

# 355

ATTWELL DRIVE  
ETOBICOKE, ON



## CRANE FACILITY FOR SUBLEASE 107,085 SQ. FT. INDUSTRIAL FREESTAND

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**CBRE**

# PROPERTY DETAILS

FOR SUBLEASE

**355** ATTWELL DRIVE  
ETOBICOKE, ON

OFFICE SPACE	<b>6,328 SQ. FT.</b>
INDUSTRIAL SPACE	<b>100,757 SQ. FT.</b>
LEASE RATE	<b>\$9.90 SQ. FT. NET</b>
T.M.I. (2026)*	<b>\$1.87</b>
POSSESSION	<b>9-12 MONTHS</b>

## COMMENTS

- GREAT LOCATION WITH EASY ACCESS TO 400-SERIES HIGHWAYS
- AMPLE EMPLOYEE PARKING
- 3X5 TON CRANE AND 1X10 TON CRANE FACILITY
- FLOOR DRAINS THROUGHOUT
- 2 STOREY OFFICE WITH A LUNCHROOM AND LOCKER ROOM
- HEAVY POWER AVAILABLE
- NEW LED'S THROUGHOUT
- FENCED AND GATED YARD

\*TMI DOES NOT INCLUDE PROPERTY MAINTENANCE

All information to be verified

TOTAL AREA  
**107,085 SQ. FT**

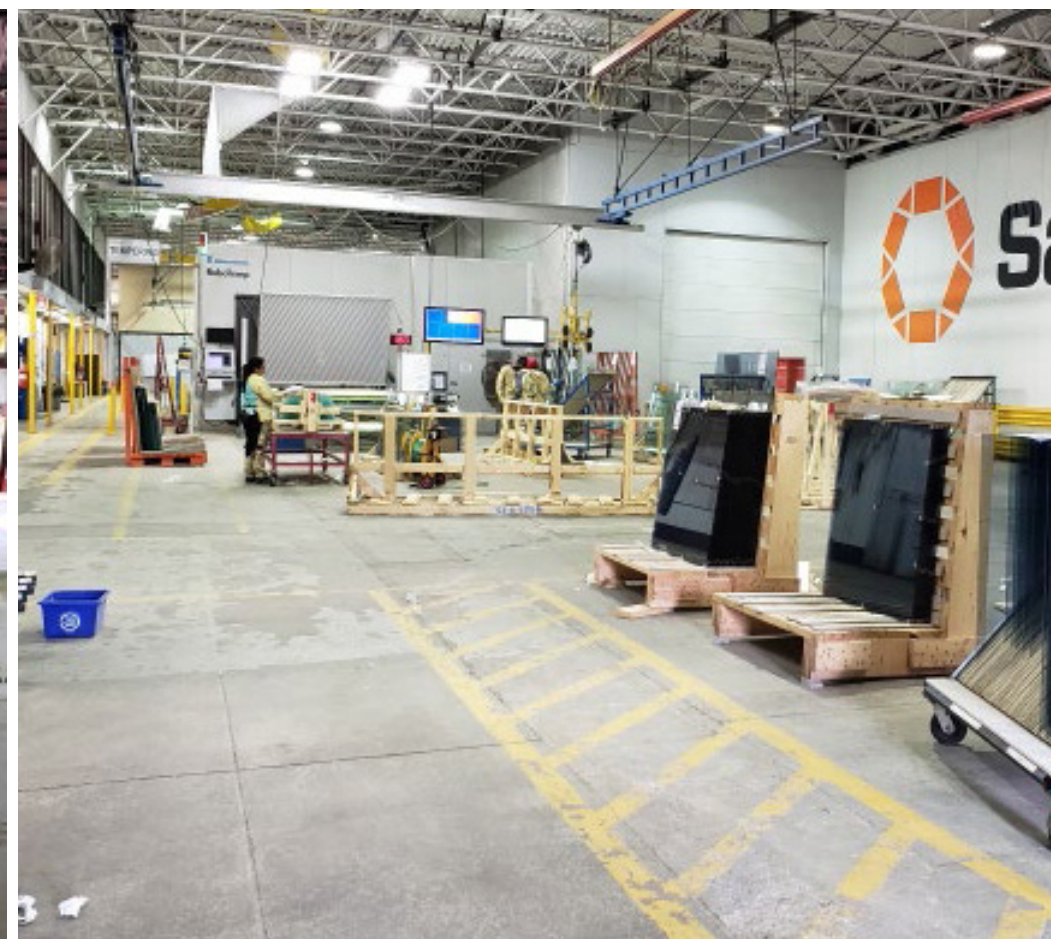
LOT SIZE  
**4.15 ACRES**

CLEAR HEIGHT  
**22'-33'**

SHIPPING  
**1 TL | 8 GL**

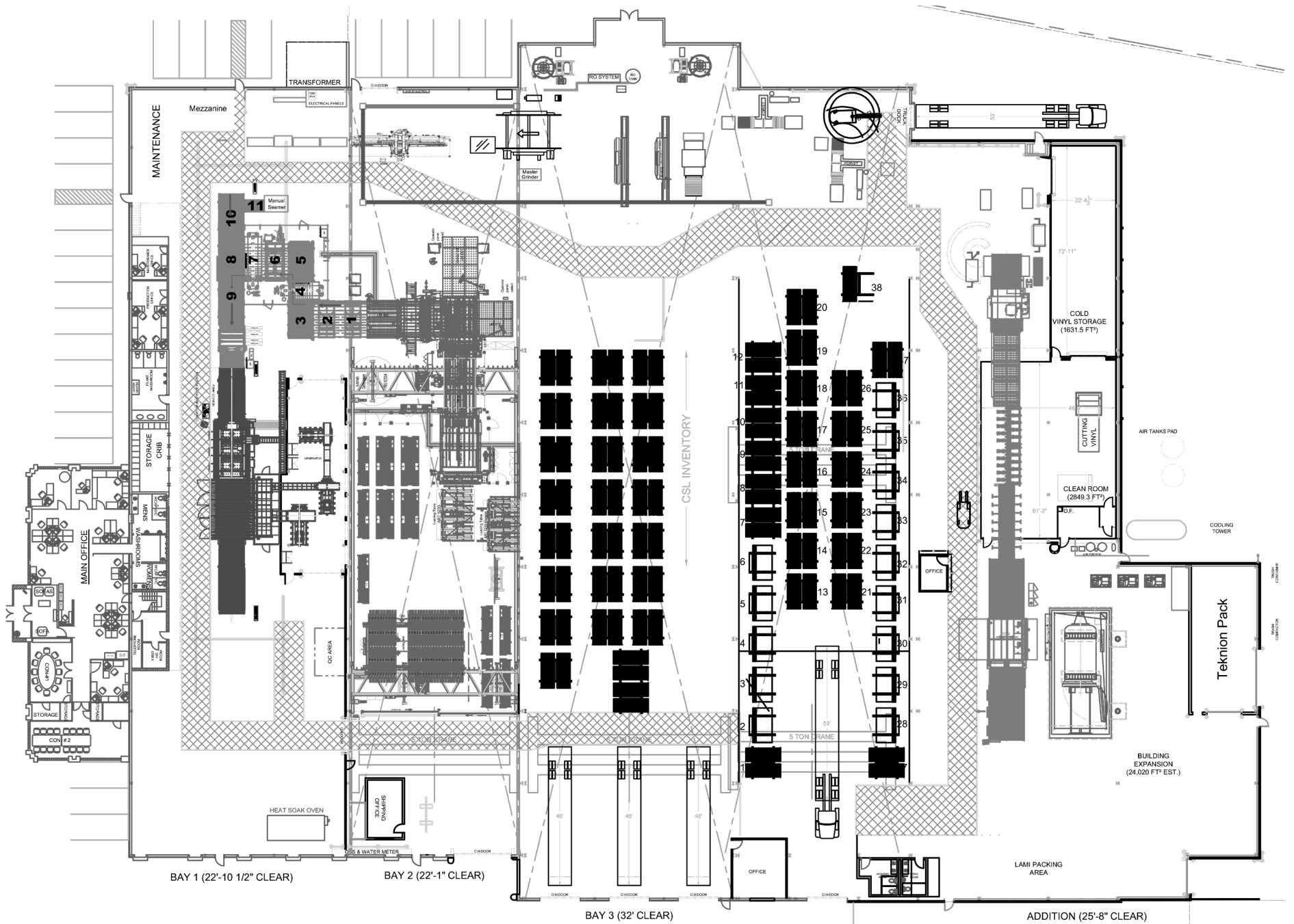
ZONING  
**E1.0**

# PROPERTY SITE PLAN & PHOTOS



# PROPERTY SITE PLANS

FOR SUBLEASE



# AMENITIES & TRANSIT



355 Attwell Drive

## TTC & MIWAY ROUTES

- 7 Airport
- 352 Lawrence West Night Bus
- 11 Westwood
- 107 Malton Express





## FOR MORE INFORMATION CONTACT

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