

**FLEX SPACE FOR LEASE**

**130 NORTH QUEEN ST**

ETOBICOKE, ON



**METROPOLITAN  
COMMERCIAL**





# DETAILS

|                  |  |
|------------------|--|
| LOCATION         | Located at North Queen and The East Mall <a href="#">CLICK FOR MAP</a>                                   |
| BUILDING DETAILS | Unit 2: 14,095 SF (6,700 SF of retail)<br>Unit 3: 15,445 SF (6,664 SF of retail) } Units can be combined |
| NET RENTAL RATE  | \$25.00 PSF/YR   |
| T.M.I            | \$4.66 PSF/YR T.M.I. plus Utilities  |
| TERM             | 5-10 Years   |
| POSSESSION       | Immediate  |
| ZONING           | E 1.0 (Ancillary retail use permitted)   |

# FEATURES

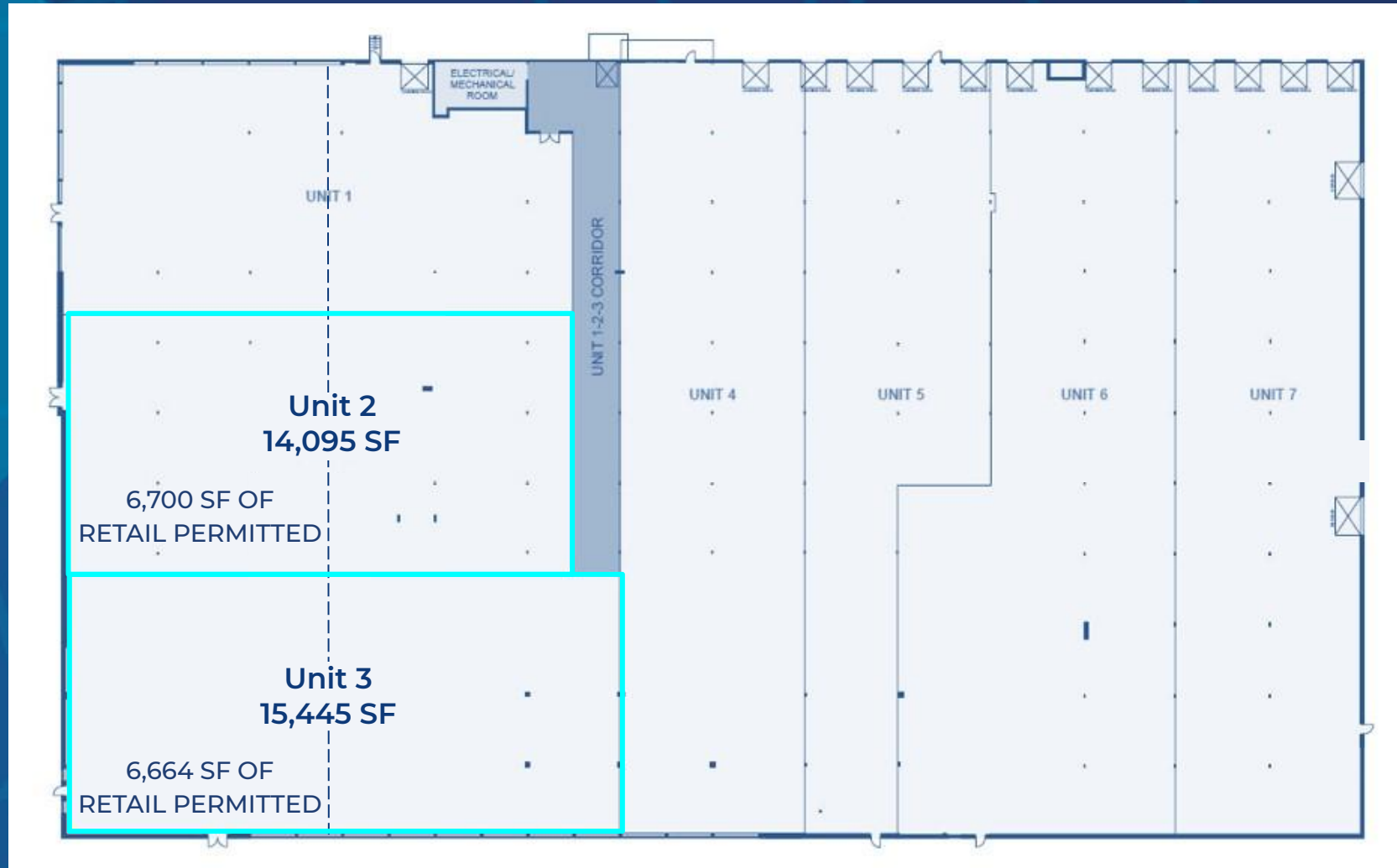
- Newly renovated building.
- Excellent exposure fronting North Queen.
- Opportunity for tenants seeking ancillary retail presence coupled with primary warehouse, manufacturing and offices uses.
- Located in big box retail node near Sherway Gardens.
- Two shared truck-level shipping doors.
- TTC bus stop located in front of building.
- Excellent exposure fronting North Queen Street and Highway 427.



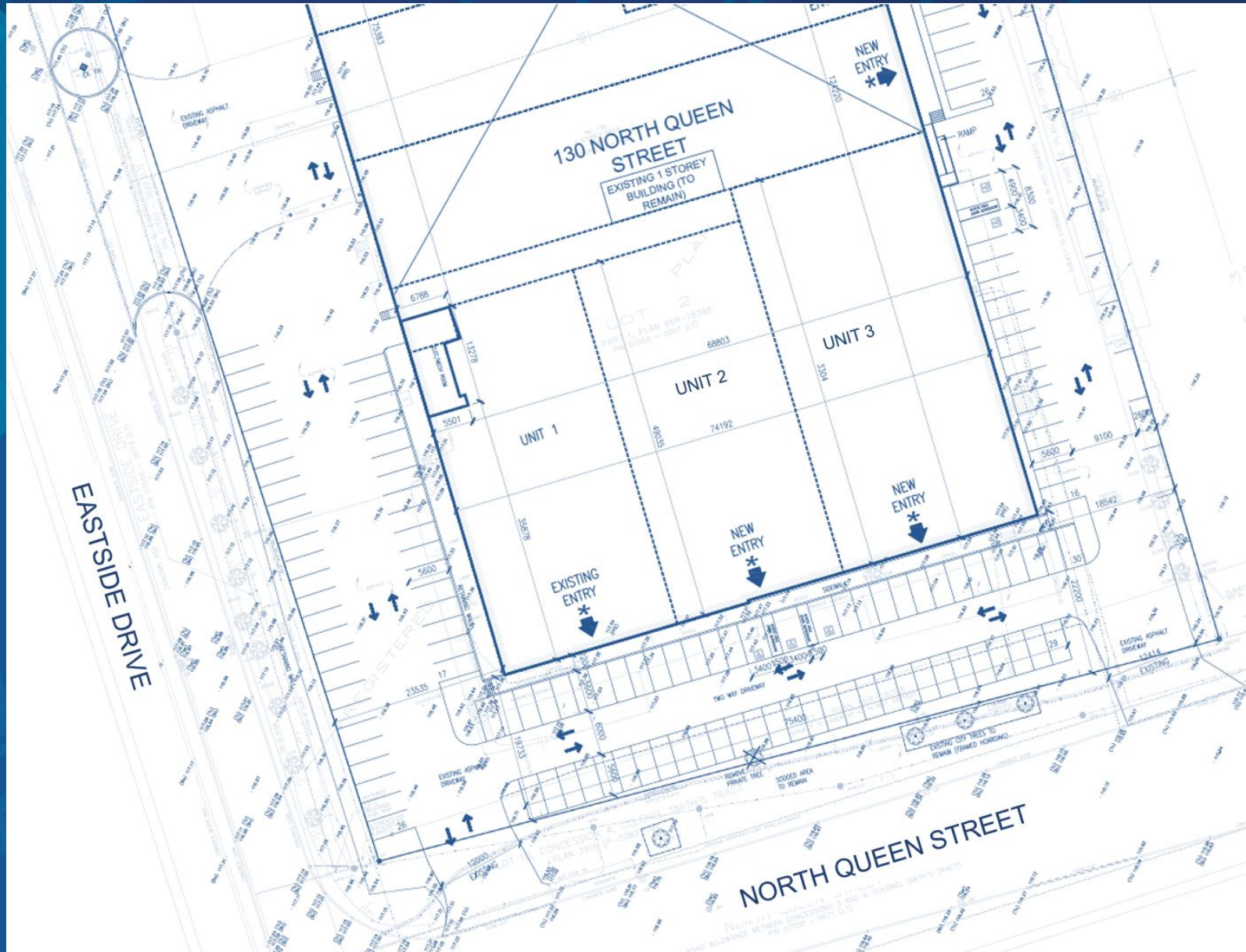




# FLOOR PLANS



# SITE PLAN







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