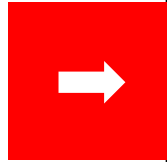


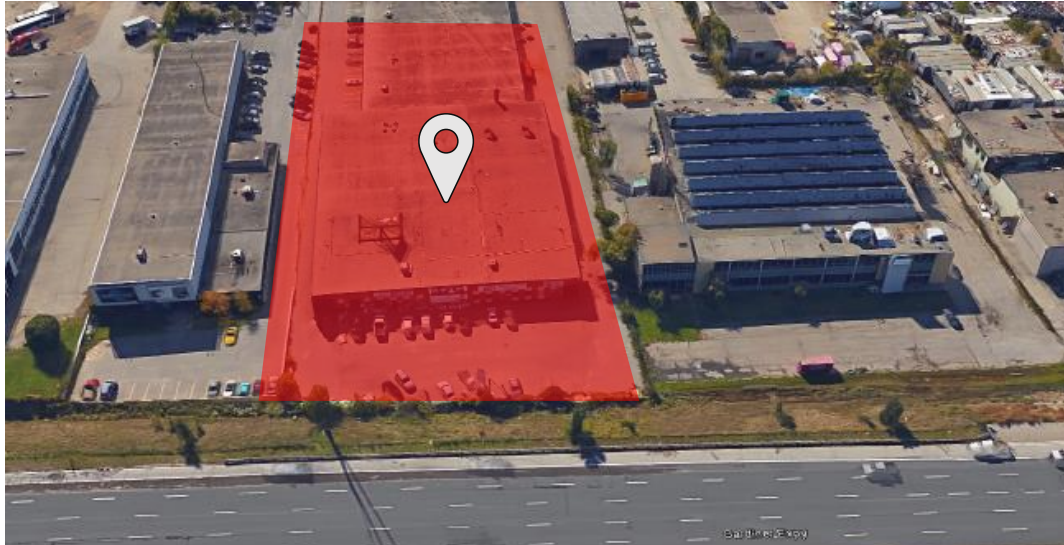
INDUSTRIAL UNITS FOR LEASE

486 Evans Avenue, Toronto, ON



**Firm
Capital**
Commercial Properties

PROPERTY PROFILE & LOCATION



ADDRESS:	486 Evans Avenue, Toronto, Ontario
LOCATION:	On Evans in between Brown's Line and Kipling and close to major highways (QEW/ Gardiner Exp. & HWY 427) & Pearson International Airport
EXPOSURE:	The property fronts on to Evans Avenue and the rear faces the Gardiner Expressway
THE PROPERTY:	Multi-tenant industrial building in central Etobicoke
AVAILABLE UNITS:	- Unit 2: 7,159 sf - Unit 3: 3,042 sf - Unit 9: 6,698 sf >>> Can be combined for 10,201 sf
PARKING:	Ample free parking
ZONING:	Employment Industrial. Multiple uses permitted
ASKING RATE:	\$11.25 per square foot NET
TMI:	\$3.80 per square foot (2021)

AVAILABLE UNITS



UNIT 2	UNIT 3	UNIT 9
7,159 sf - 10% office	3,042 sf - 40% office	6,698 sf - 25% office
2 drive-in doors	1 drive-in door	1 drive-in door
14' clear	14' clear	14' clear



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