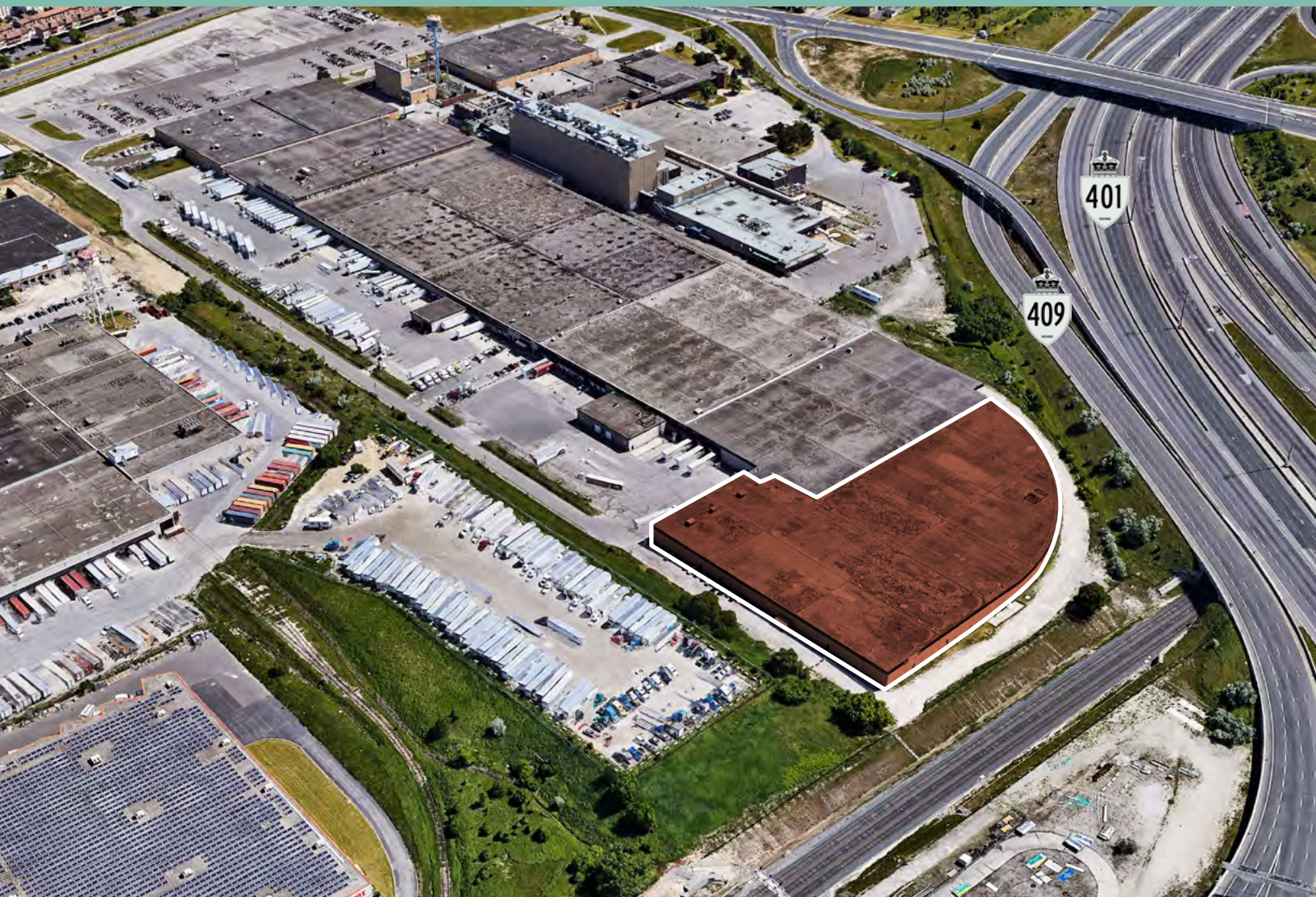


# 2200 Islington Avenue

Unit 63  
Etobicoke | ON

EXCELLENT BULK WAREHOUSE AND DISTRIBUTION SPACE



# Property Details

UNIT SIZE 146,294 Sq. Ft.

OFFICE COMPONENT 1,084 Sq. Ft.

INDUSTRIAL COMPONENT 145,210 Sq. Ft.

ASKING RENT \$10.50 Sq. Ft. Net.

TMI (2025) \$4.88 Per Sq. Ft.

SHIPPING 9 Truck Level Doors

CLEAR HEIGHT 18'9"

ZONING IC-1

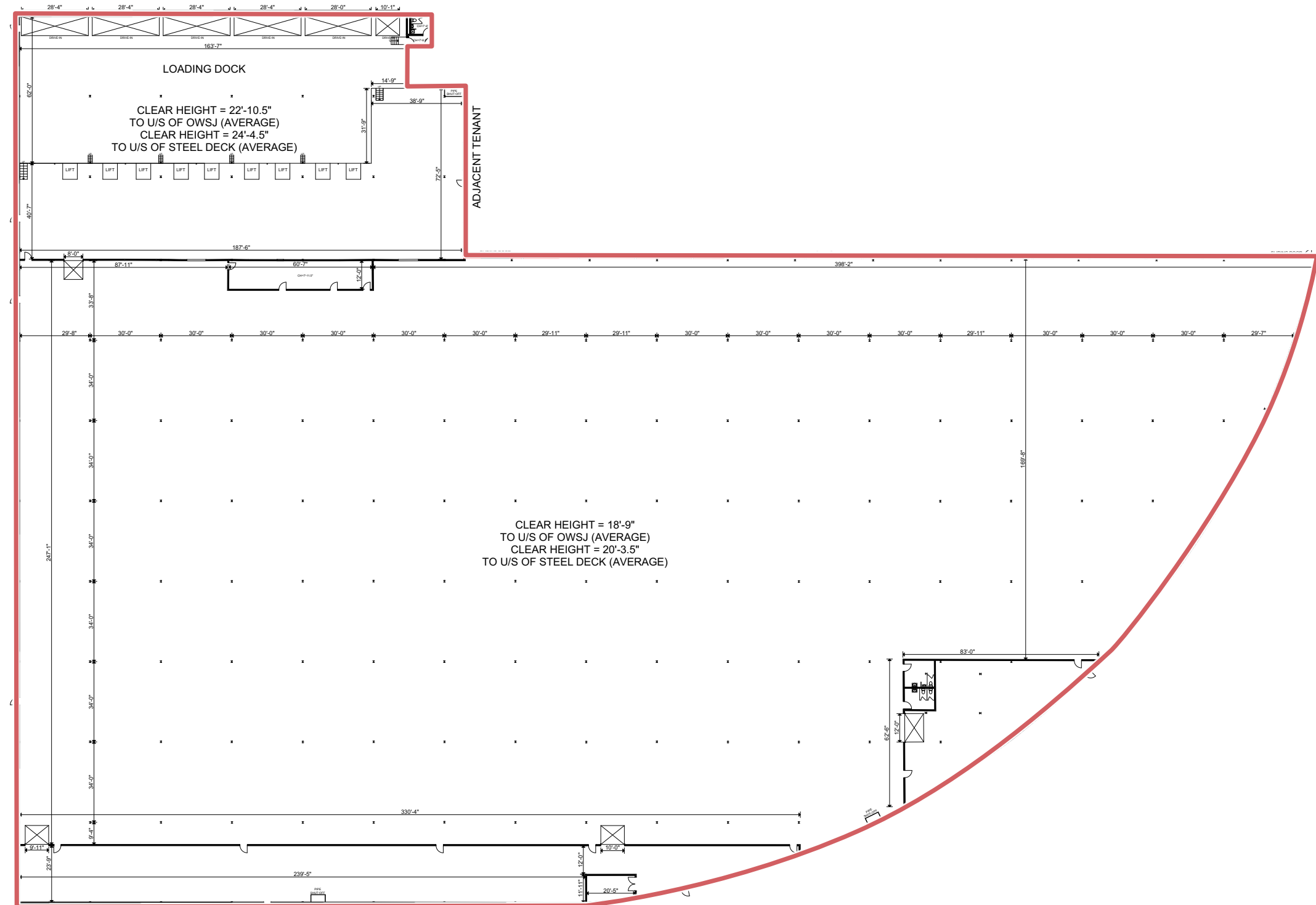
AVAILABILITY February 1, 2026

## COMMENTS

- Max lease term 5 years with landlord termination rights after 3 years.
- Clear height ranges from 18'9" in the warehouse to 22'10.5" in the loading dock area
- Loading bay area is internal and accessible by external drive in doors
- Potential for up to 8 trailer parking spots
- Great proximity to 400 series highways and many amenities



# Floor Plan



## AMENITIES & TRANSIT INFO

TTC | 96 - WILSON

TTC | 996 - WILSON EXPRESS

TTC | 52 - LAWRENCE WEST

TTC | 952 - LAWRENCE WEST EXPRESS

TTC | 37 - ISLINGTON

TTC | 937 - ISLINGTON EXPRESS

TTC | 45 - KIPLING

TTC | 945 - KIPLING EXPRESS

TTC | 46 - MARTIN GROVE



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