

SHORT TERM LEASE OPPORTUNITY

20 TOWNS ROAD

INDUSTRIAL FACILITY



METROPOLITAN
COMMERCIAL

PROPERTY DETAILS

This concrete building was built with metal cladding, which provides high level security. It has a high density wet sprinkler system throughout. The buildings location is discreetly situated but close to major highways and public transit including easy access to HWY 427 and the QEW. The building also has staff parking at the front of the building, as well as 4 truck-level shipping doors.

Industrial facility of 180,000 SF consisting of three floors of 60,000 square feet each, divisible to 30,000 SF per side or 15,000 SF via metal fencing. Landlord will provide electric pallet trucks at the loading dock and on each floor.

There is a 21 foot clear ceiling height and 20ft by 20ft bay. Each floor is serviced by freight elevator with 21 foot clear height.

LOCATION	South of Horner Ave and West of Kipling Ave, on Towns Road. CLICK FOR MAP
BUILDING DETAILS	Second Floor: 15,000 SF - 30,000 SF Third Floor: 15,000 SF - 60,000 SF Total Available Space: 90,000 SF
RENTAL RATE	\$ 5.00 PSF/YR Net
ADDITIONAL RENT	\$ 3.48 + Hydro & Gas
TERM	Short Term
ELECTRICAL	800 amps, 600 volt
POSSESSION	Immediate

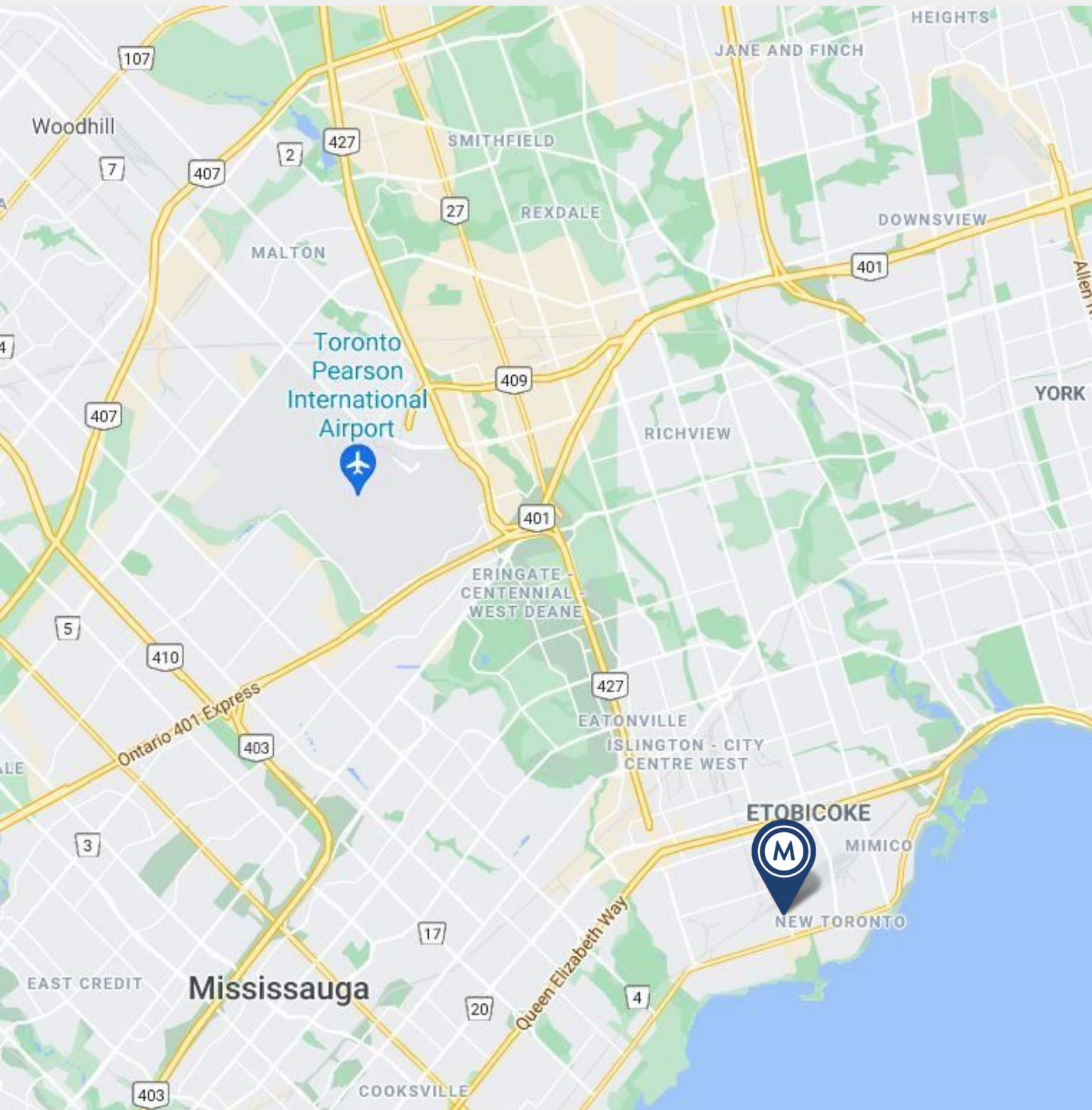


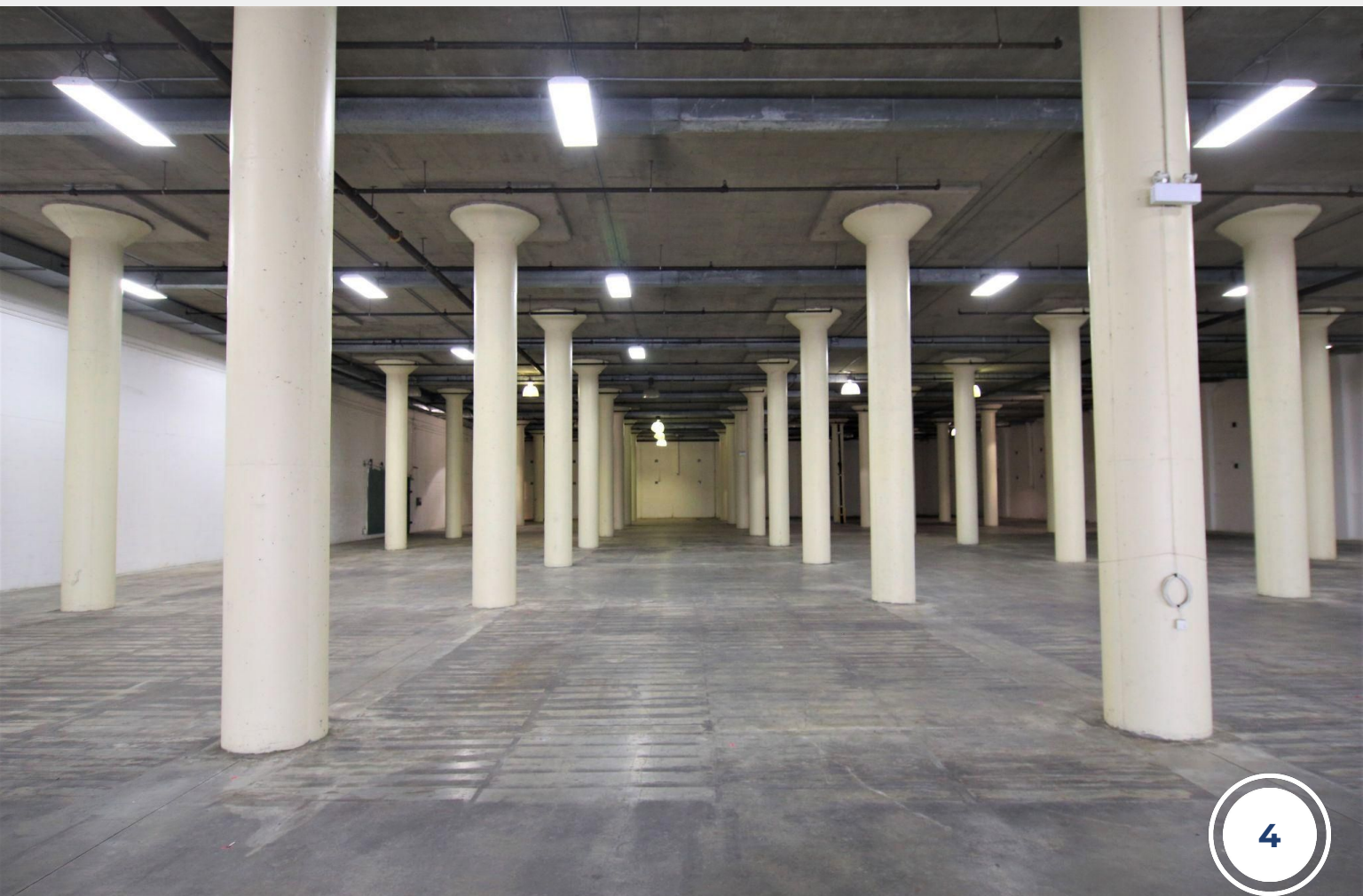
POTENTIAL SHORT TERM USES

- Oversized storage and/or high end storage given security of building
- Clean Manufacturing
- High-end Auction Space or Showroom
- Short term warehouse space
- Movie or Television Production Studio or Ancillary Production Uses (workshop, wardrobe office)
- Reality Games Space
- Art Gallery / Exhibition Space / Event Space
- Artist / Sculptor / Photography Studio



AREA MAP





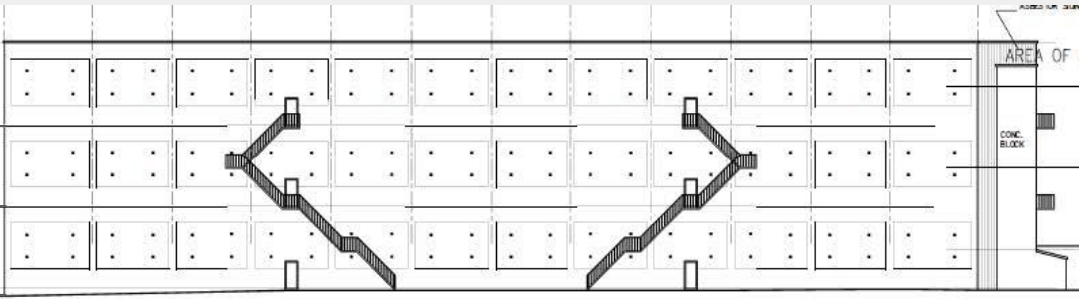
PROPERTY DETAILS

CLEAR HEIGHT

3RD FLOOR - 21'

2ND FLOOR - 21'

1ST FLOOR - 21'



20 TOWNS RD



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