

For Lease: Industrial

2 Bradpenn Road, Toronto

Prime Industrial Location

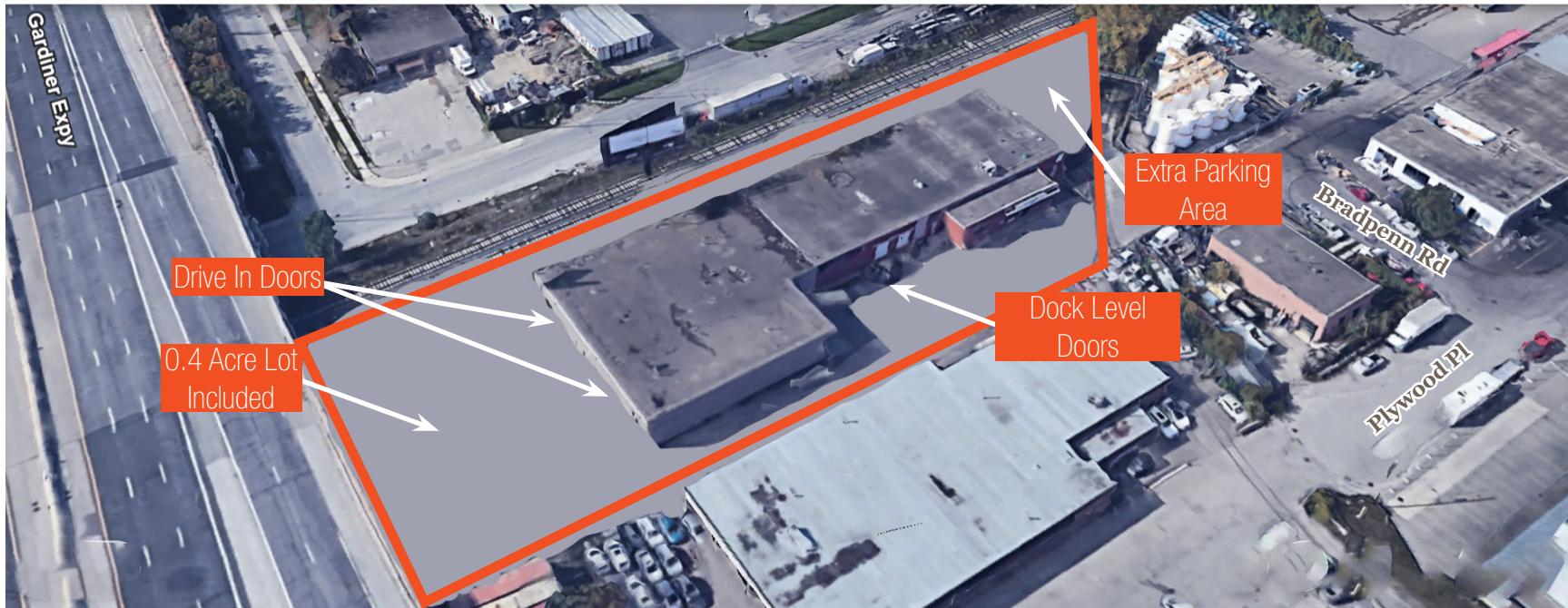
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*Sales Representative

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2 Bradpenn Road

Site Plan



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Freestanding industrial building in the heart of South Etobicoke.



Building Details

Office: 3,025 SF (approx.)

Warehouse: 22,186 SF (approx.)

Total: 25,211 SF



Net Price

\$14.89 PSF

TMI

\$4.50 PSF



Parking

Ample Parking

(north, east and south sides of building)



Shipping

5 Truck Level Doors - (additional drive in doors possible on south and east walls)

1 Drive in Door



Clear Height

14 Feet



Power

550 Volts, 600 amps



Heat

Gas Forced Air Open



Sprinklers

Yes

Property Highlights

- Plenty of parking spaces
- 0.4 acre lot included on south side of building
- Building can be divided by tenant if necessary
- Billboard sign exposure onto Gardiner Expressway near Kipling Avenue

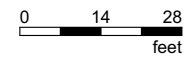
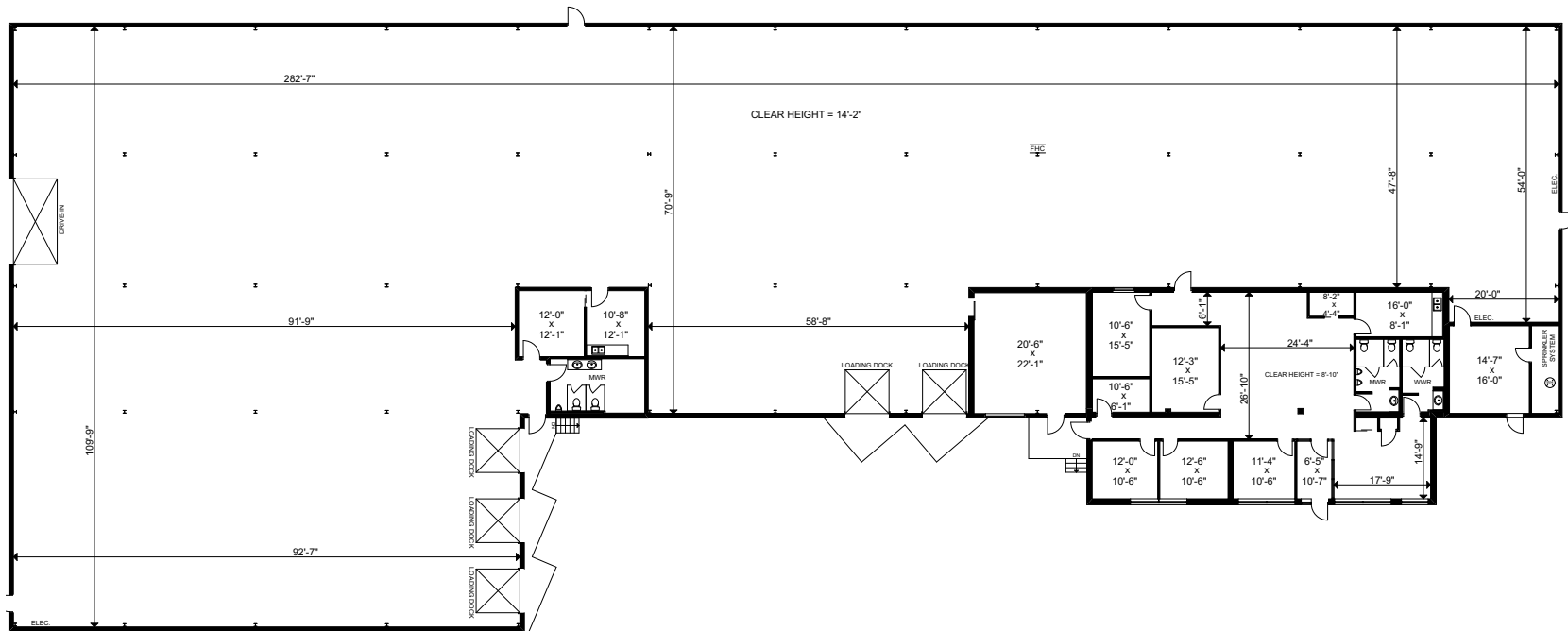
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Floor Plan



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Shipping Area 1



Shipping Area 2



Vacant land south side of the building



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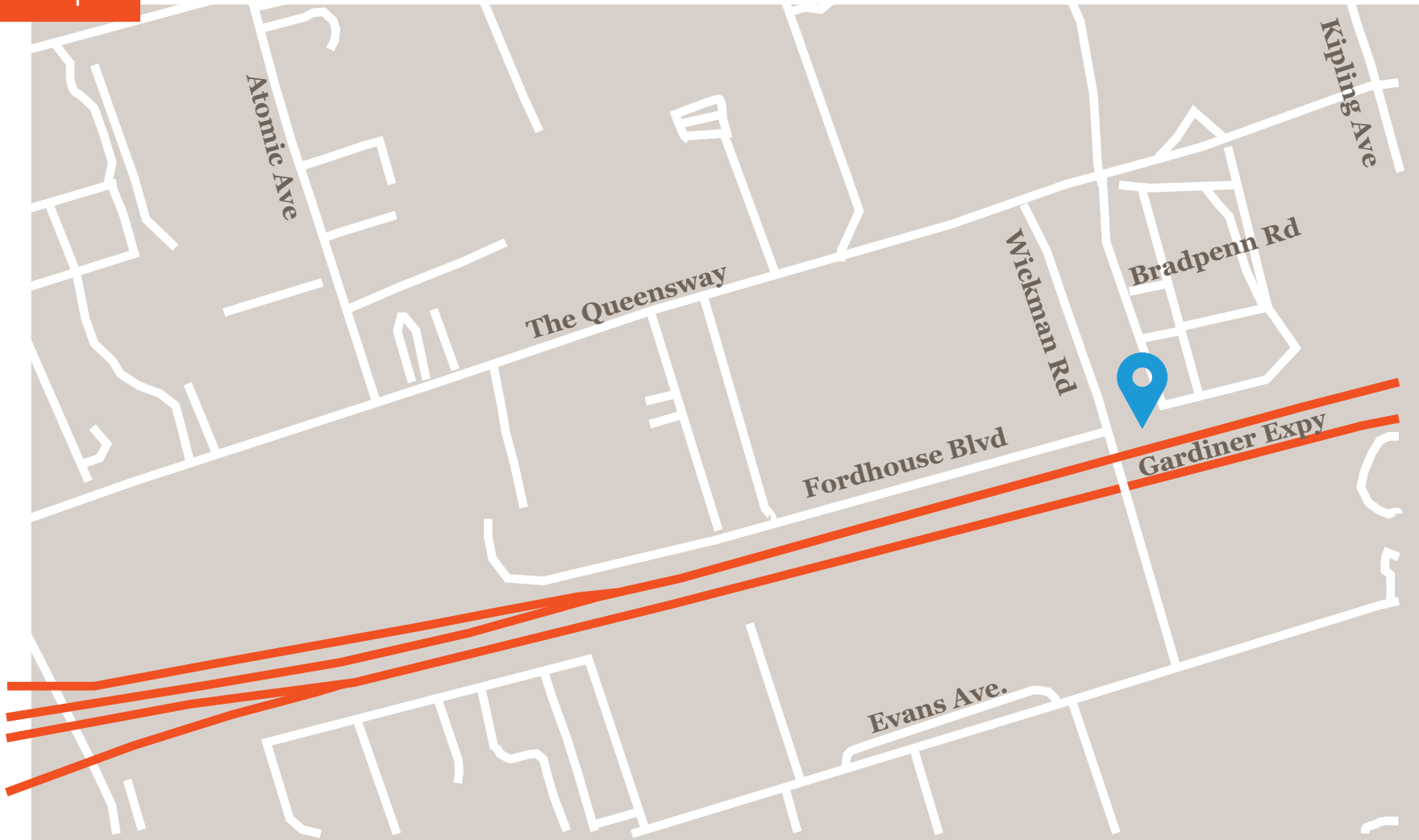
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Map



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