



For Sublease: Industrial

40 Ironside Crescent, Unit 6

Outstanding 3,592 SF Industrial Unit in Scarborough

Lennard:

Here is where your business will *grow*.

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40 Ironside Crescent, Unit 6



Well maintained 3,592 SF industrial unit for Sublease



Available Space

3,592 SF

Office Space

50%



Clear Height

18'

Shipping

1 Truck Level Door



Zoning

E 0.7



Net Rent

\$18.00 PSF

Additional Rent

\$5.58 PSF



Listing Agents

Raffi Kouyoumdjian*

Vice President

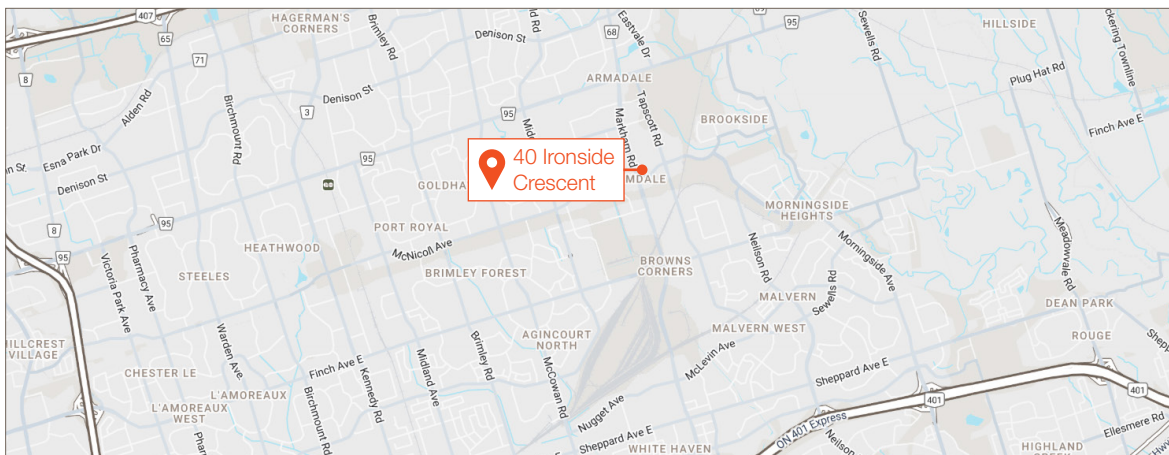
416.671.5913

raffi@lennard.com

*Sales Representative

Property Highlights

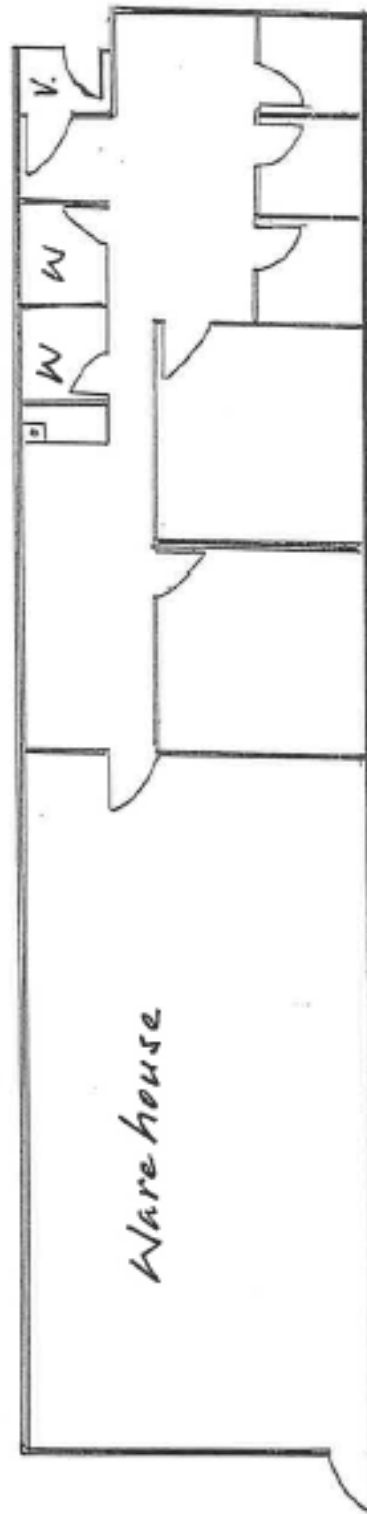
- Sublease runs until March 31, 2026
- Markham Road visibility
- Accommodation for 53' trailers
- TTC along both Markham Road and Ironside Crescent
- Professional Head Landlord



40 Ironside Crescent, Unit 6



Floor Plan



Floor Plan not to scale - for illustration purposes only

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Lennard:

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