

SHORT TERM LEASE OPPORTUNITY

# 20 TOWNS ROAD

INDUSTRIAL FACILITY



METROPOLITAN  
COMMERCIAL

# PROPERTY DETAILS

This concrete building was built with metal cladding, which provides high level security. It has a high density wet sprinkler system throughout. The buildings location is discreetly situated but close to major highways and public transit including easy access to HWY 427 and the QEW. The building also has staff parking at the front of the building, as well as 4 truck-level shipping doors.

Industrial facility of 180,000 SF consisting of three floors of 60,000 square feet each, divisible to 30,000 SF per side or 15,000 SF via metal fencing. Landlord will provide electric pallet trucks at the loading dock and on each floor.

There is a 21 foot clear ceiling height and 20ft by 20ft bay. Each floor is serviced by freight elevator with 21 foot clear height. Third floor is not heated.

## LOCATION

South of Horner Ave and West of Kipling Ave, on Towns Road.

### CLICK FOR MAP

## BUILDING DETAILS

Unit 1E - 15,000 SF  
Unit 2WS - 15,000 SF  
Unit 2WN - 15,000 SF  
Unit 2E - 10,000 SF  
Unit 3E - 30,000 SF  
Unit 3W - 30,000 SF  
Unit 3E + 3W - 60,000 SF

## RENTAL RATE

\$18.00 PSF/YR Gross + Hydro - Main Floor  
\$5.00 PSF/YR Net + Hydro - Second & Third Floors

## T.M.I

\$3.48 + Gas & Hydro

## TERM

Short Term Up To 1 Year

## POSSESSION

Immediate

## AVAILABLE

Second Floor - Immediate  
Third Floor - Immediate



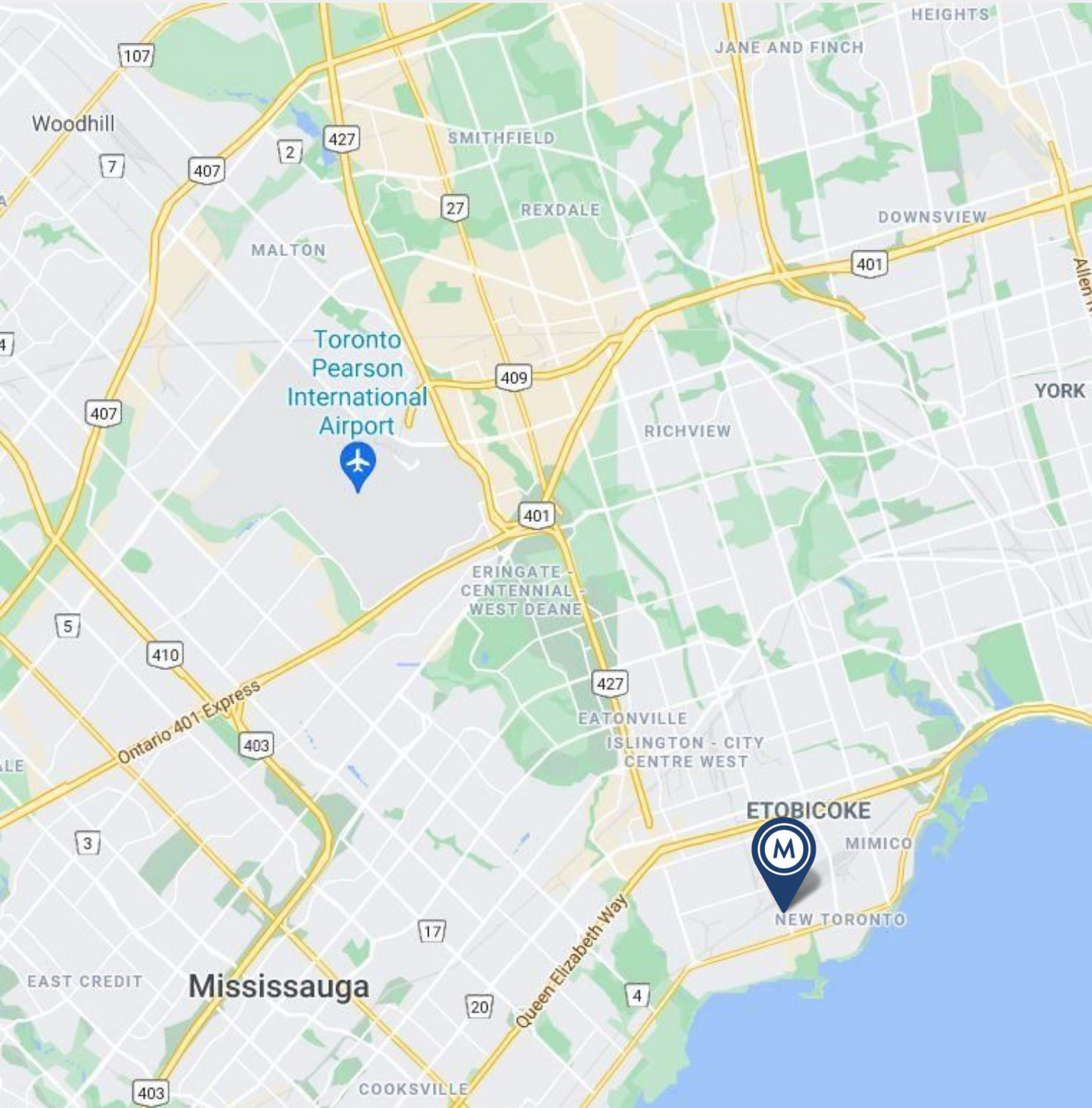
# POTENTIAL SHORT TERM USES

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- Oversized storage and/or high end storage given security of building
- Clean Manufacturing
- High-end Auction Space or Showroom
- Short term warehouse space
- Movie or Television Production Studio or Ancillary Production Uses (workshop, wardrobe office)
- Reality Games Space
- Art Gallery / Exhibition Space / Event Space
- Artist / Sculptor / Photography Studio



# AREA MAP





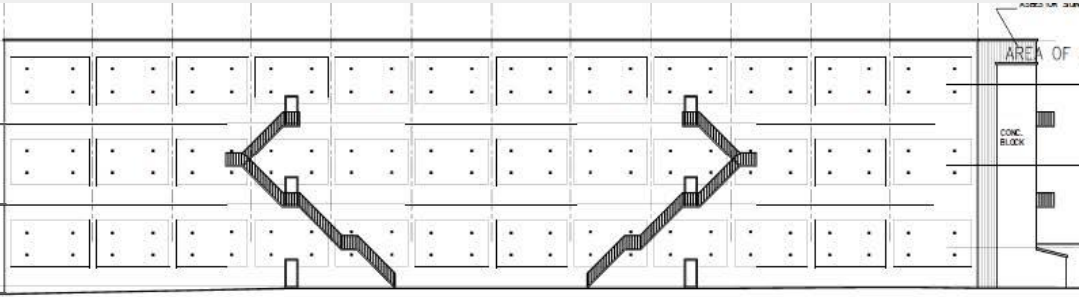
# PROPERTY DETAILS

**CLEAR HEIGHT**

3RD FLOOR - 21'

2ND FLOOR - 21'

1ST FLOOR - 21'



# 20 TOWNS RD



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