



For Lease: Industrial

## 2 Select Avenue, Unit 16

Rare 3,170 SF Industrial Unit in Established Industrial Node

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Here is where your business will *grow*.

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# 2 Select Avenue, Unit 16



Unit 16  
**3,170 SF**

Office  
**20%**

Industrial  
**80%**



Shipping  
**1 Truck Level**



Clear Height  
**17'**



Power  
**600 Volts, 60 Amps**



Net Rent  
**\$18.25 PSF**

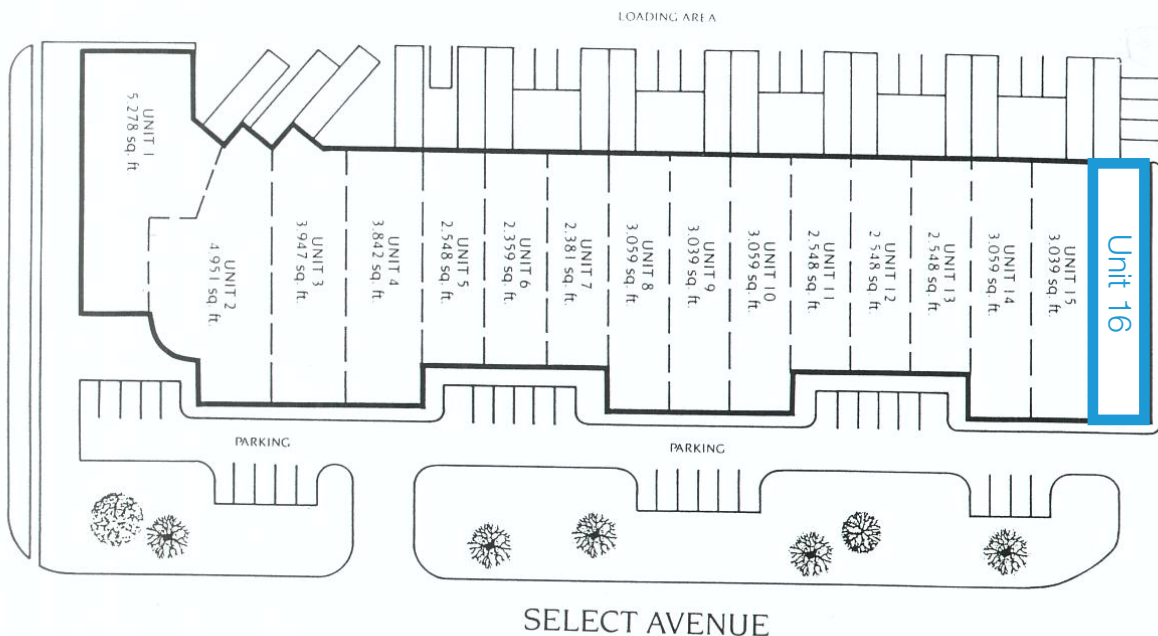
Additional Rent  
**\$4.34 PSF (2024)**



Listing Agent  
**Marty Atkins\*\***  
Vice President

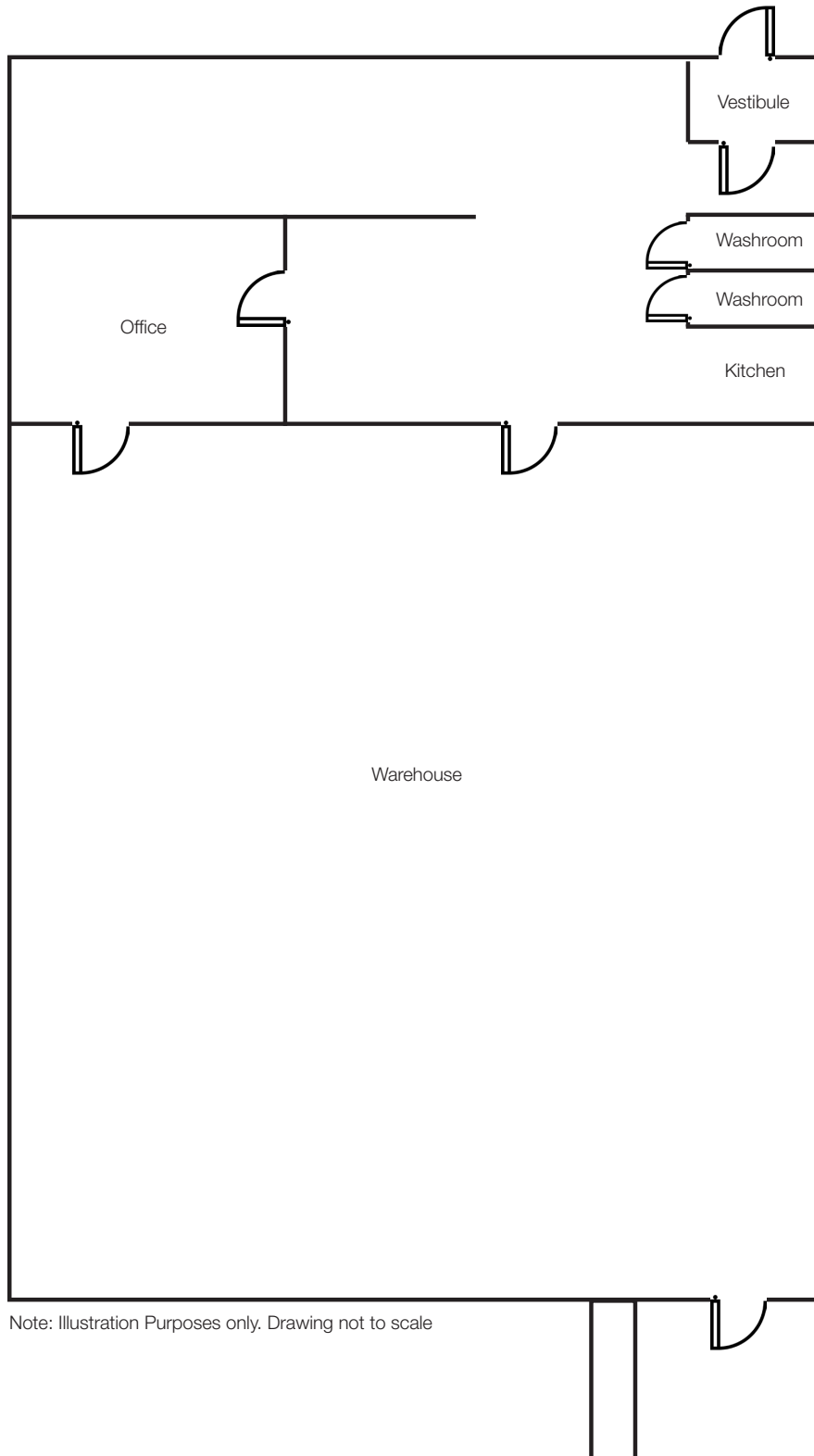
416.565.3455  
matkins@lennard.com

\*\*Broker



# 2 Select Avenue

## Floor Plan



Note: Illustration Purposes only. Drawing not to scale

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Marty Atkins\*\*, Vice President  
416.565.3455 • matkins@lennard.com

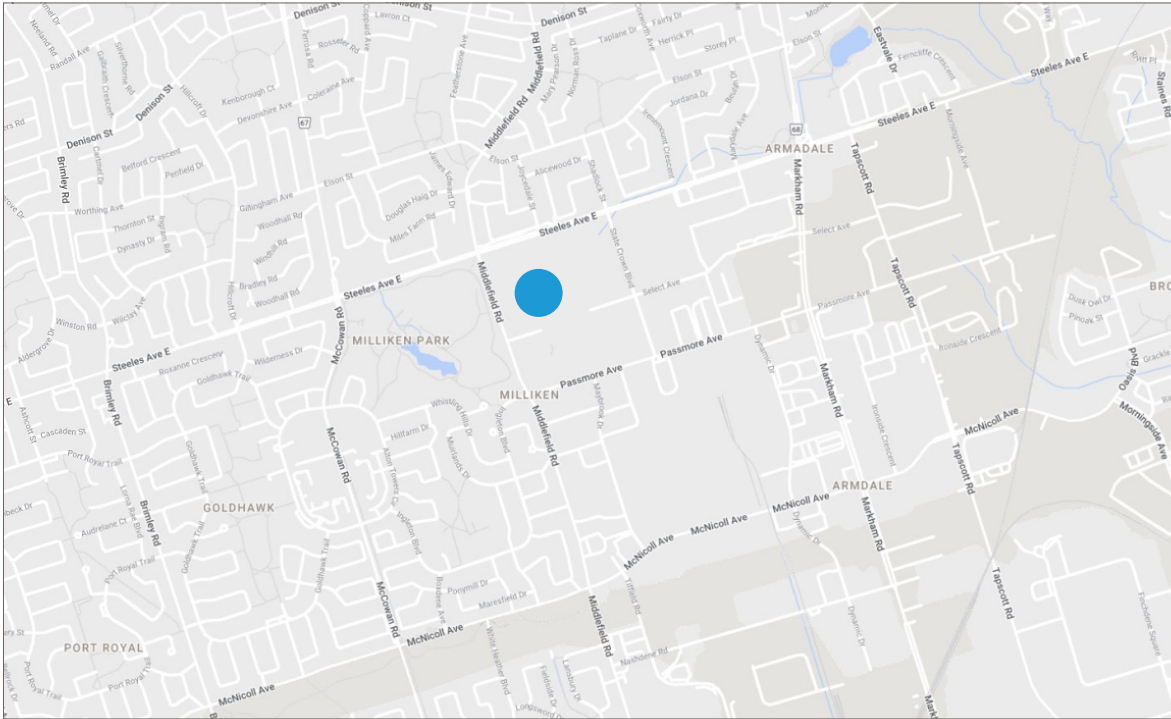
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# 2 Select Avenue, Unit 16



Industrial unit for lease at the corner of Middlefield Road and Select Avenue, just south of Steeles Avenue E in Scarborough.



## Property Highlights

- Nicely finished industrial unit
- 1 office, reception area and work area
- Excellent location
- Close to Hwys 407 & 401
- Ideal for warehousing and distribution
- Good clean industrial unit



# 2 Select Avenue, Unit 16



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416.565.3455 • [matkins@lennard.com](mailto:matkins@lennard.com)

\*\*Broker

[lennard.com](http://lennard.com)

# Lennard:

Marty Atkins\*\*, Vice President  
416.565.3455  
[matkins@lennard.com](mailto:matkins@lennard.com)

201-60 Columbia Way, Markham  
905.752.2220  
[lennard.com](http://lennard.com)

\*\*Broker

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