



FLEX OFFICE SPACE AVAILABLE



300 SUPERTEST ROAD

TORONTO, ON

FOR LEASE

FOR FURTHER INFORMATION, PLEASE CONTACT:

GORAN BRELIH B.SC., SIOR
SENIOR VICE PRESIDENT, BROKER
416.756.5456
goran.brelih@cushwake.com

DIANA MCKENNON
SALES REPRESENTATIVE
416.642.5356
diana.mckennon@cushwake.com

Cushman & Wakefield ULC, Brokerage.
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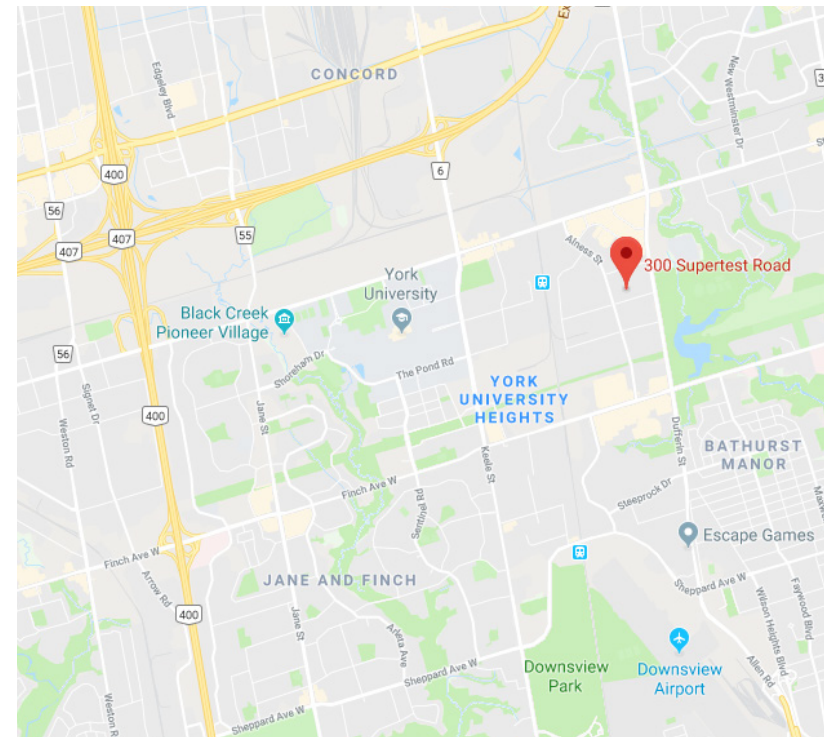
UNIT SPECIFICATIONS

UNIT 4C	2,820 SF
CEILING HEIGHT	14' clear
RENTAL RATE	\$16.00 psf net
TMI	\$4.00 psf
UTILITIES	\$2.50 PSF

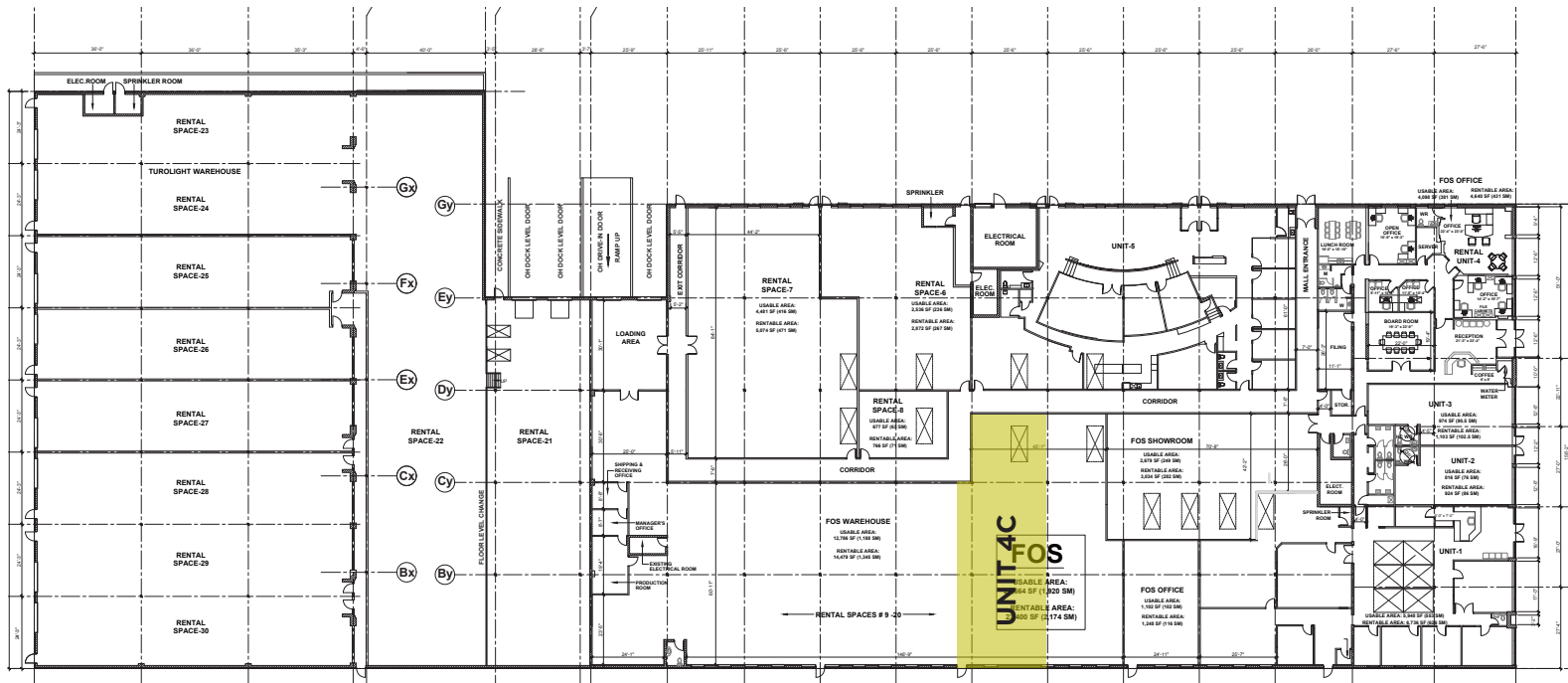


PROPERTY HIGHLIGHTS

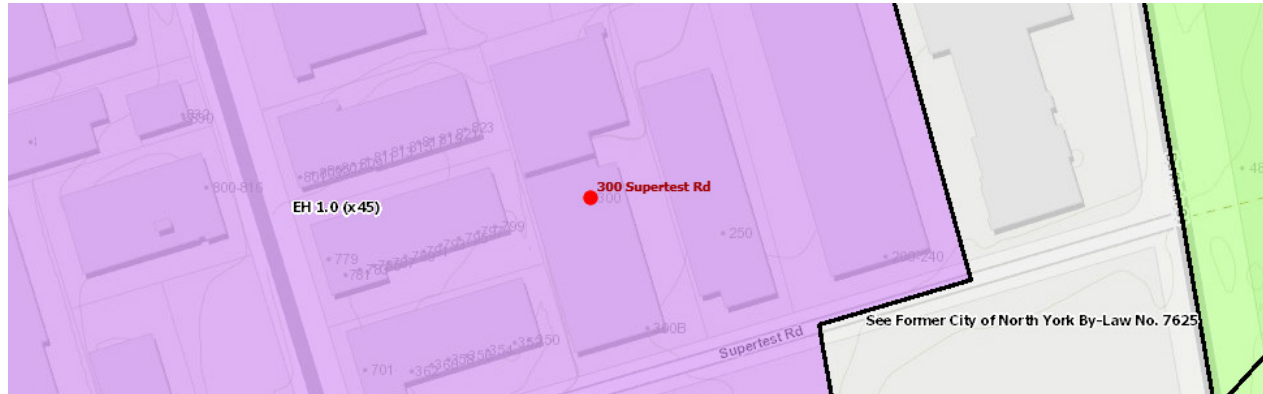
- Newly renovated building
- Excellent location just off Dufferin Street
- Skylights offer lots of natural light
- Ample parking
- Easy access to Highways 401, 407, 400 and public transit



FLOOR PLAN



EH ZONING PERMITTED USES



Permitted Use:

Ambulance Depot
 Animal Shelter
 Bindery
 Building Supply Yards
 Carpenter's Shop
 Chemical Materials Storage
 Cold Storage
 Contractors Establishment
 Custom Workshop
 Dry Cleaning or Laundry Plant
 Fire Hall
 Fuel Storage
 Industrial Sales and Service Use
 Laboratory
 All Manufacturing Uses except:
 1) Ammunition, Firearms or Fireworks
 Factory;
 2) Crude Petroleum Oil or Coal Refinery;
 3) Explosives Factory;
 4) Tannery
 Police Station
 Public Utility

Public Utility
 Public Works Yard
 Recovery Facility
 Service Shop
 Shipping Terminal
 Vehicle Depot
 Vehicle Repair Shop
 Warehouse
 Waste Transfer Station [By-law: OMB
 PL130592]

Permitted Use - with Conditions:

Cogeneration Energy (10)
 Crematorium (14)
 Marihuana production facility (3)
 Open Storage (1)
 Outside Operations (2)
 Propane Transfer, Handling and Storage
 Facility (9)
 Renewable Energy (10)
 Transportation Use (12)
 Vehicle Service Shop (5,13)
 [By-law: 0403-2014] [By-law: 1124-2018]