 Midland Ave #78AP  
Toronto, ON



**TOTAL AREA:** 17,478 Sq. Ft.

**OFFICE:** 10%

**CEILING HEIGHT:** 16' Clear

**SHIPPING:** 2 Dock Doors

**ZONING:** E0.7

**NET RENT:** \$15.50 / Sq. Ft.

**TMI:** \$6.39 / Sq. Ft. (est. 2025)

## DANIEL IANNITTO

Broker of Record

O: 416-203-9510

C: 416-587-3570

E: [daniel@metroici.com](mailto:daniel@metroici.com)

W: [metrolobe.ca](http://metrolobe.ca)

# COMMENTS / SHIPPING



Great opportunity to lease a 17,478 square foot industrial facility with 2 truck level shipping doors.

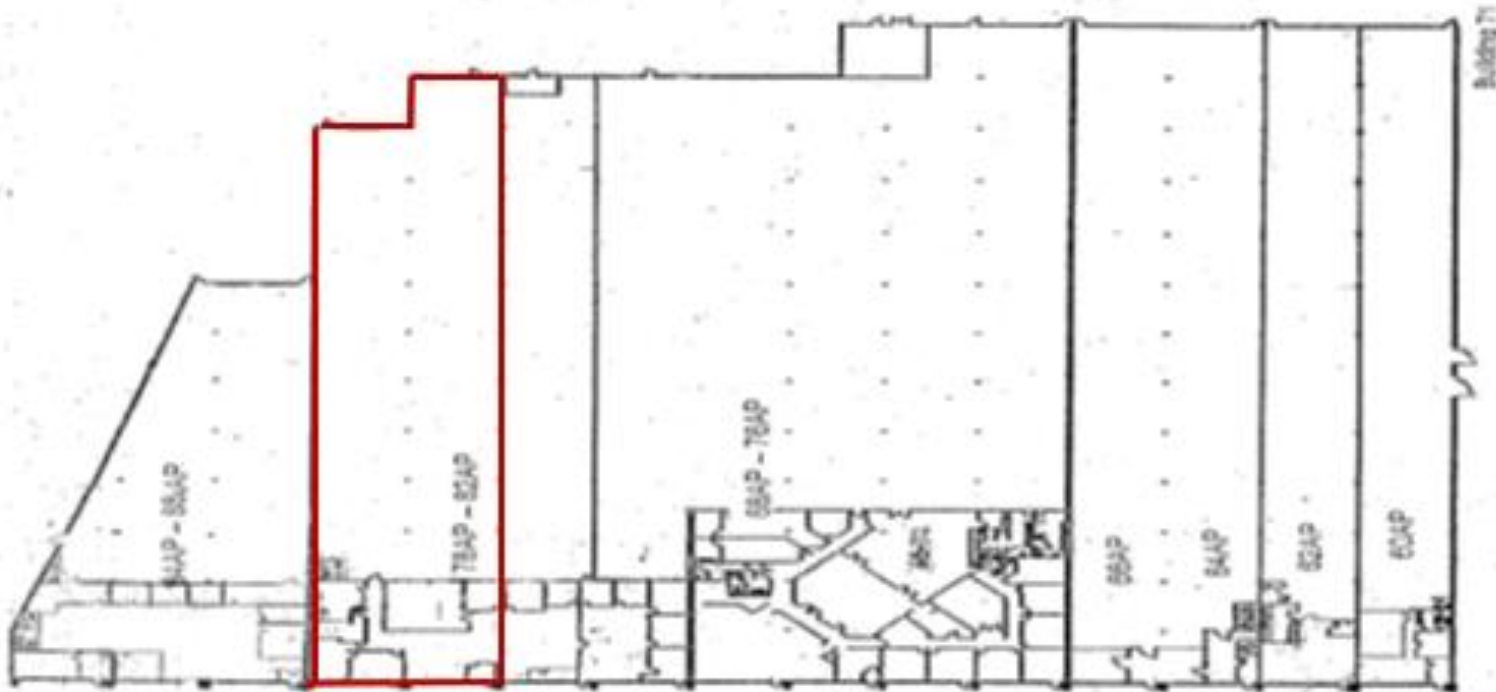
Located in a great location. Close to highway, major routes and public transit.

\*\*Warehouse Length of Over 200 Feet

Deposit to consist of first, last gross, plus security deposit equal to last month's gross rent. All plus HST



# UNIT LAYOUT SKETCH



NOTE: Rough Sketch of Floor Plan, Tenant to Verify all Information. Brokerage / Brokers / Agents Assumes no Responsibility to the Accuracy of the Information on Such Floor Plan.

Statements and information contained herein are based upon information furnished by the Principals and Sources, which we deem reliable - for which we can assume no responsibility, but which we believe to be correct. This submission is made subject to prior consummation, change in price or terms, errors, omission, or withdrawal from the market without notice.

# LOCATION OF UNIT IN COMPLEX

