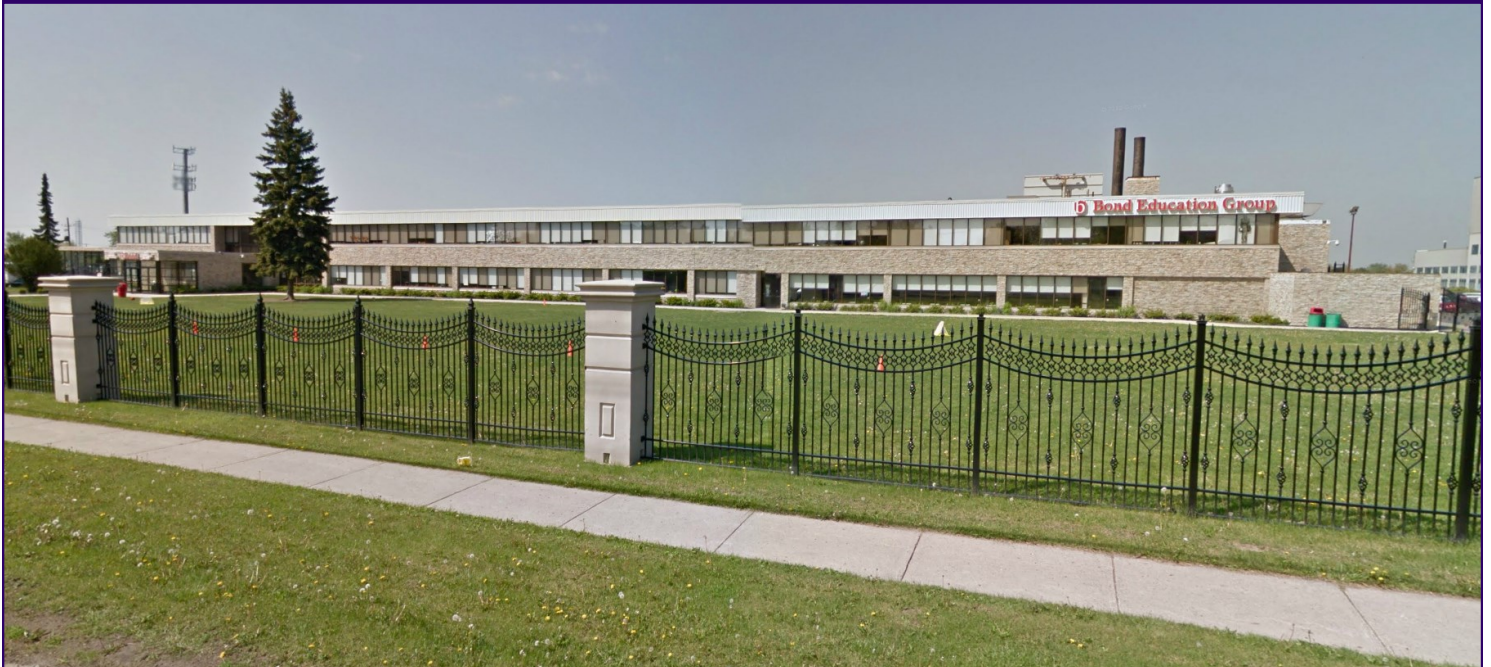


1500 BIRCHMOUNT ROAD TORONTO

FOR LEASE

Industrial/Commercial Building - 21.103 acres



For more information, please contact:

416.636.8898

Kapil Rana (x242)
Sales Representative
kapil@thebehargroup.com

- Located on Birchmount Road at Laura Secord Walk, just south of Ellesmere Road
- Great exposure on busy street
- Ideal for schools, gyms, call centres, showrooms, professional offices, churches, warehousing, wholesaling, and manufacturing
- Rear of the property has a developable vacant lot of approximately 7.482 acres
- Building partially tenanted
- Financials, Rent Roll, Zoning Information and Environmental Assessment available upon the execution of a Confidentiality Agreement (available from the Listing Broker)
- **Zoning:** M-Industrial and E1 Employment
- **Lot Size:** 725.66 ft. x 1,215.50 ft.; 21.103 acres
- **Building Size:** 300,000 square feet (can be demised)
- **Shipping Doors:** 14 truck level, 1 drive-in and 2 double man
- **Clear Height:** 12 ft. to 24 ft.
- **Taxes:** \$353,456.84 annually (2013)
- **Possession:** TBD
- **Net rent:** \$12.00 per square foot net
- **TMI:** \$4.30 per square foot

The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

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FOR LEASE

Industrial/Commercial Building - 21.103 acres

MLS #: E2704617 (lease)

MLS #: E2707600 (sale)



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LEGAL DESCRIPTION

PT LOT 8 PL 9867, PTS 4 & 5 PL 66R-19218, CITY OF TORONTO. T/W R.O.W OVER PT 3 PL 66R-19218 AS IN E-435731.; S/T R.O.W OVER PT 4 PL 66R-19218 IN FAVIOUR OF PTS 1, 2 & 3 PL 66R-19218 AS IN E-435731 PT LOT 8 PL 9867, PTS 1, 2 & 3 PL 66R-19218, CITY OF TORONTO. S/T A EASE OVER PT 1 AS IN TB-92368.; S/T R.O.W OVER PT 3 PL 66R-19218 IN FAVOUR OF PTS 4 & 5 PL 66R-19218 AS IN E-435731. T/W R.O.W OVER PT 4 PL 66R-19218 AS IN E-435731., CITY OF TORONTO

1500 BIRCHMOUNT ROAD (FRONT) - PIN 063140258
1500 BIRCHMOUNT ROAD (REAR) - PIN 063140257

Demographics

2012 Year	1 km	3 km	5 km
Total Population	10,878	108,581	327,854
Daytime Population	10,928	106,551	337,174
Total Households	3,757	38,587	119,537
Household Average Income	\$68,270	\$66,802	\$68,105

Demographic data provided by [Generation5 Inc.](http://www.Generation5.com) © 2013

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