

# FOR LEASE

109 Woodbine Downs Blvd. Units 9-11, Etobicoke



Prestige Industrial Unit

Highway 27 Exposure

9,146 SQ. FT.

Total Area	: 9,146 sq. ft.	Heating	: Gas - Unit Heaters
Office Area	: 3,600 sq. ft.	Electrical	: 600 V 120 A
Possession	: April 1, 2005	Lighting	: Fluorescent
Clear Height	: 18.00 ft.	Sprinklers	: Wet System

Shipping : 2 Truck Level and 1 Drive In (10 x12)

Comments : Well maintained prestige industrial complex  
: 4 Private offices, boardroom, lunchroom, general/showroom area  
: Immediate access to 27 and minutes to 407 & Airport  
: Good labour market area

Lease Rate : \$5.50 / sq. ft. Net (Yr.1)

TMI (2004) : \$3.50 / sq. ft.

Lease Term : 3 – 10 Years

Possession : April 1, 2005

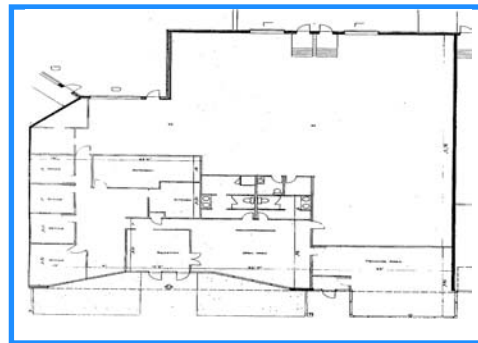
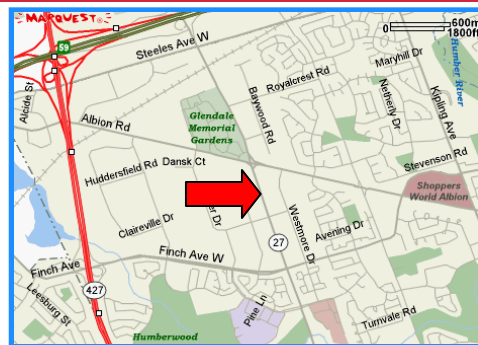
To arrange showings, please contact:

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