



IMMACULATE SUBLEASE OPPORTUNITY

140

SPEIRS GIFFEN AVE
CALEDON ON

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SPEIRS GIFFEN AVENUE



PROPERTY OVERVIEW

Total Area:	77,754 SF	Zoning:	MP-521
Office Area:	3%	Possession:	January 15, 2025
Clear Height:	28'	Asking Rate:	\$16.75 psf
Shipping:	10 TL, 1 DI	TMI:	\$3.88 (2024)
Sprinklers:	ESFR	Comments:	• Located in 410 Mayfield Business Park
Utilities:	Available		

PROPERTY FEATURES

- Sub-Lease Expiry **November 30, 2032**
- New Construction, Immaculate Facility
- Turnkey Option
- Close Proximity to Hwy 410/Mayfield Road Interchange
- Professionally Owned and Managed



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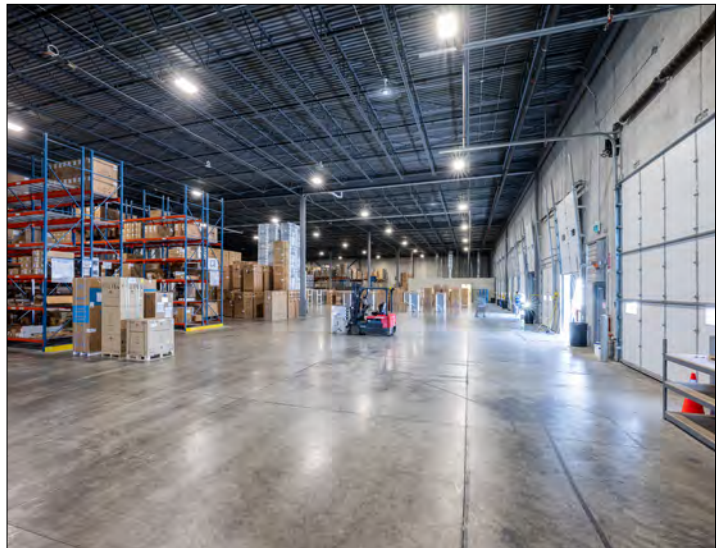
EXTERIOR PHOTOGRAPHY



140 SPEIRS GIFFEN AVENUE



INTERIOR PHOTOGRAPHY



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AMENITIES MAP

LEGEND

- Amenities
- Corporate Tenants
- Bus Route 18
- Bus Route 81





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