

FOR SUBLEASE

184 LIMESTONE CRESCENT

TORONTO, ON M3J 2S4



4,000 SF AVAILABLE

TRUCK-LEVEL SHIPPING | IMMEDIATE OCCUPANCY

Keele Street/West Steeles Avenue



Sumir Dhillon

Senior Associate

+1 647 919 7223

sumir.dhillon@cushwake.com

North York
Industrial Multi-Unit
Warehousing

EXECUTIVE SUMMARY

4,000 SF

Total Area

Yes

Sprinklers

1 Truck-Level Door

Shipping

14'

Clear Height

15%

Office

Gas Forced Air

Heat

Parking

Overnight parking permitted for cargo/straight trucks

EH1.0

Zoning

85%

Warehouse

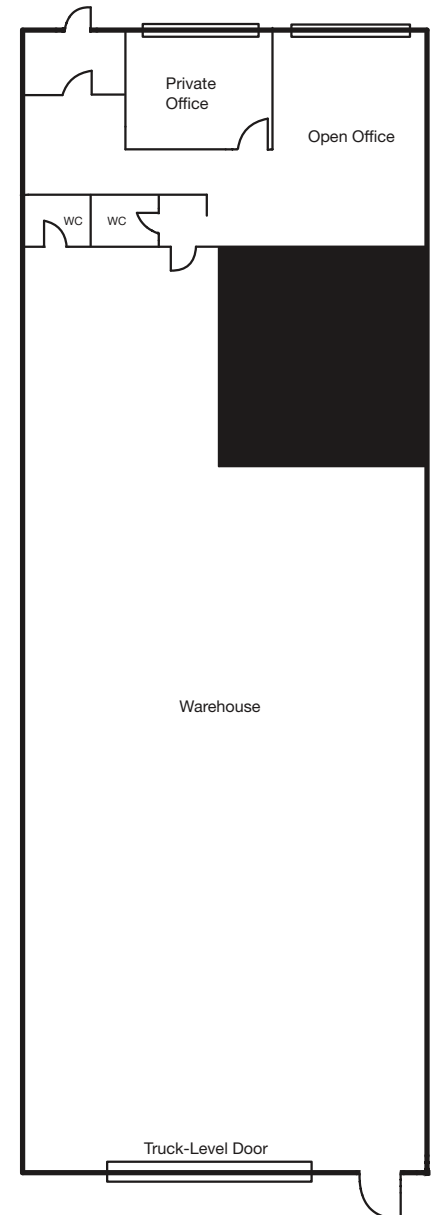
Immediate

Availability

To August 31, 2029

Sublease Term

FLOOR PLAN



LEASE BREAKDOWN

From Head Lease

Original Head Lease Term: September 1, 2024 to August 31, 2029

Sublease Expiry: August 31, 2029

Escalations: 3% annual increases (per head lease)

PROPERTY HIGHLIGHTS

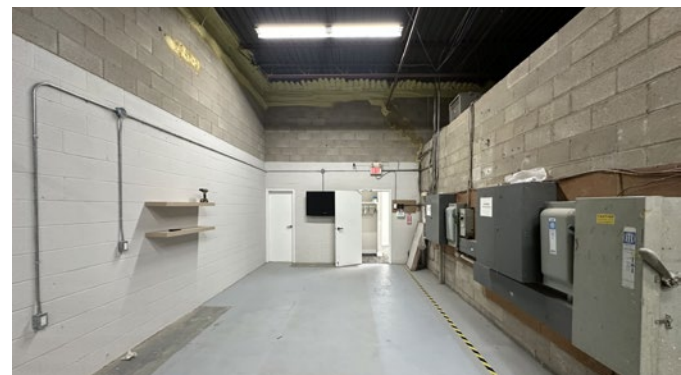
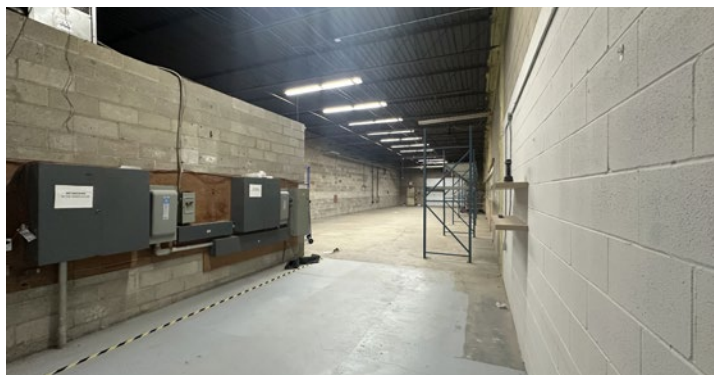
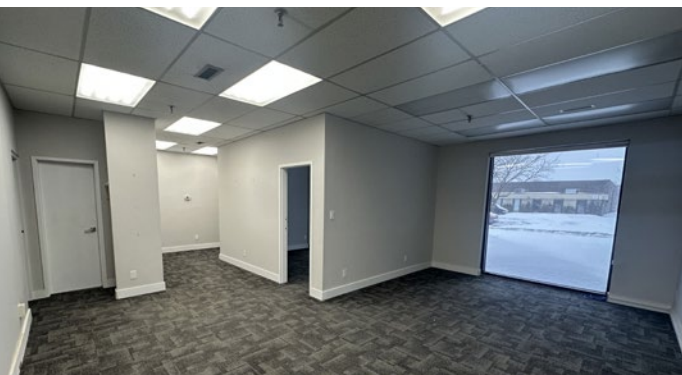
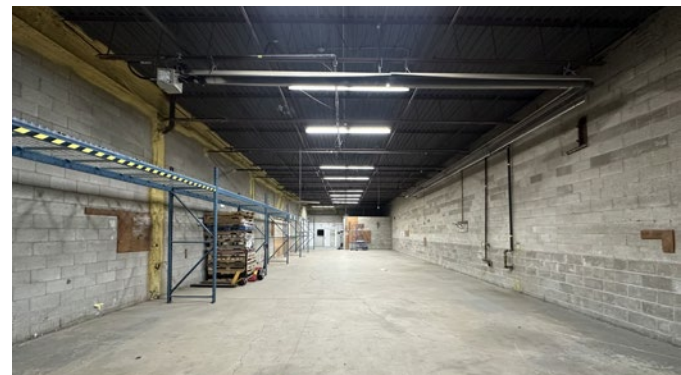
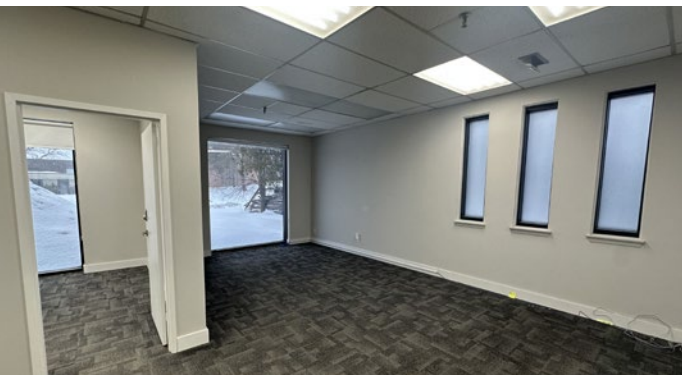
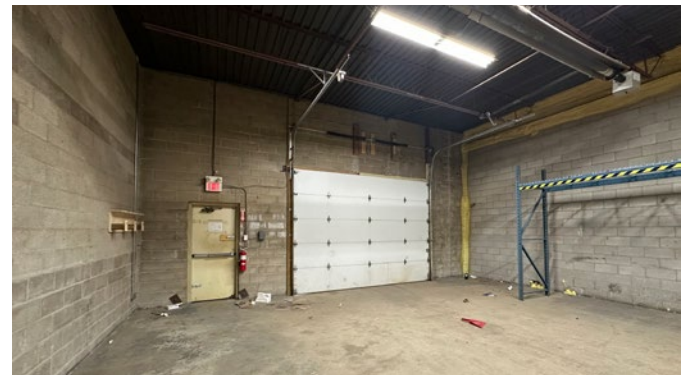
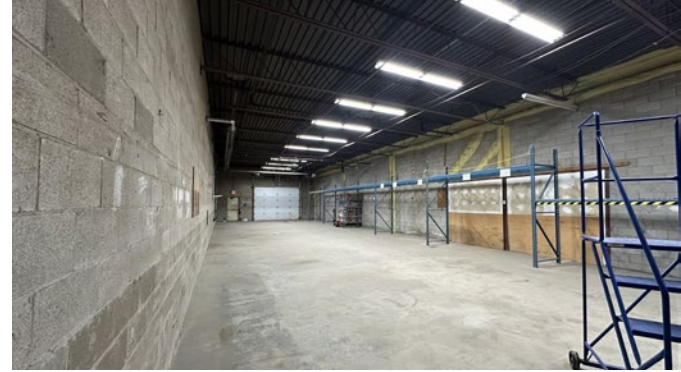
- Established North York industrial pocket
- Ideal for warehousing, light distribution
- Permitted overnight straight truck parking
- Functional small-bay layout
- Clean 15% office build-out
- Immediate occupancy

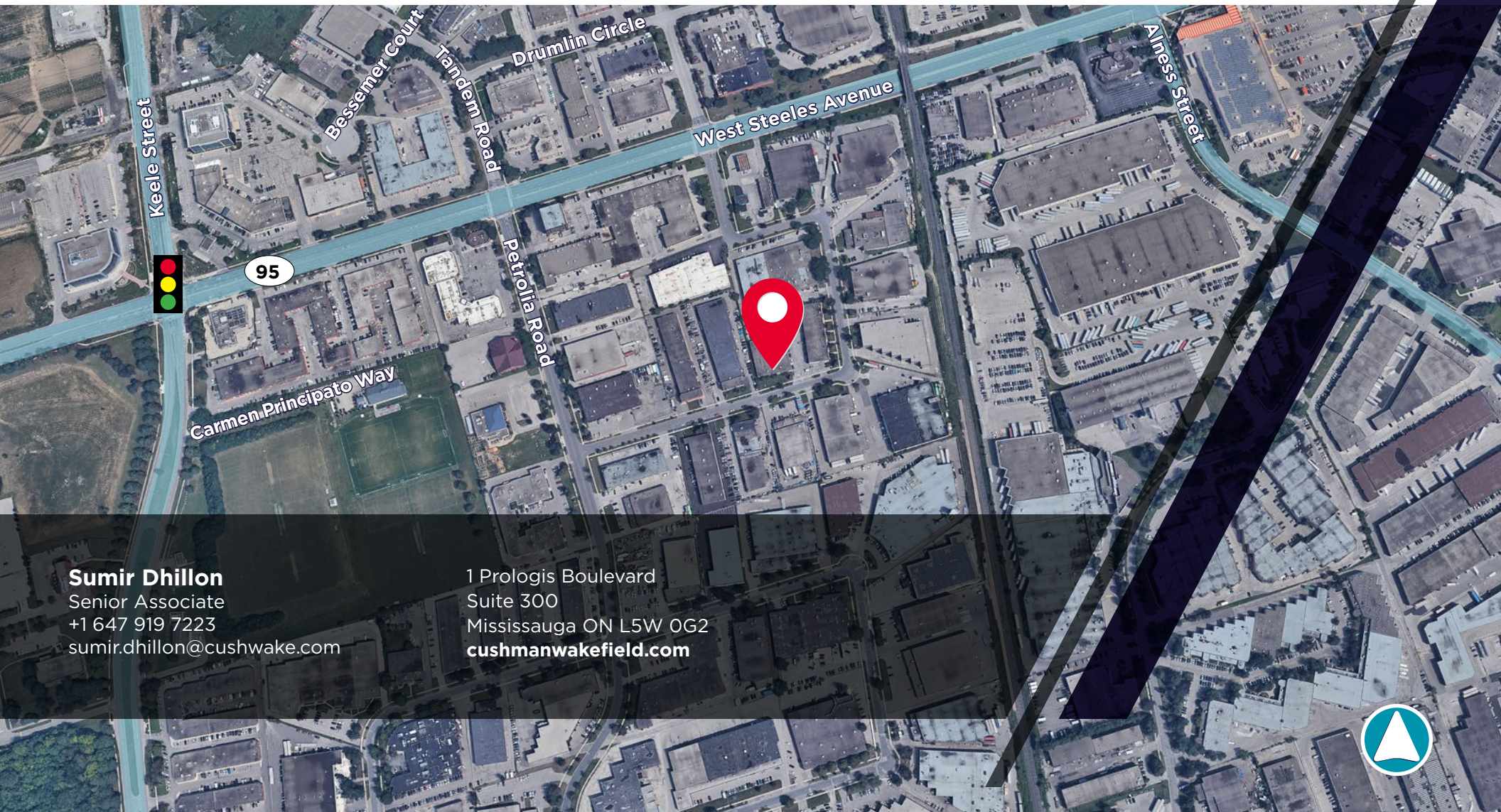
GROSS RENT SCHEDULE (HEAD LEASE)

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ANNUAL RENT				
\$96,000	\$98,880	\$101,846	\$104,902	\$108,049
MONTHLY RENT				
\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
\$/SF				
\$24.00	\$24.72	\$25.46	\$26.23	\$27.01

Not true to scale, agent to verify measurements

PROPERTY PHOTOGRAPHY





Sumir Dhillon
Senior Associate
+1 647 919 7223
sumir.dhillon@cushwake.com

1 Prologis Boulevard
Suite 300
Mississauga ON L5W 0G2
cushmanwakefield.com

