

### **IMMACULATE SUBLEASE OPPORTUNITY**

# 140 SPEIRS GIFFEN AVE CALEDON ON

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#### 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	тмі:	\$3.88 (2024)
Sprinklers:	ESFR	Comments:	<ul> <li>Located in 410 Mayfield Business Park</li> </ul>
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



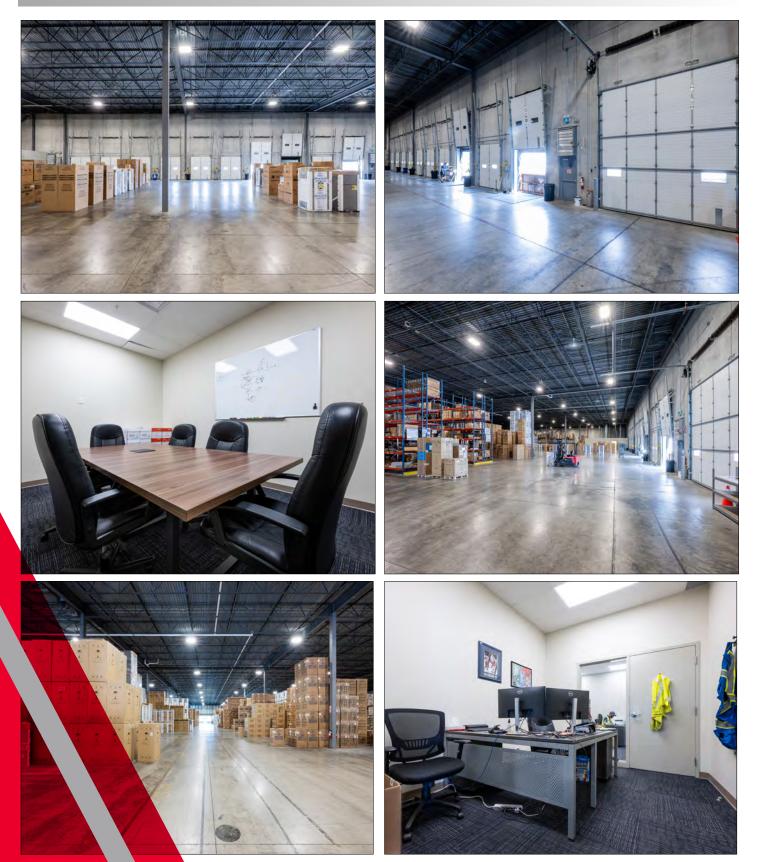


#### EXTERIOR PHOTOGRAPHY



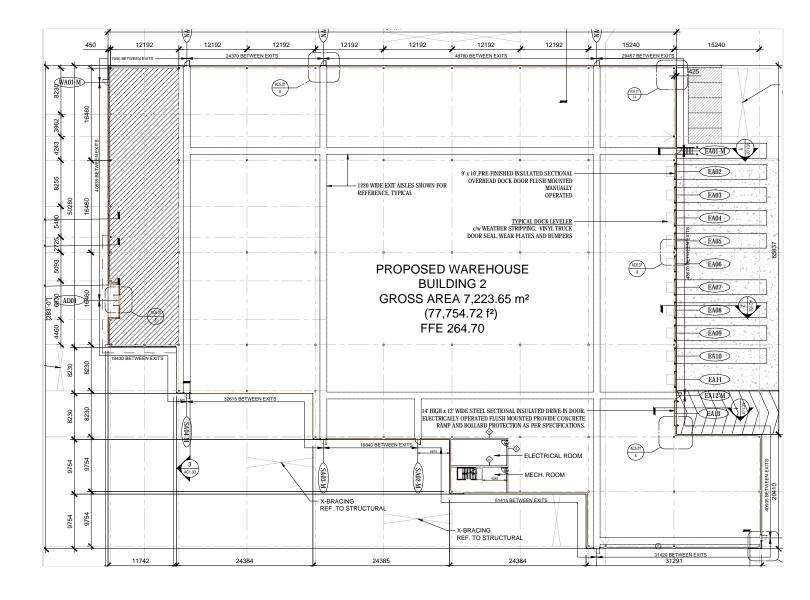


### INTERIOR PHOTOGRAPHY





### SITE PLAN / FLOOR PLAN





### AMENITIES MAP





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NAST

OF The Property (Or Prope To Errors, Omissions, Chan Owner(S). Any Projections

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