

INDUSTRIAL PROPERTY

FOR SUB-LEASE



2,400 sq. ft. - 35 Colville Road, Toronto, ON, M6M 2Y2

35 Colville Road, Toronto is situated in a prime location for Warehouse, or Distribution, and offers convenient access to major transportation routes and commercial amenities.



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PROPERTY DETAILS

Property Overview

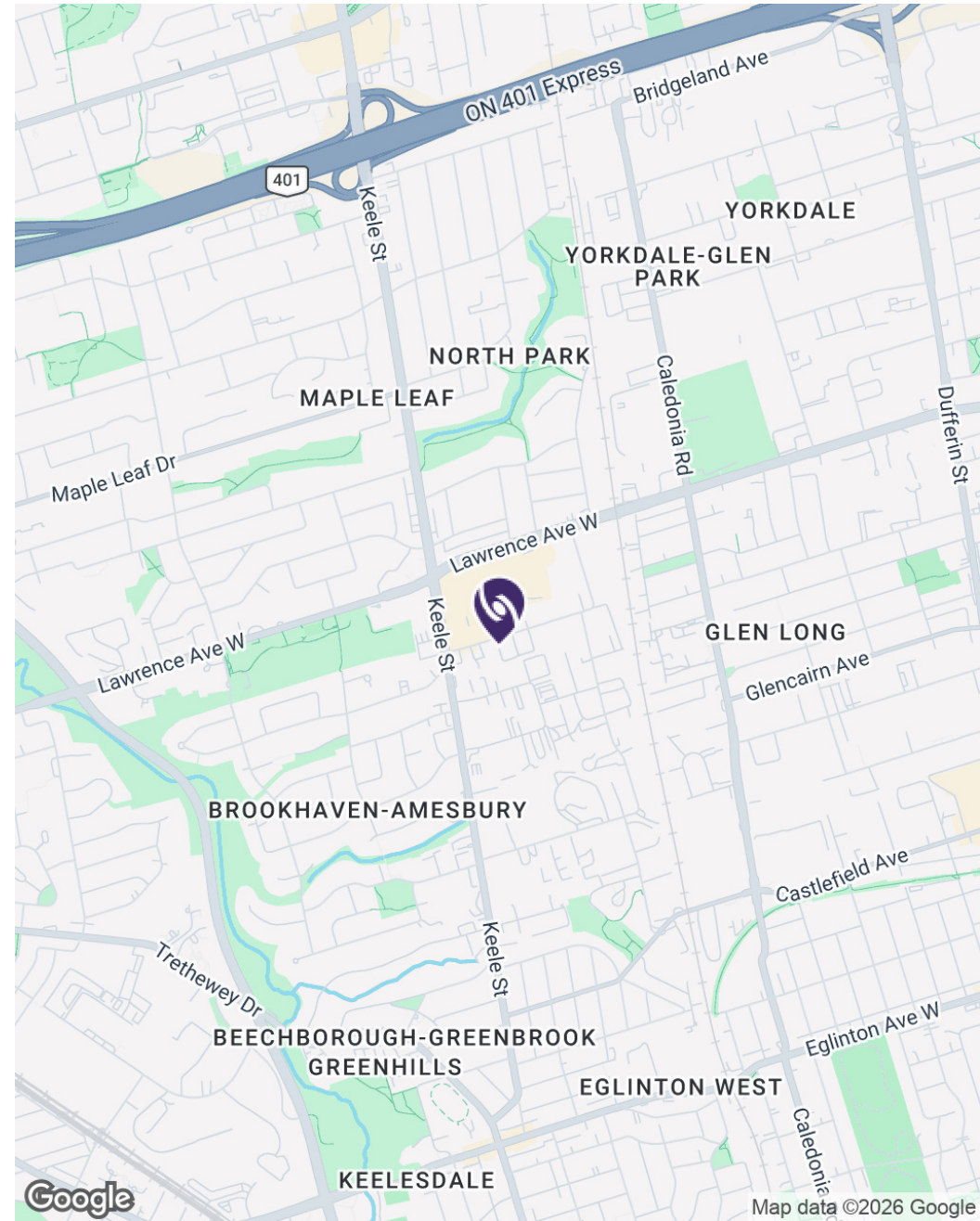
Clean warehouse space with shipping dock accommodating a 53” trailer. Unit in a multi-unit warehouse. Tenant to Verify all Measurements and if Tenant's Use is Permitted and Conforms with Zoning and local By-laws.

PROPERTY DETAILS

Size	2,400 Sq.Ft.
Lease Rate	\$5,000.00 Gross Per Month
Additional Rent & Utilities	Included
Availability	Immediate
Zoning	Employment

Property Highlights

- 2,400 SF in a Multi-Tenanted Industrial Building
- Great for Overflow Storage
- Clean and well-lit unit
- Clear Height 14'
- 1 Truck-Level Shipping Door - 53' Trailer OK
- Perfect for Warehouse Use
- Reasonable Utilities Included
- No Automotive, Woodworking, or Heavy Machinery Manufacturing



CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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