



FOR SUBLEASE

Clean and Functional Freestanding Building Near DVP

38 Carnforth Road, Toronto ON

Marc Kirshenbaum*
Executive Vice President
+1 416 620 2879
marc.kirshenbaum@colliers.com

Luke Hincenbergs*
Associate Vice President
+1 416 794 7245
luke.hincenbergs@colliers.com

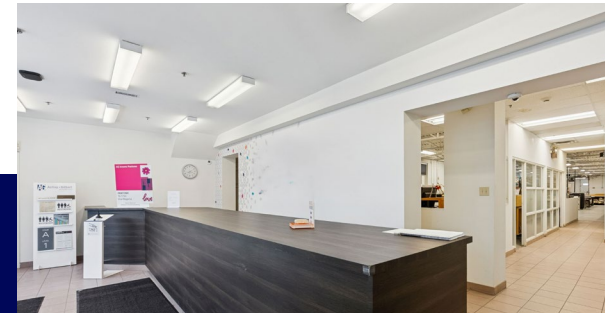


Property Overview

Address	38 Carnforth Road Toronto, ON M4A 2K7
Lot Size	0.61 acres
Building Size	13,500 SF
Clear Height	11'
Shipping Door	1 DI
Zoning	EL 1.0
Term	12-36 Months
Availability	August 1, 2026
Head Lease Expiry	April 30, 2028
Net Rent	\$13.50 PSF
Additional Rent	\$3.30 PSF (2025)

Clean and functional freestanding building located minutes east of the DVP and just south of Lawrence Ave, available for sublease.

Building features updated office space, white washed warehouse, and upgraded lighting throughout.



Property at a glance



Prime Location

Close to
Lots of Amenities



Convenient Access

Quick Access to DVP &
Highway 401



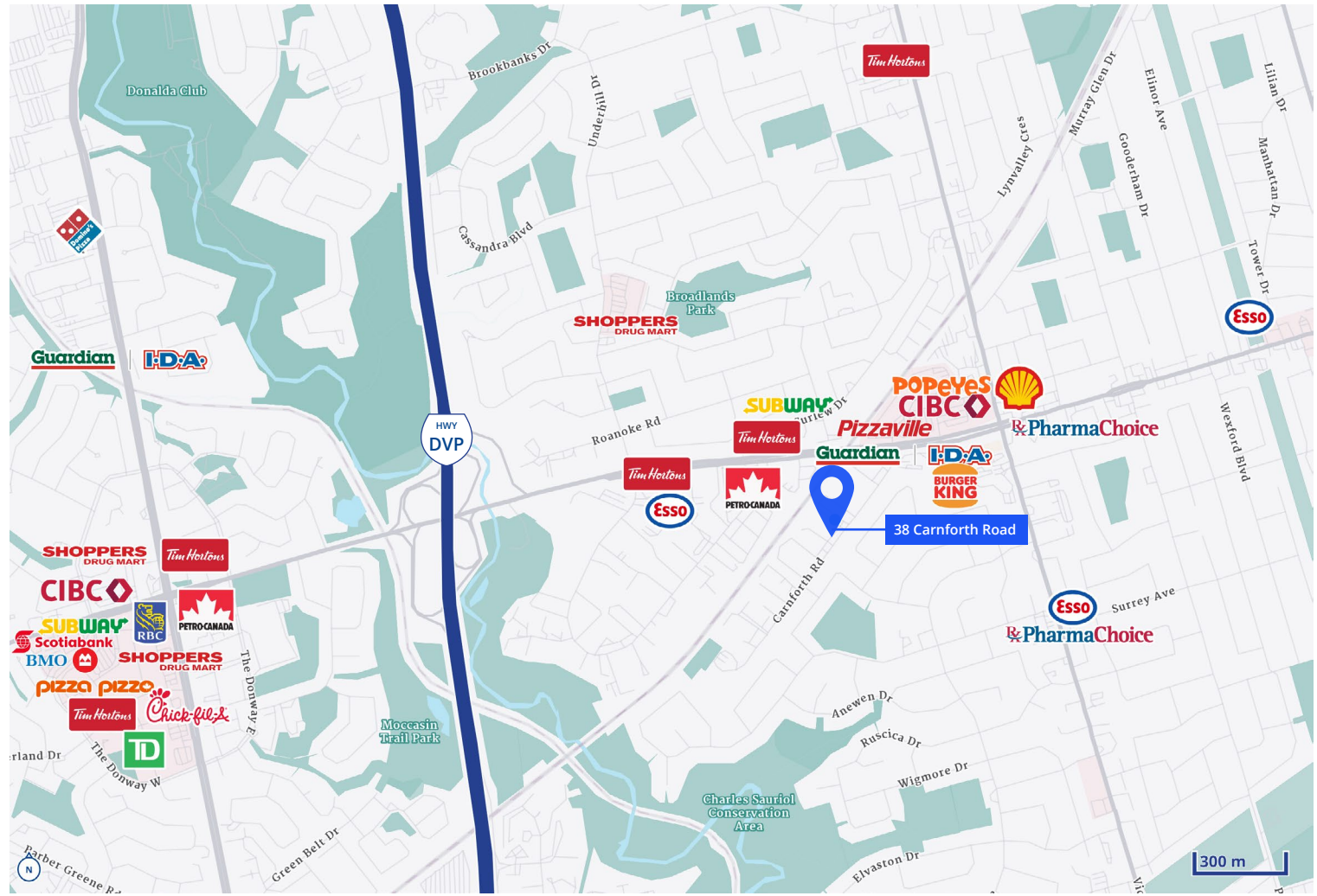
Office Space

Updated Space &
Upgraded Lighting

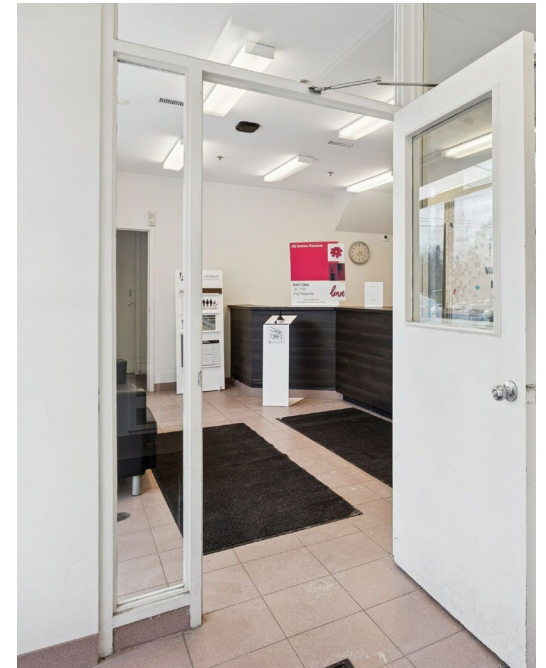
Location

Site Access & Nearby Amenities

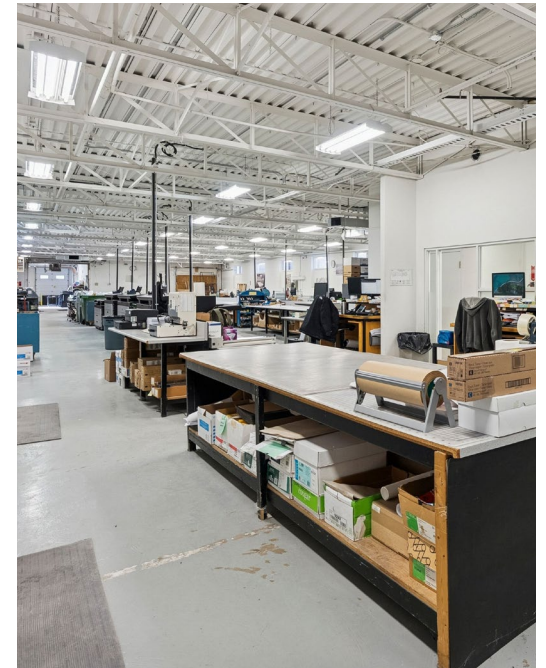
- Major Highway
- TransCanada Highway
1 hour
- Airport
32 minutes
- DVP
4 minutes
- Highway 401
7 minutes



Photos



Photos



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

401 The West Mall, Suite 800
Toronto, ON M9C 5J5
+1 416 777 2200

Marc Kirshenbaum*

Executive Vice President
+1 416 620 2879
marc.kirshenbaum@colliers.com

Luke Hincenbergs*

Associate Vice President
+1 416 794 7245
luke.hincenbergs@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. *Sales Representative

[collierscanada.com](https://www.collierscanada.com)