



Prime South Etobicoke Industrial Opportunity **For Sublease**

324 Horner Avenue, Unit B1, Toronto ON

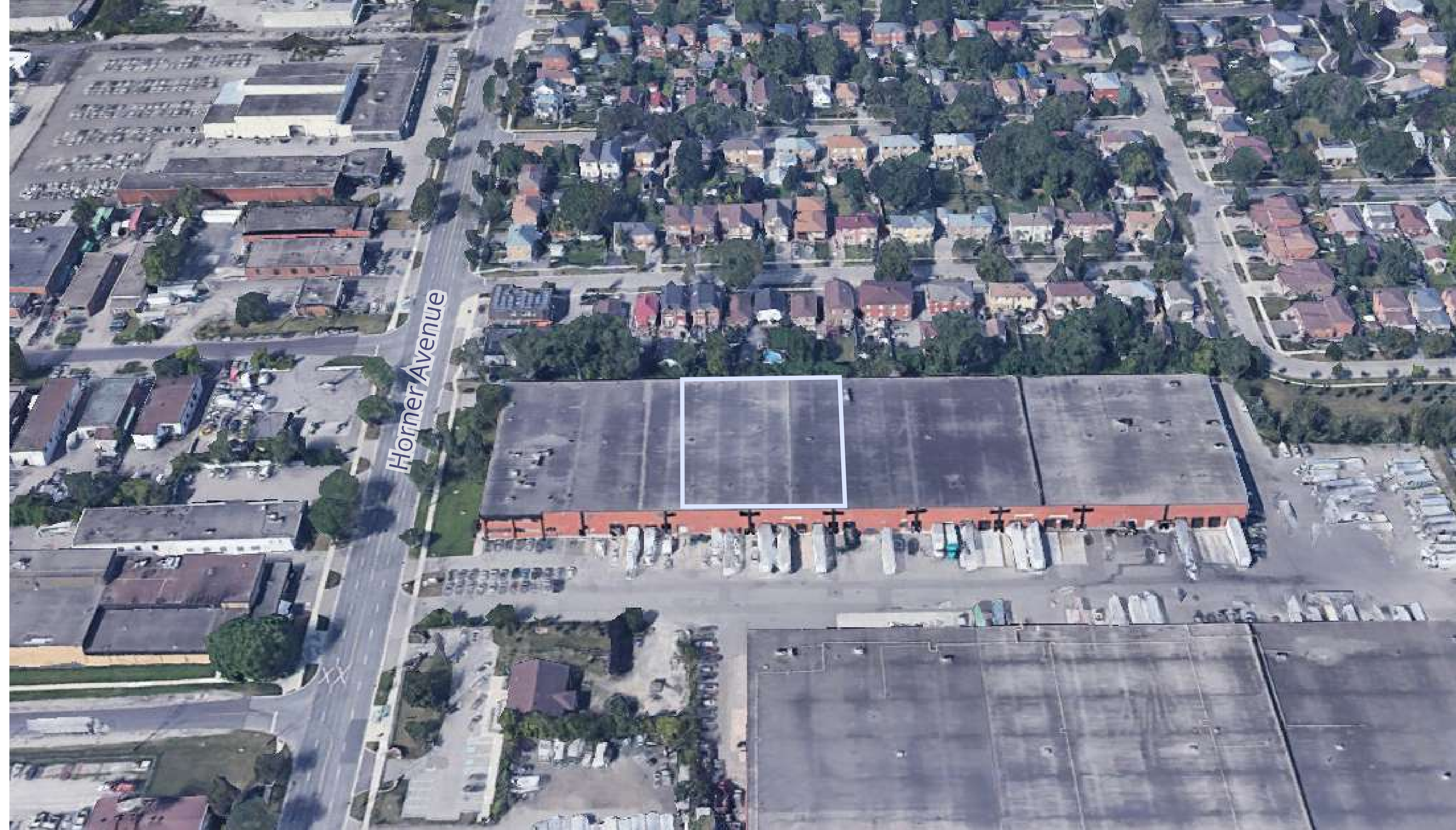
Property Profile

Very low cost functional space available immediately. Conveniently located and well-maintained industrial facility in South Etobicoke, ideal for warehousing. Offers excellent highway and transit access, with close proximity to Pearson Airport. Sublease available until July 31, 2027, with potential for immediate occupancy. Professional head landlord. Racking available. All dock doors are equipped with dock levelers, and the shipping court accommodates 53' trailers.

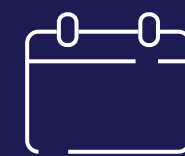
Property Details

Total Area	50,400 SF
Office Area	5%
Warehouse Area	95%
Clear Height	22'
Shipping	8 TL
Zoning	E1
Vacant Possession	Immediate
TMI	\$3.82 PSF (2024)

Sublease Asking Price \$4.68 PSF Net



Excellent Curb Appeal



Immediate
Vacant Possession



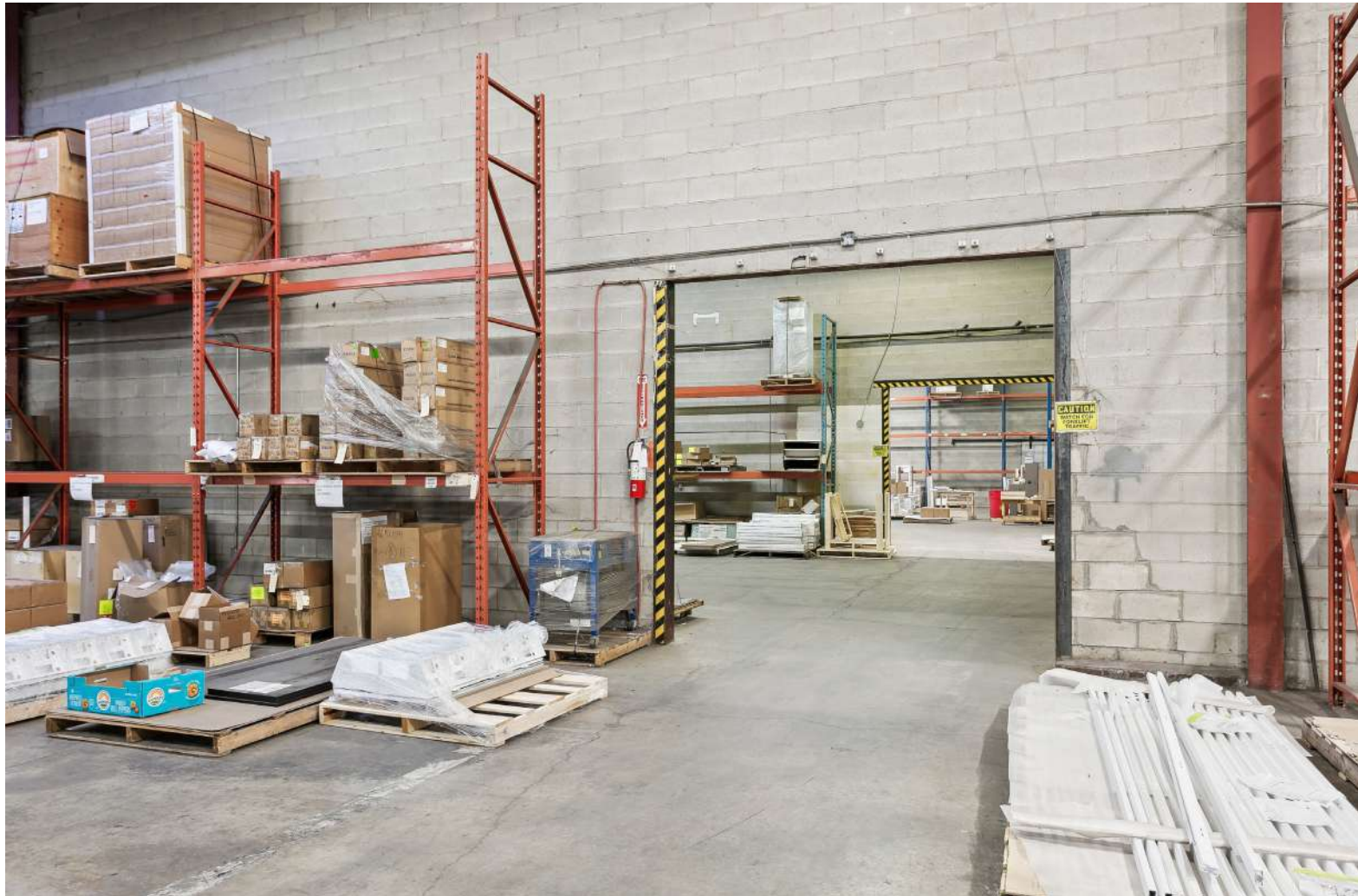
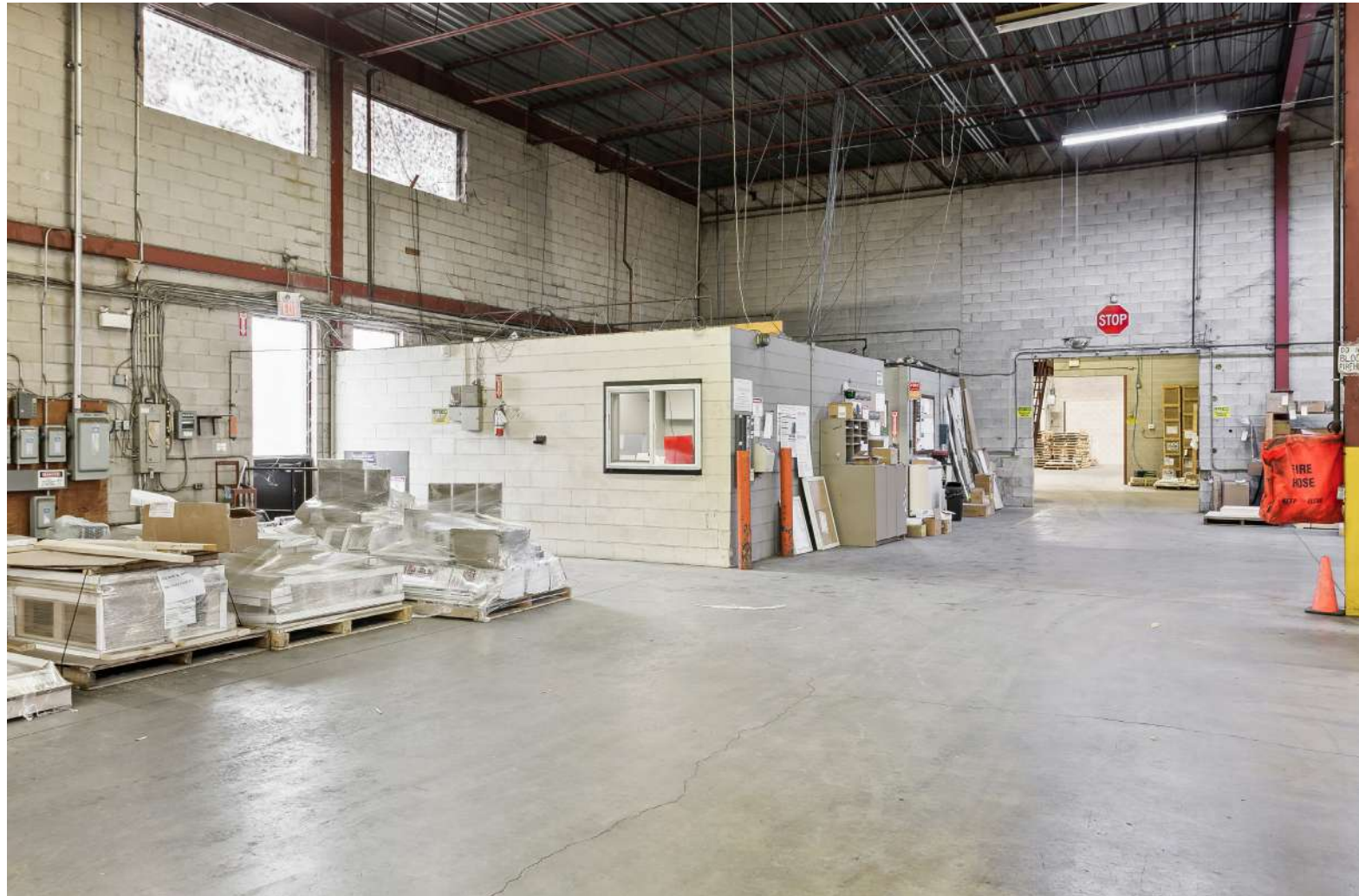
Modern 22'
Clear Height



Proximity to major highways,
public transit and Pearson
Airport

Photos

Interior



The contents are not included in the sale. Please contact Listing Agent for details.

Photos

Exterior



The contents are not included in the sale. Please contact Listing Agent for details.

Site Access



Highway 403

5 minutes

Highway 427

6 minutes



Mississauga Square One

15 minutes

Etobicoke

8 minutes

Oakville

20 minutes

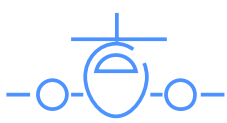
Burlington

30 minutes



Long Branch Station

5 minutes

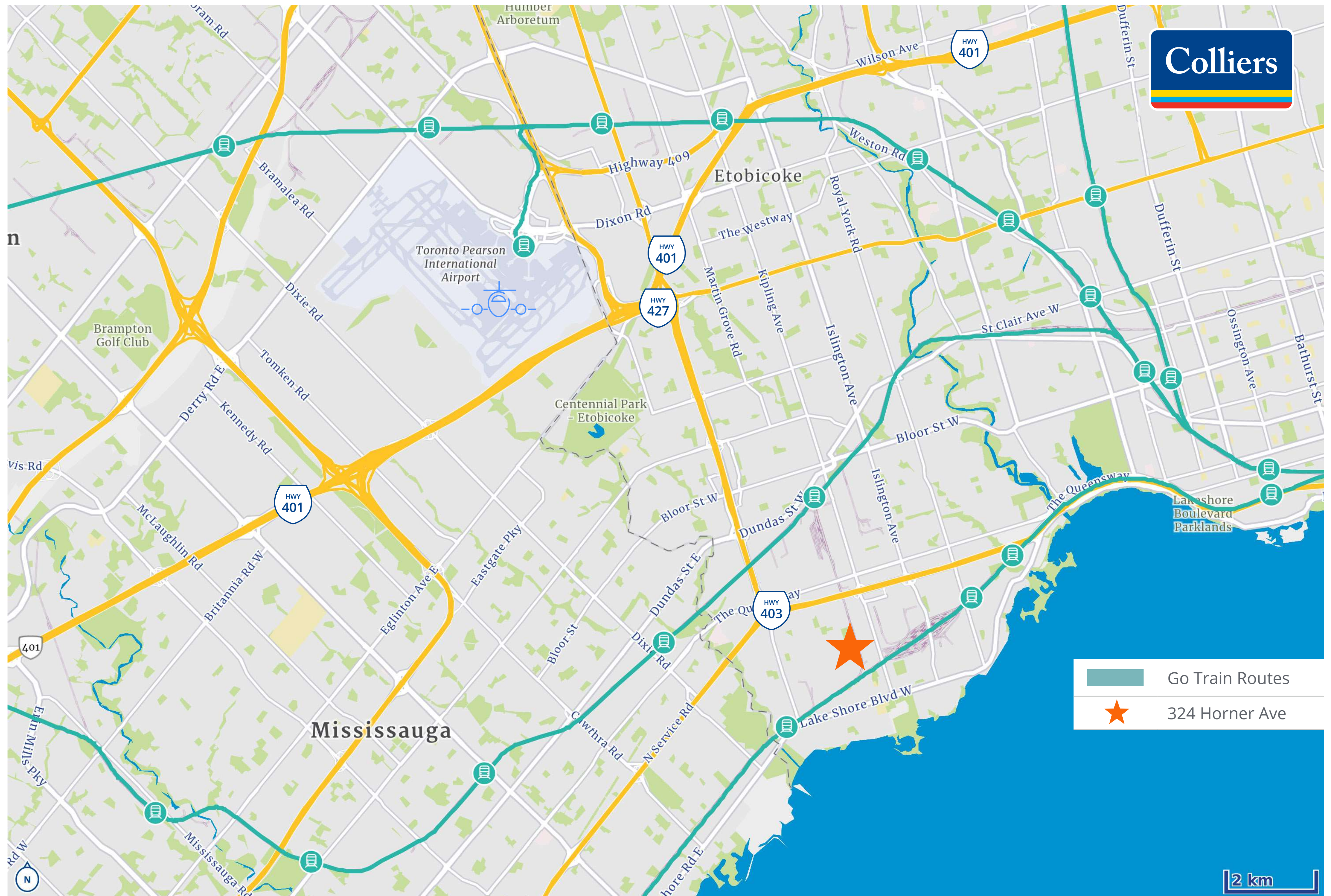


Pearson Airport

12 minutes

Hamilton Airport

40 minutes





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