



**Price Reduction**

**Industrial For Sale or Lease – 40,703 sf**

**70 Maybrook Drive,**

**TORONTO**



# 70 Maybrook Drive, TORONTO

## Property Details

Building Size: 40,703 SF

Office Area: 2,404 SF

Land Size: 1.87 acres

Clear Height: 15 ft. 9 in.

Shipping: 2 truck level. 1 drive in

Power: 1,200 amps; 600 volts

Year Built: Approximately 1985

Taxes: \$71,647.58 (\$1.76 per square foot)  
(2023 to be confirmed)

Asking Price: ~~\$16,200,000~~ \$15,650,000

Net Rent: \$17.95 net per square foot

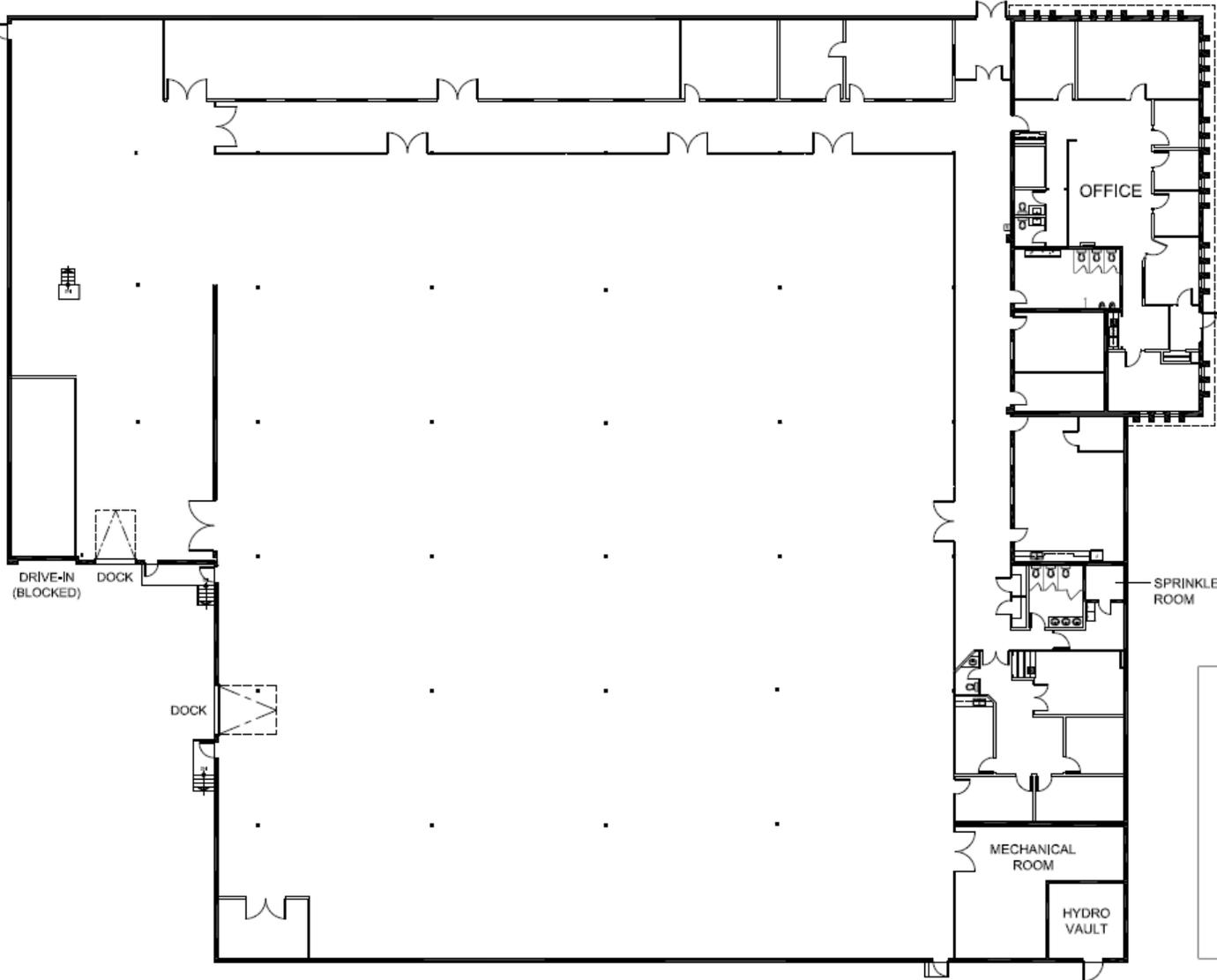
## Property Features

- Now available for lease
- Recent upgrades include new offices finishes and removal of interior warehouse partitions, providing a clean and open space
- High visibility on corner lot
- Immediate access to Highway 401 via McCowan Road and Highway 404 via Finch Avenue East
- Ample on-site parking
- TTC Bus Stop within walking distance at Maybrook & Passmore



# 70 Maybrook Drive, TORONTO

## Building Plan



### AREA SUMMARY

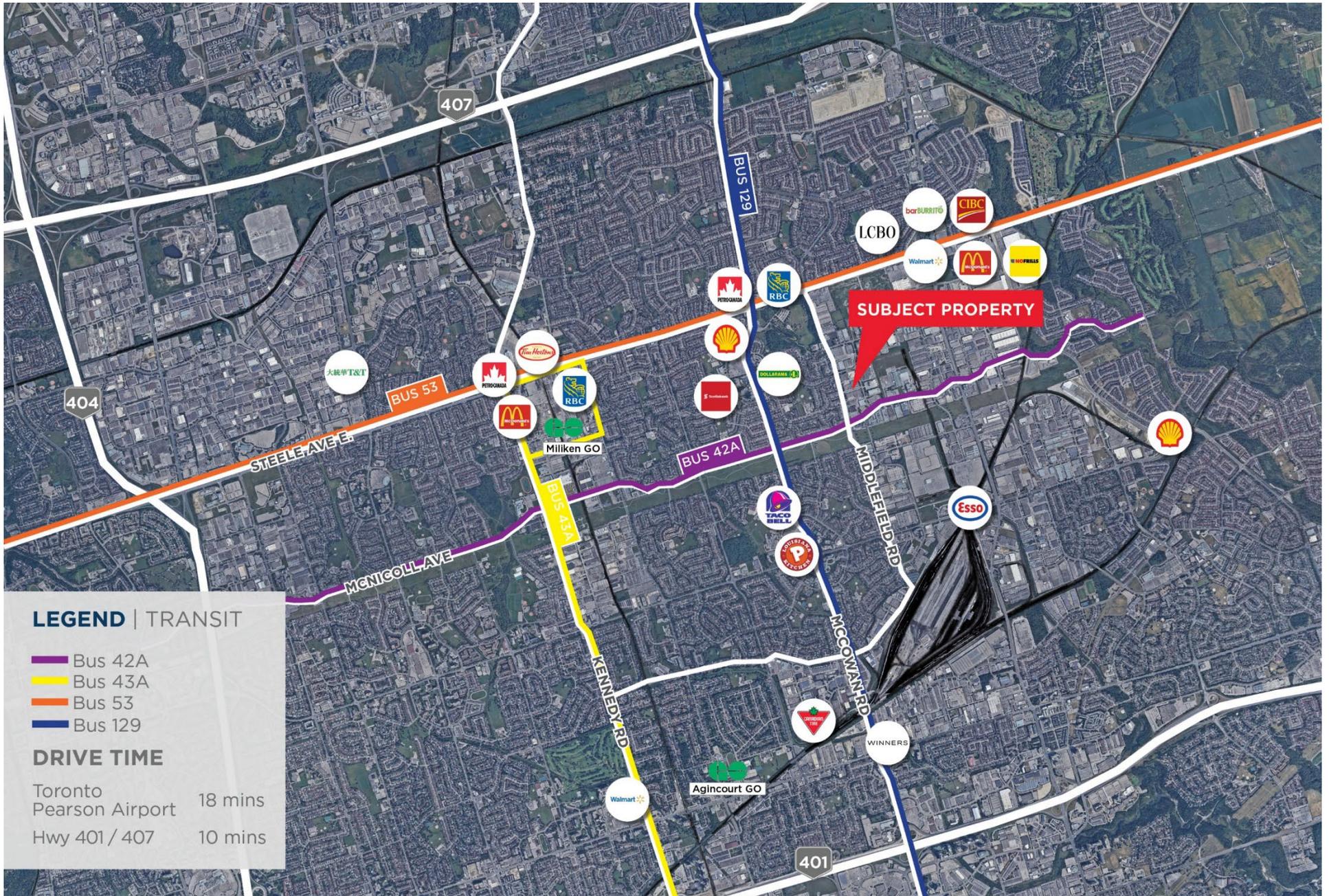
	RENTABLE AREA
OFFICE	2,404 S.F.
WAREHOUSE	37,232 S.F.
SPRINKLER ROOM	73 S.F.
MECHANICAL ROOM	734 S.F.
HYDRO VAULT	260 S.F.
<b>TOTAL</b>	<b>40,703 S.F.</b>

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2019 SINGLE TENANT OCCUPANCY

WAREHOUSE CLEAR HEIGHT = 15'-9"

0 40 100 FT.

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**FOR MORE INFORMATION, CONTACT:**

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