



Lots Of Parking

For Lease: Industrial

# 34 Canmotor Avenue, Toronto

Small Freestanding Industrial Building at Islington Avenue & QEW

**Lennard:** Alastair Strachan\*, Senior Vice President  
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\*Sales Representative

[lennard.com](http://lennard.com)

# 34 Canmotor Avenue

Small Freestanding industrial Building in the Heart of South Etobicoke.



## Building Details

Total Area: 10,316 SF

Office: 3,910 SF

(Two Separated Floors. Ground Floor Offices Can Be Demolished)

Industrial: 6,406 SF



## Net Price

\$17.00 PSF (with annual escalations)

## TMI

\$4.50 PSF



## Available

Immediate



## A/C

Offices Air Conditioned



## Heat

Gas - Radiant



## Shipping

1 Truck Level | 2 Drive-In Door | 1 Double Man



## Clear Height

18 Feet

## Property Highlights

- Immediate hwy access with ample parking
- Radiant heating
- Small mezzanine area in warehouse can be removed - skylights in warehouse
- Lots of parking

**Lennard:**

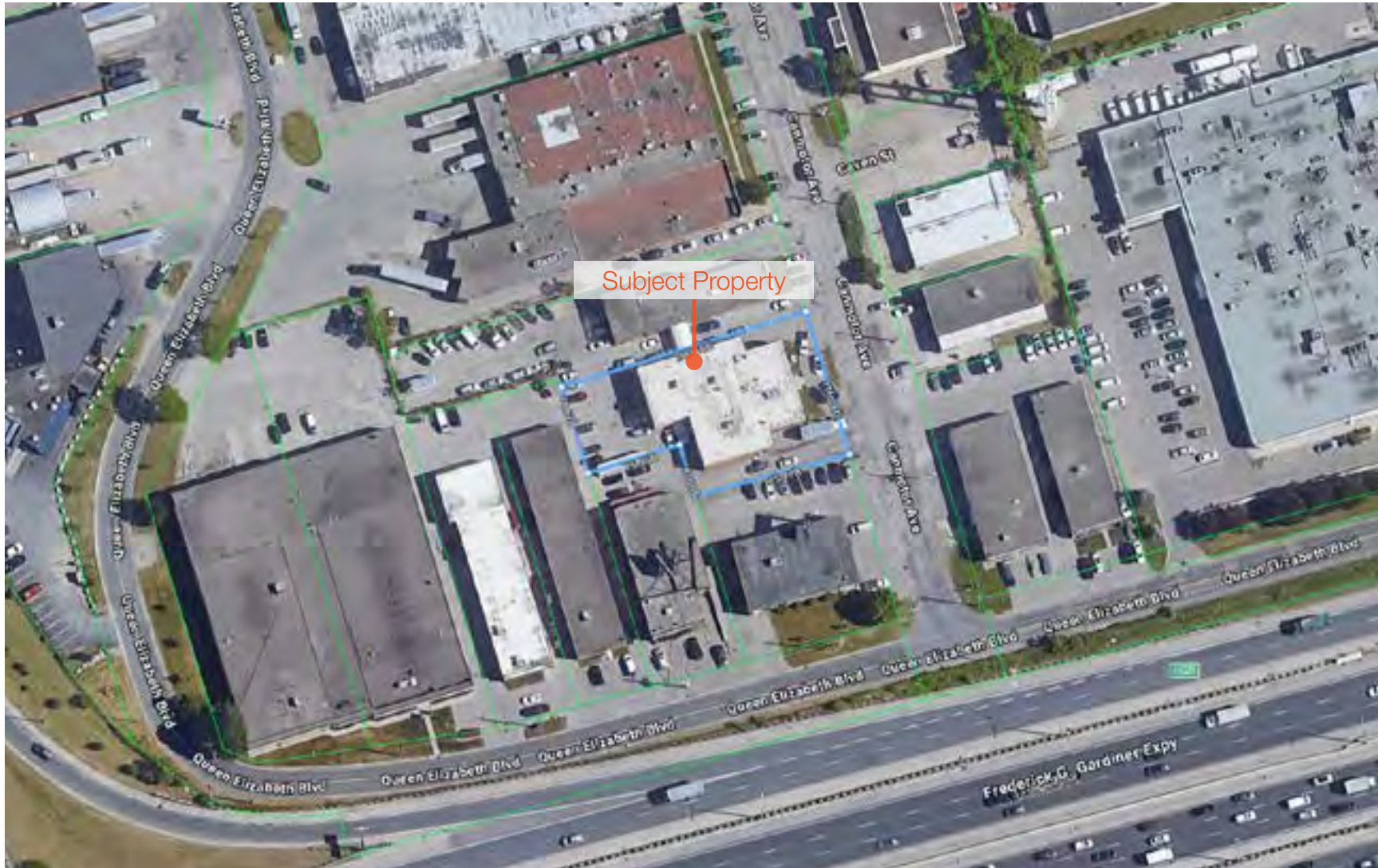
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Lot Plan



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