

77 BELFIELD ROAD, ETOBICOKE

Industrial Site

Industrial Buildings, Office Tower and
7 Acres of Land fronting Hwy. 409

FOR LEASE



For more information, please contact:

416.636.8898

Kapil Rana (x242)

Sales Representative

kapil@thebehargroup.com

77 Belfield Road is strategically located in the established Etobicoke area, near Highway 409 and Martin Grove, within easy access to Pearson International Airport

The site is approximately 22 acres and consists of an office tower, an industrial building, a separate hazmat building and approximately 7 acres of accompanying land to be developed

The site features excellent exposure, access and parking and is minutes from Highways 401, 409, 27 and 427

The area is serviced with excellent public transportation.

Zoning: IC-2

Rents & Timing: Office: \$12.00/sf

Warehouse : \$5.85/sf

The Behar Group Realty
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax:

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.

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- Block 1:** Six-storey office building of approximately 65,000 square feet. Floor plate size approximately 11,000 square feet. Surface parking stalls on the east side. Total power 21,600 KVA. Elevator access.
- Blocks 2, 3, 4 and 6** Two-storey office space. The building was constructed in approximately 1957 with expansions in 1984, 1989 and 2001. Surface parking stalls on the west side. Approximately 170,000 sq. ft.
- Block 5:** Warehouse of approximately 90,000 square feet. 25' clear height. Fully air conditioned. 10 truck level doors with hydraulic levelers (potential to add 10 additional doors). Epoxy coated flooring. Fully sprinklered. Combination of radiant and gas forced air heating. T-5 lighting with motion sensors. White ceilings. Small cooler area.
- Block 7:** Hazmat warehouse of approximately 45,000 square feet. 310 square feet of office. 35' clear height. 9 truck level doors with hydraulic levelers (potential to add 5 additional doors). Fully sprinklered. Bay size is 30' x 40'. Explosion-proof room/flammable storage with anti-static flooring.

UPDATE: Block 5 leased to Bell Canada and DistinctTech Inc.
Block 6 leased to Enterprise Rent A Car

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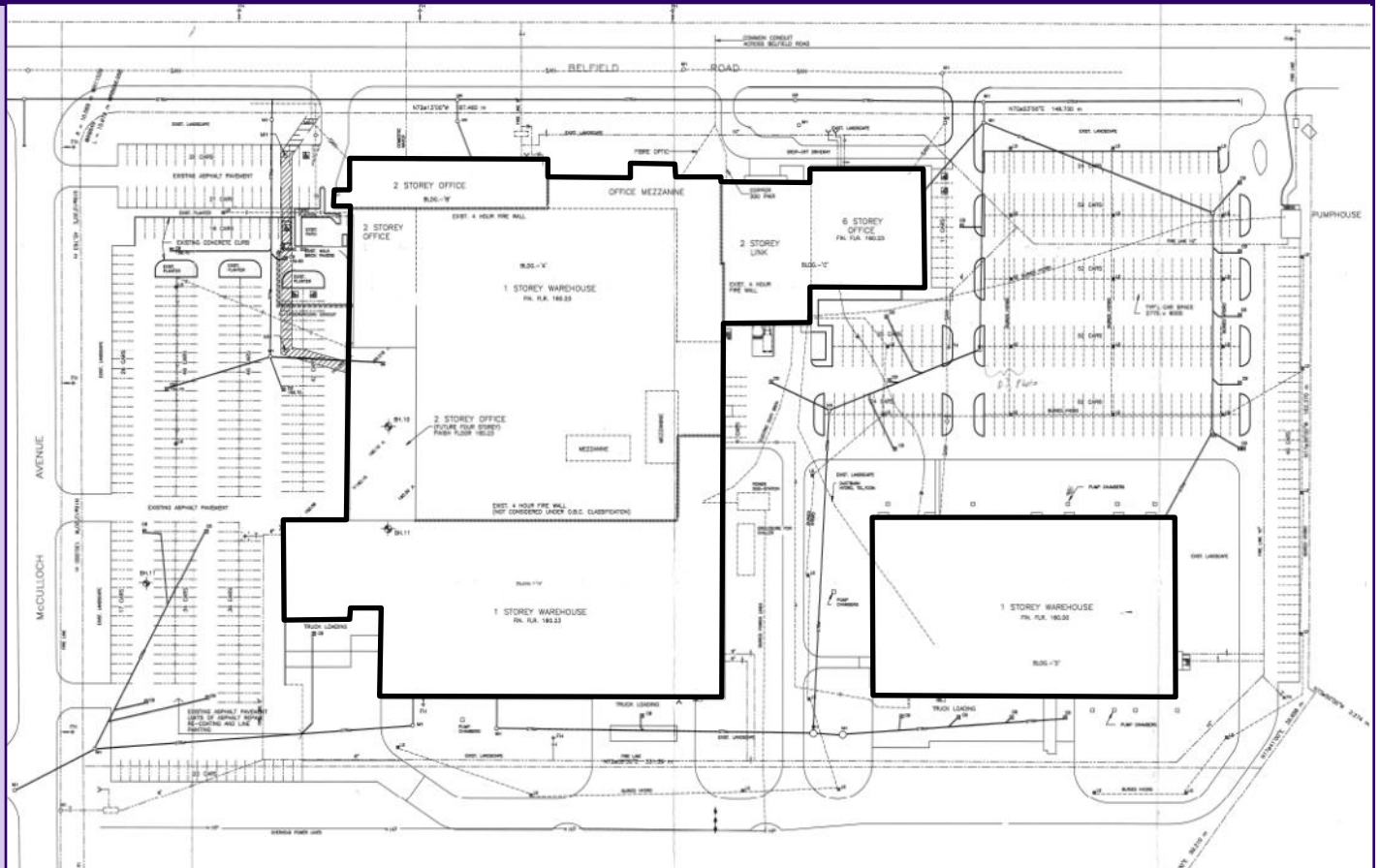
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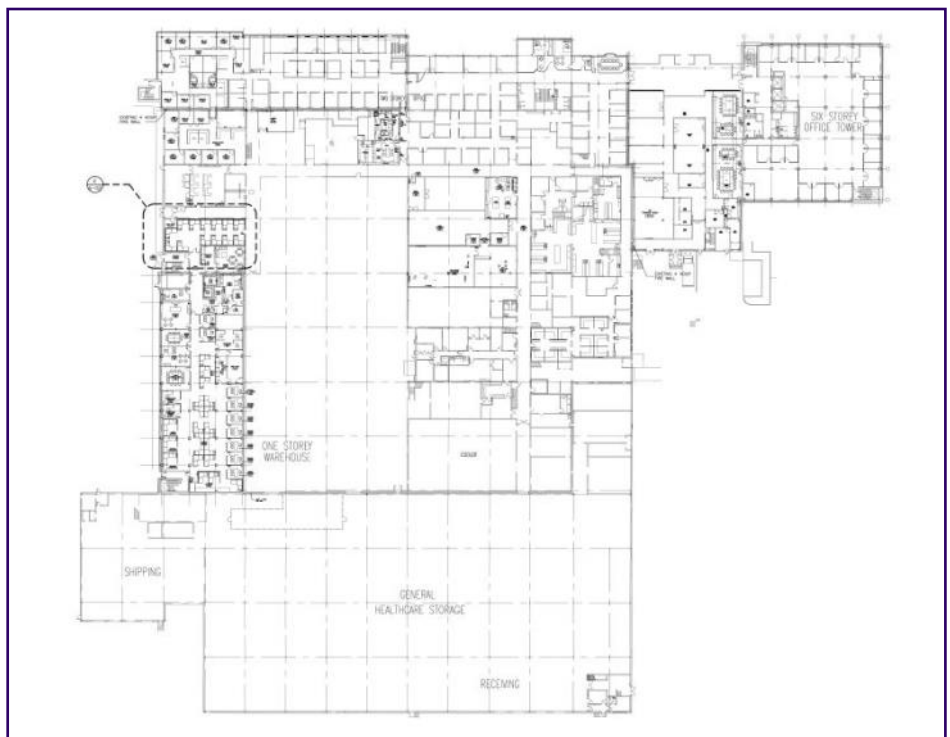
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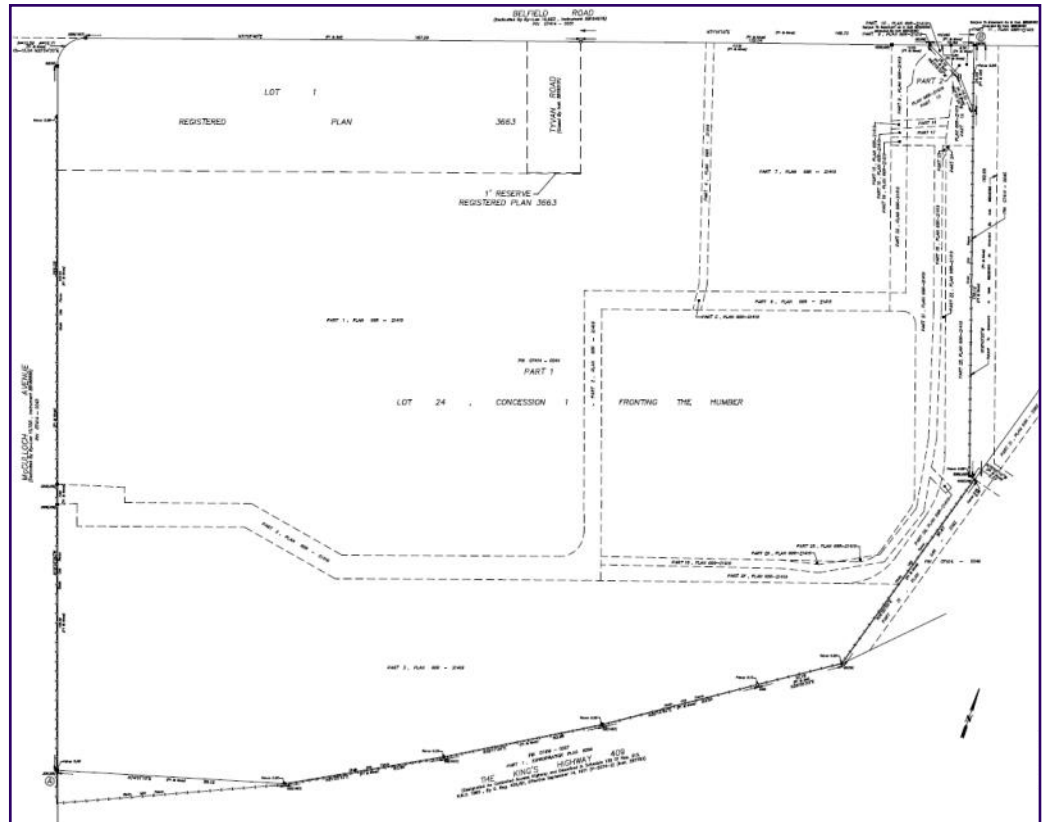
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SURVEY



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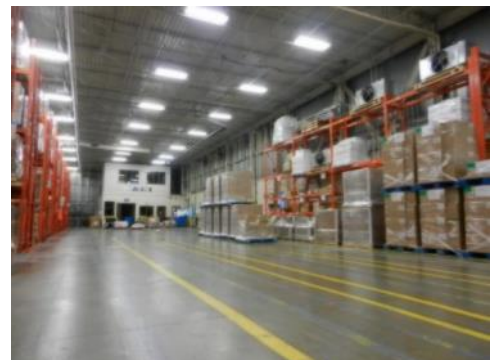
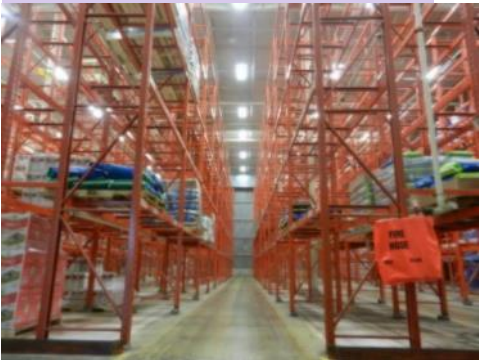
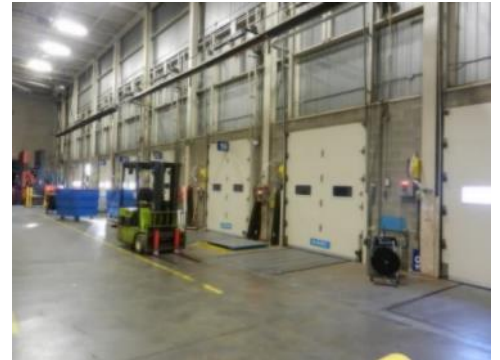
DESCRIPTION: PT LT 24 CON 1 FRONTING THE HUMBER; PT LT 1, TYVAN RD (CLOSED BY EB182131) AND A ONE FT RESERVE AT THE END OF TYVAN RD PLAN 3663 AS IN EB349130 & EB363019 S/T EB228465 AMENDED BY ED232383 ETOBICOKE, CITY OF TORONTO

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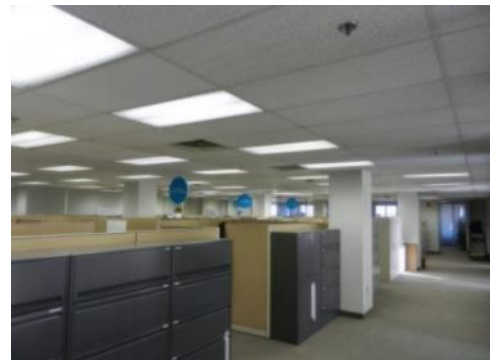
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