

# FOR LEASE

123 EASTSIDE DRIVE, UNIT 4, TORONTO



**Sub-Lease**

**39,183 SQ. FT**

**Flexible lease term**

Total Area	: 39,183 sq. ft.	Electrical	: 600V 100A
Office Area	: 1,500 sq. ft.	Lighting	: Metal Halide
Clear Height	: 14 – 20 ft.	Sprinklers	: Yes
Heating	: Gas - unit heaters		

Shipping : 4 T/L (levellers and seals) and 4 D-I – oversized doors

Comments : Quick access to QEW and good public transit  
: Very clean space – warehouse floors recently refinished  
: About 50% of warehouse is 20 ft. clear – balance is 14 ft.  
: All new dock levellers recently installed

Special Note : Sublease term to January 30, 2012 is possible (MLS # W577057)

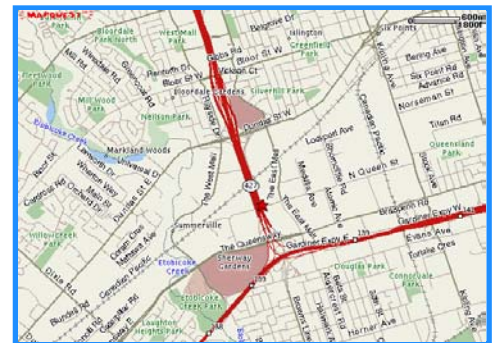
Lease Rate : \$4.25 / sq. ft. - Net

TMI (2005) : \$3.45 / sq. ft. (est'd)

Lease Term : Flexible – short or long

Possession : 30 Days

To arrange showings, please contact:



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