

# FOR LEASE

## 60 WORCESTER ROAD

Toronto, Ontario



**CUSHMAN &  
WAKEFIELD**

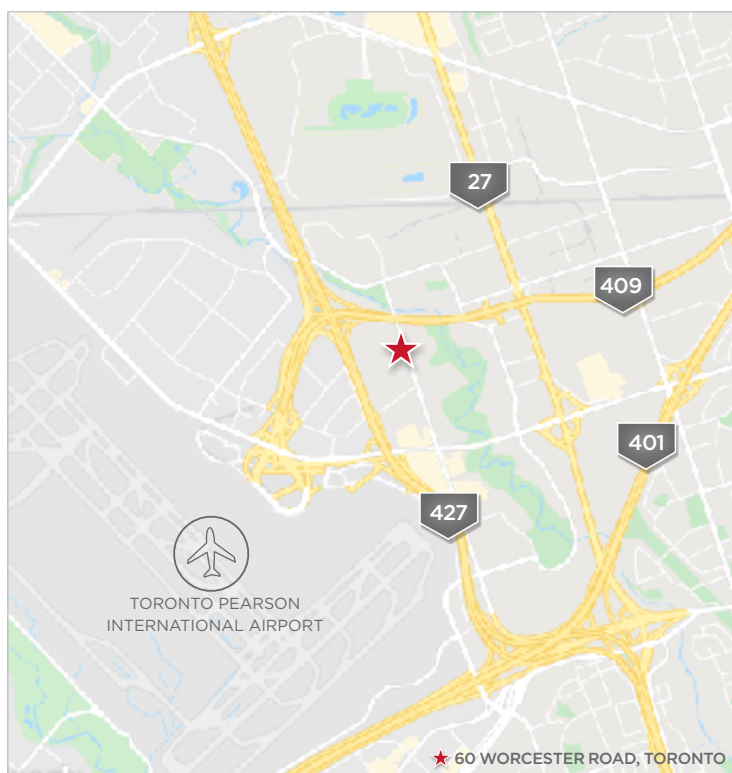


### PROPERTY HIGHLIGHTS

- Clean and well maintained unit
- Excellent highway and airport access

### PROPERTY DETAILS

|                         |   |
|-------------------------|---|
| Location                | Carlingview Dr & Worcester Rd   |
| Lot Size                | 2.80 Acres (Shared site with 70 Worcester Rd)   |
| Available Building Area | ± 7,565 sf - Office<br>± 9,683 sf - Warehouse<br>± <b>17,248 sf - Total</b>   |
| Sprinklers              | Yes   |
| Clear Height            | 18 ft   |
| Shipping                | 2 Drive In Doors<br>1 Truck Level Door  |
| Asking Rate             | \$14.00 net psf   |
| Additional Rent         | \$4.52 psf (2023 Est.)  |
| Comments                | <ul style="list-style-type: none"><li>• Vacant</li><li>• Many of the partitions can be removed as they do not protrude the ceiling grid</li><li>• Additional parking is possible</li><li>• Possible to lease an additional 7,033 sf of office space</li></ul> |



For more information, please contact:

**STU ELDER\***  
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**A FINLEY W. MCLACHLAN PROPERTY**

CUSHMAN & WAKEFIELD ULC, BROKERAGE

These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and which is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation. \*Sales Representative \*\*Broker

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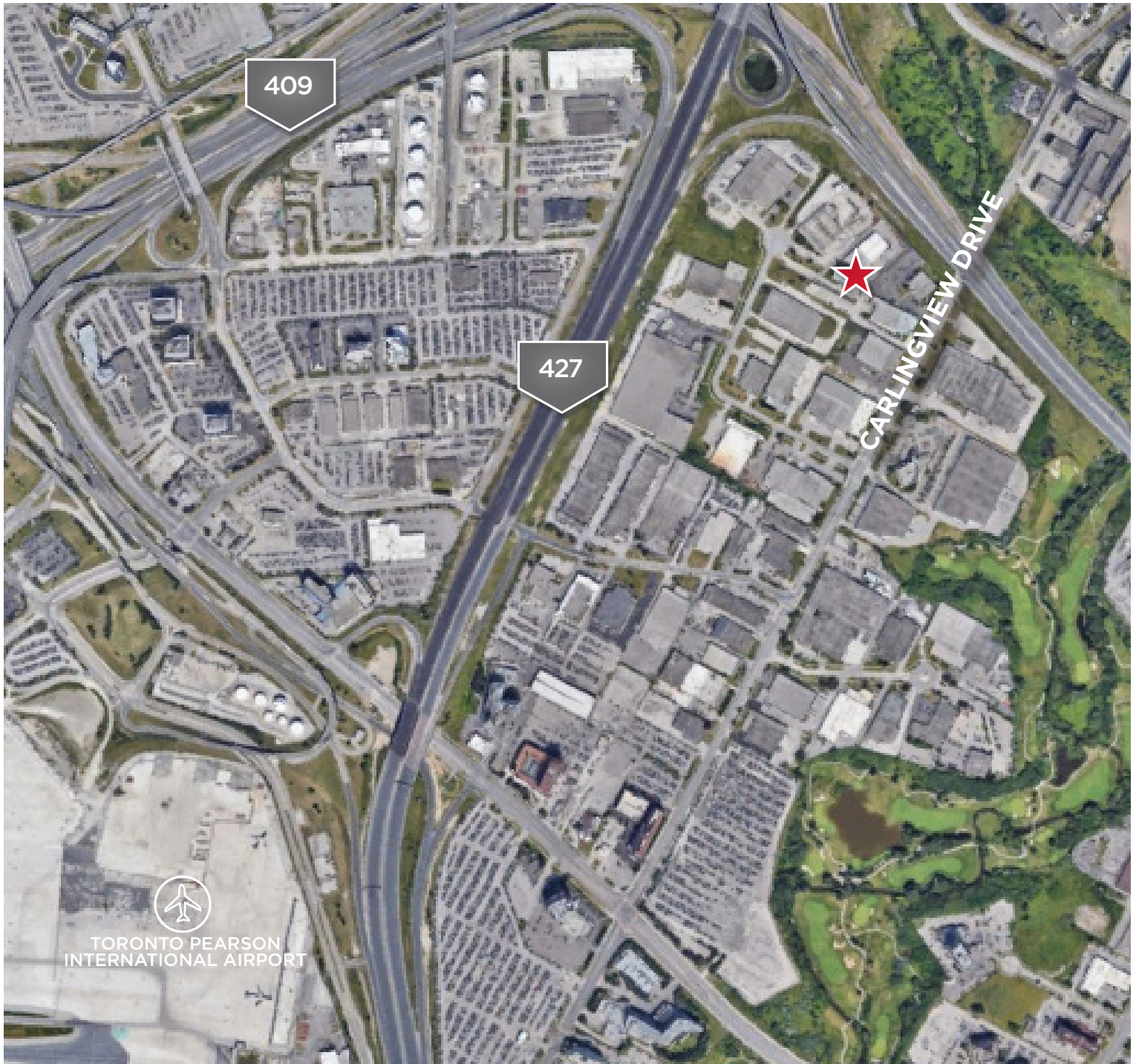
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AERIAL



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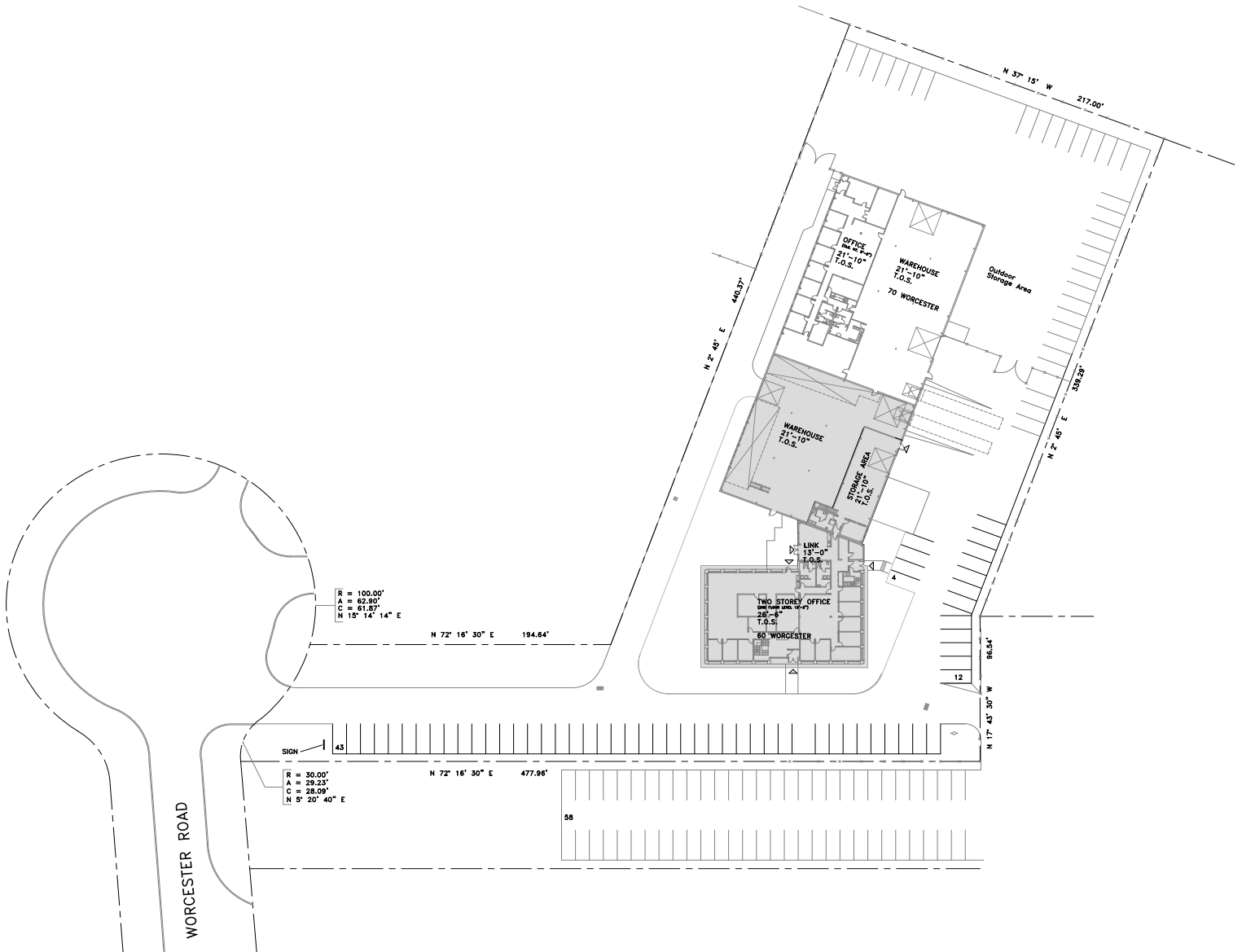
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#### SITE PLAN



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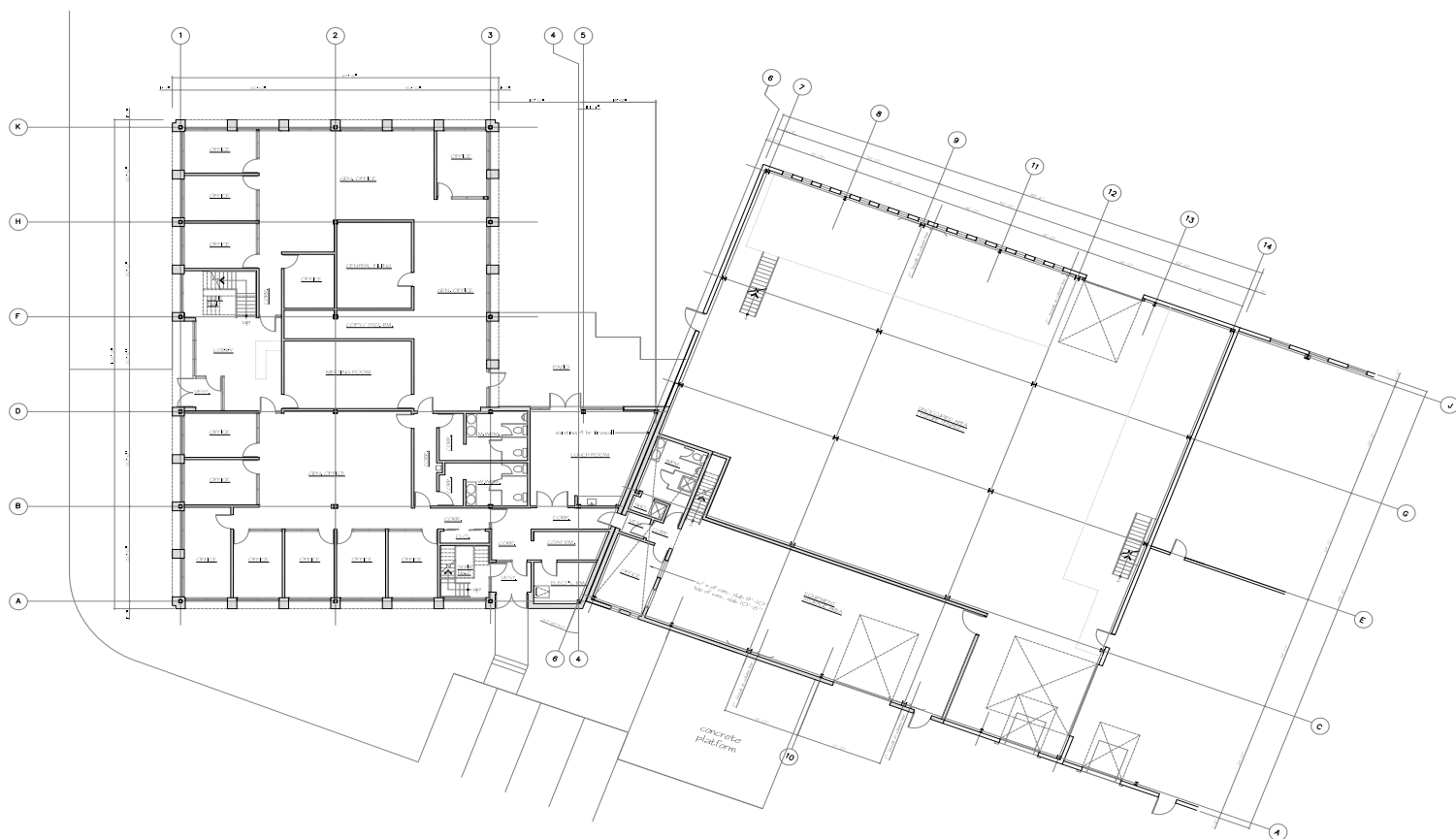
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#### FLOOR PLAN | GROUND FLOOR



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### CUSHMAN & WAKEFIELD

#### PICTURES



Office Rooms



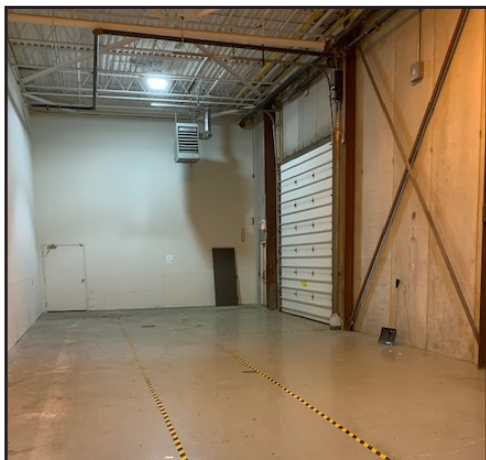
Warehouse Area



Conference Room



Lunchroom



Warehouse Area



Open Area



Front Lobby



East Side Building



Shipping Area

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