



# 80A Rolark Drive

For Lease

Owned & Managed by Firm Capital

**Firm  
Capital**

Excellent industrial unit in established Scarborough business park.

Ready for Possession!

## Property Features

- 15,595 SF
- 2 TL Doors
- 3,106 SF of Office



**VANGUARD**  
NORTHEAST REALTY CORP.,  
BROKERAGE



Asking Net Rent:

**\$16.50 PSF**

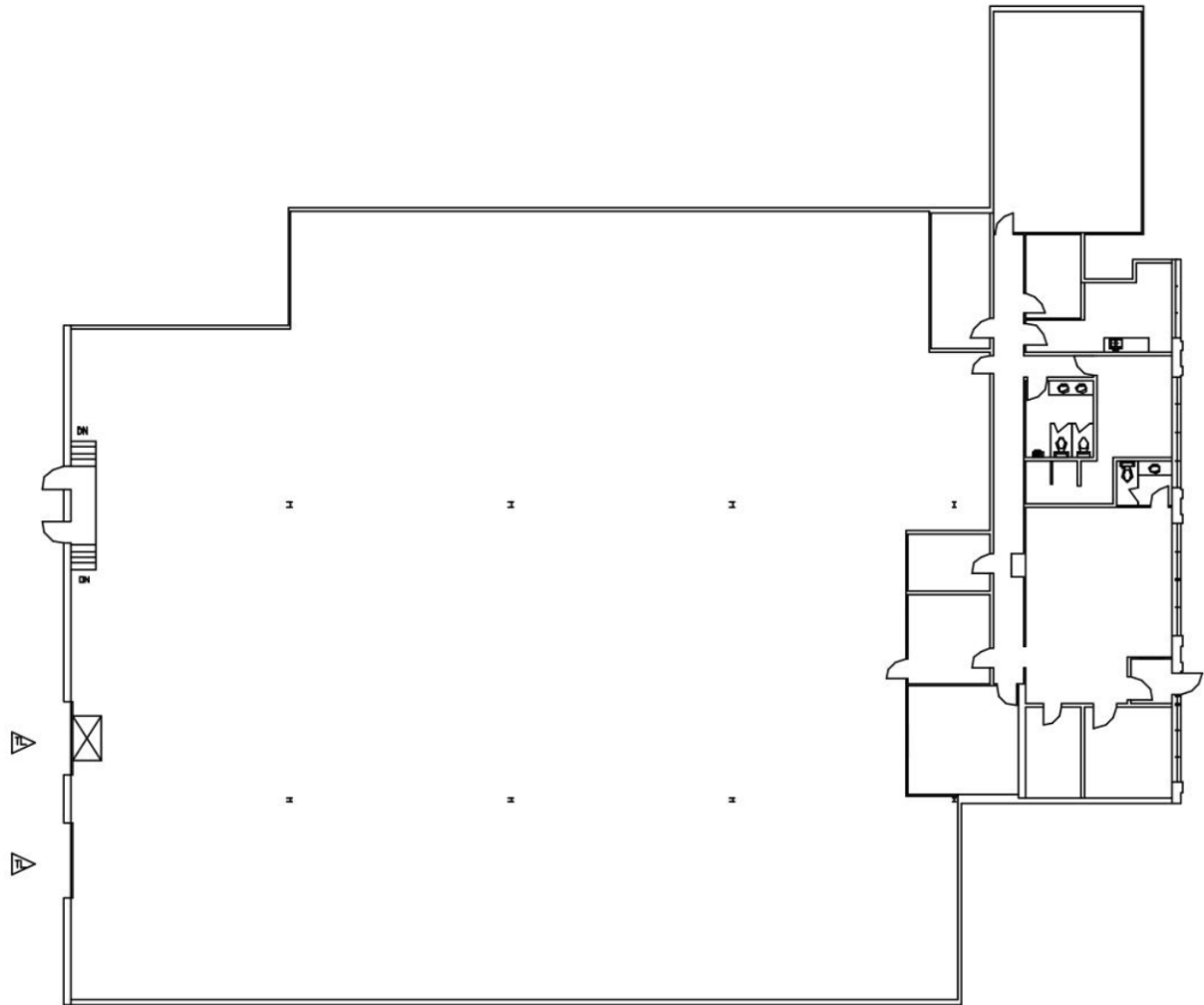
TMI:

**\$4.54 PSF**

## Scarborough Industrial

- > 15,995 square foot industrial unit.
- > 16' clear
- > 2 truck doors
- > 200 amp service
- > Great location with immediate TTC access
- > Established Scarborough node
- > Gas forced heaters
- > Professionally owned and managed

# Floor Plan



OFFICE: 3,106 SQ.FT.  
WAREHOUSE: 12,489 SQ.FT.  
MEZZANINE: 0 SQ.FT.  
USABLE: 15,595 SQ.FT.

BAY SIZE: 39'4"x29'4"  
LOADING TYPE: TRUCK  
LOADING DOOR: 10'x 10'0" HT.  
CLEAR HEIGHT: 16'5"

PREPARED FOR:



LOCATION:

80A ROLARK DRIVE  
SCARBOROUGH, ONTARIO



PREPARED BY:

MEASUREX

CATE:  
JULY 3, 2005

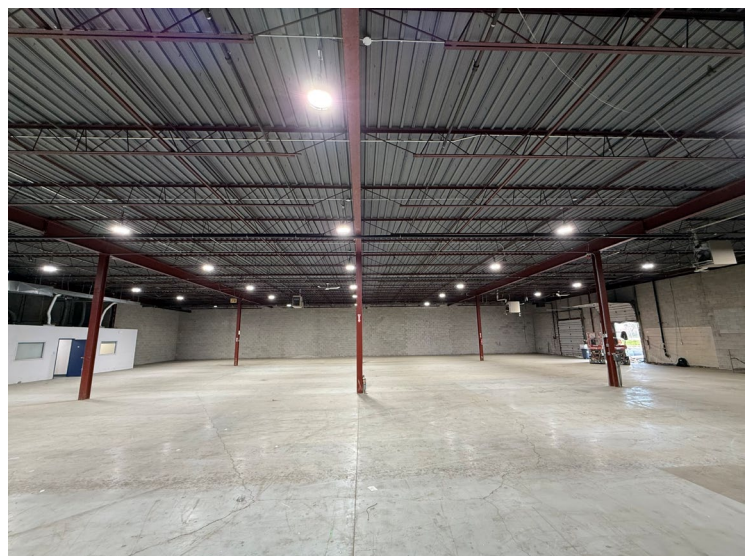
FILE:  
72-BOROLARK

KMA/SK  
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# Property Photos



# Property Photos



## Contact Information: Listing Broker



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Broker of Record

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**VANGUARD**

NORTHEAST REALTY CORP.,  
BROKERAGE



Website

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