



For Lease

Functional Industrial Units Available For Lease

11 Vulcan Street and 13-15 Vulcan Street, Etobicoke, ON

Accelerating success.

Asking:

\$19.00
Net PSF

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11 Vulcan Street

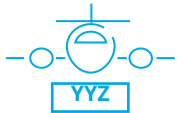
Property Overview



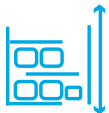
Proximity Hwy's
409/401/427/400/27



E1 Zoning



Lester B Pearson
International Airport



15'11" Clear Height



1 Truck Level Door

Functional industrial unit in high demand Pearson airport node. Possesses 15'11" clear height, 1 truck-level door, and a practical office / warehouse ratio.

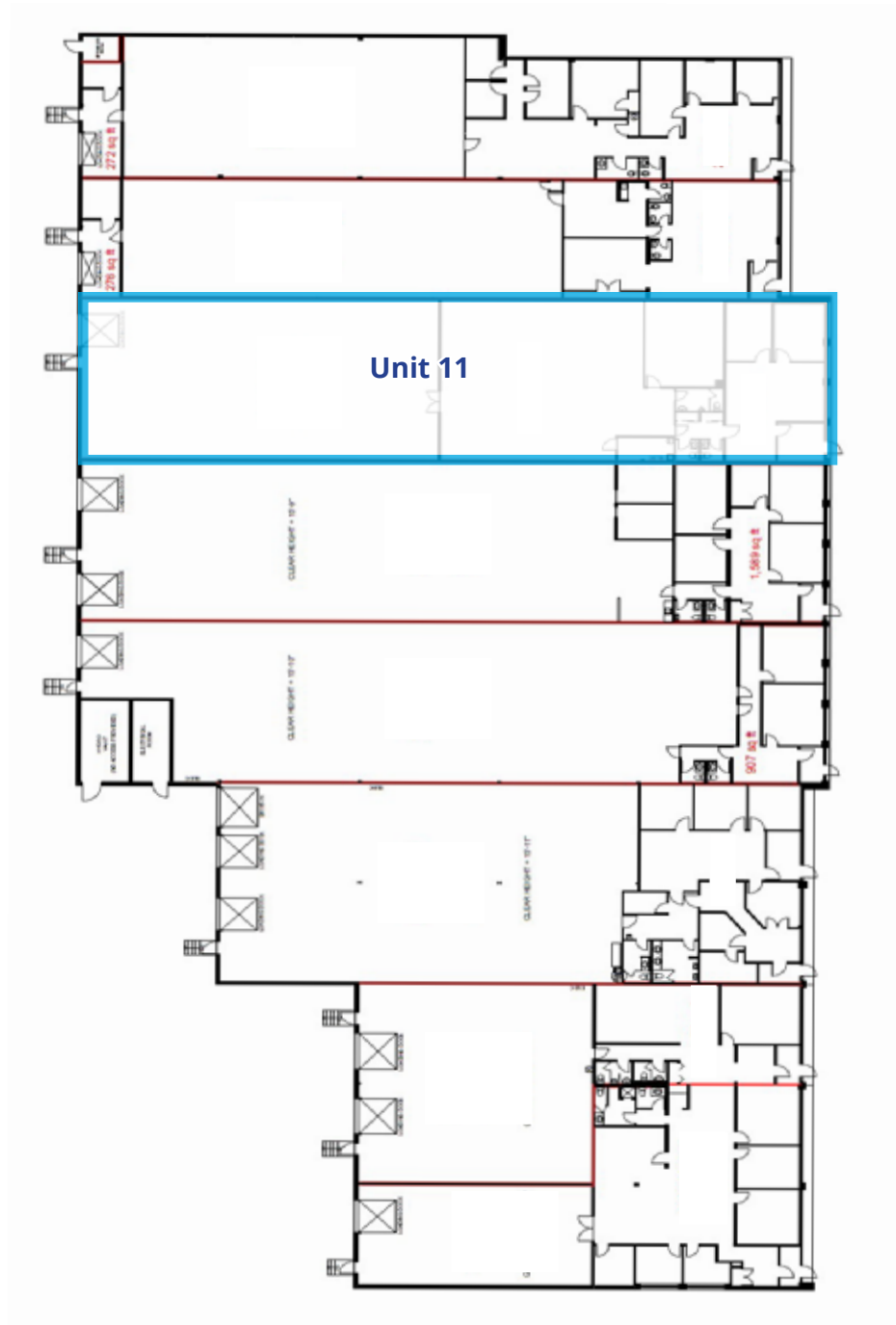
Located in close proximity to public transit options, Hwy's 409/401/427/400/27, and a multitude of amenities.

Owned and managed by a professional landlord. Ample on site parking. Fully sprinklered.

Address	11 Vulcan Street, Etobicoke
Main Cross Street	Martin Grove Road and Vulcan Street
Zoning	E1
Unit Area	6,547 SF
Warehouse Area	75%
Office Area	25%
Ceiling Height	15' 11"
Shipping	1 truck level door
Sprinklers	Yes
Term:	3 - 5 Years
Asking Lease Rate	\$19.00 Net per SF
TMI (2022)	\$4.45 per SF
Gross Rent	\$23.45 per SF



Floor Plan



11 Vulcan St Highlights

- Well-maintained warehouse with a functional layout.
- 15'11" Clear height.
- 1 Truck level door
- Centrally located
- Ample public transit options and amenities available in the area.

6,547
Square Feet

11 Vulcan Street



13 - 15 Vulcan Street

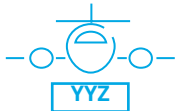
Property Overview



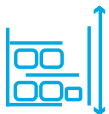
Proximity Hwy's
409/401/427/400/27



E1 Zoning



Lester B Pearson
International Airport



15'9"- 15'10"
Clear Height



3 Truck Level Doors

Functional industrial units in high demand Pearson airport node. Possesses 15' 9"- 15' 10" clear height, 3 truck-level doors, and a practical office / warehouse ratio.

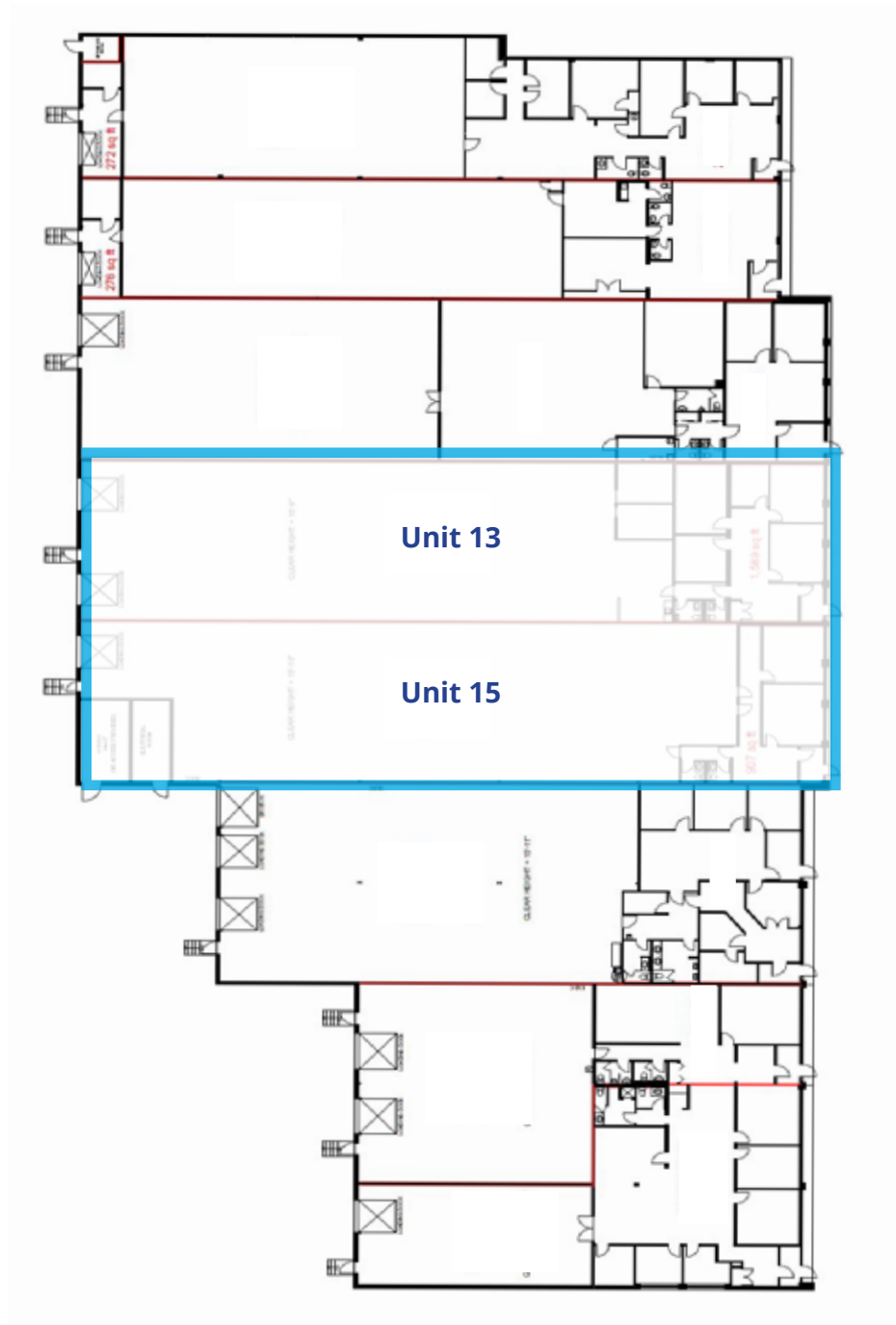
Located in close proximity to public transit options, Hwy's 409/401/427/400/27, and a multitude of amenities.

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Address	13 - 15 Vulcan Street, Etobicoke
Main Cross Street	Martin Grove Road and Vulcan Street
Zoning	E1
Unit Area	12,593 SF
Warehouse Area	80%
Office Area	20%
Ceiling Height	15' 9"- 15' 10"
Shipping	3 truck level doors
Sprinklers	Yes
Term:	3 - 5 Years
Asking Lease Rate	\$19.00 Net per SF
TMI (2022)	\$4.45 per SF
Gross Rent	\$23.45 per SF



Floor Plan



13 - 15 Vulcan St Highlights

- Well-maintained warehouse with a functional layout.
- 15' 9"- 15' 10" Clear height.
- 3 Truck level doors
- Centrally located
- Ample public transit options and amenities available in the area.

12,593
Square Feet

13 -15 Vulcan Street



Property Overview

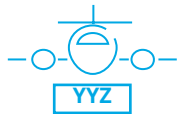
11 Vulcan St & 13-15 Vulcan St



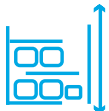
Proximity Hwy's
409/401/427/400/27



E1 Zoning



Lester B Pearson
International Airport



15' 9" - 15' 11" Clear
Height



4 Truck Level Doors

Functional industrial units in high demand Pearson airport node. Possesses 15' 9" - 15' 11" clear height, 4 truck-level doors, and a practical office / warehouse ratio.

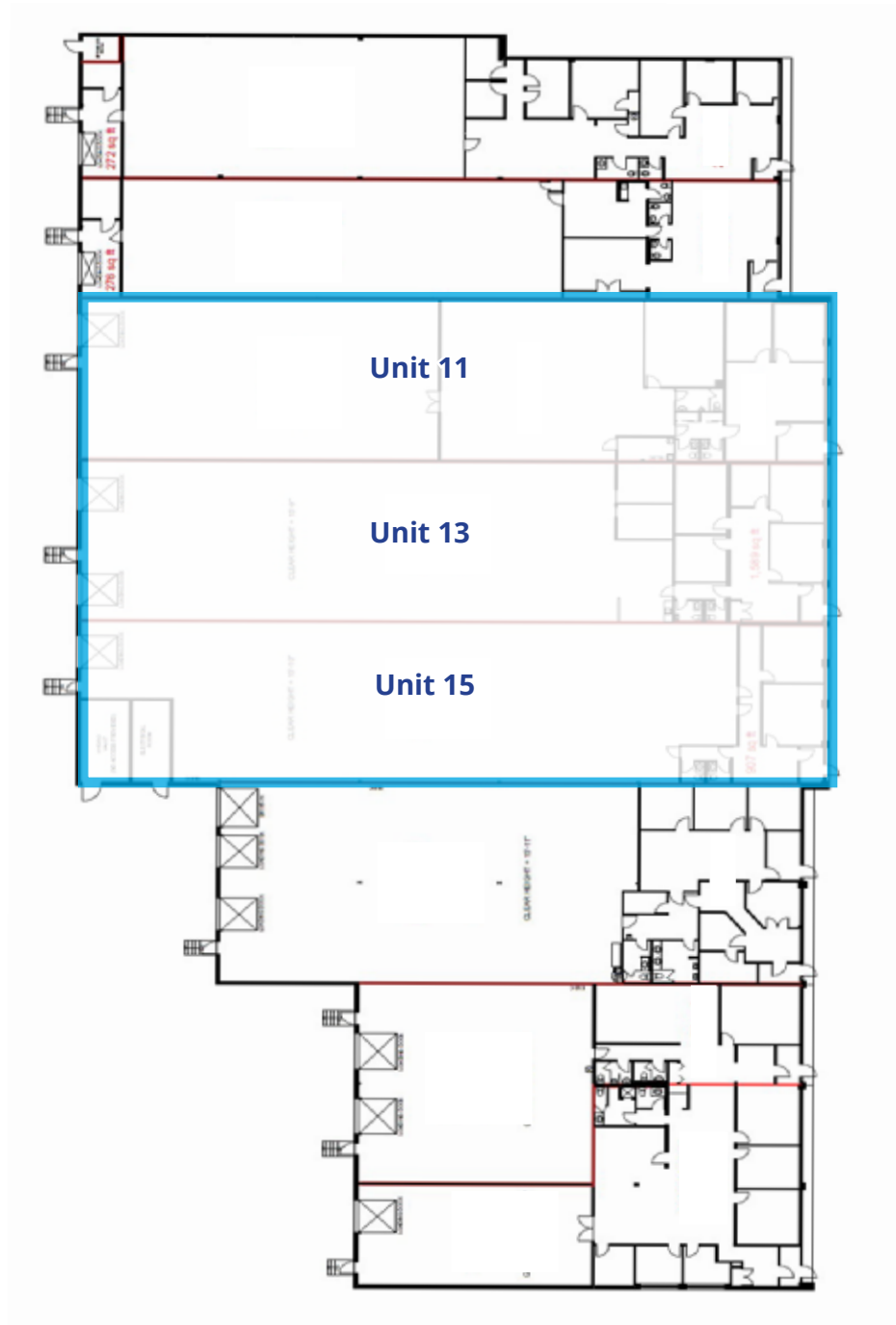
Located in close proximity to public transit options, Hwy's 409/401/427/400/27, and a multitude of amenities.

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Address	11 Vulcan Street & 13-15 Vulcan Street, Etobicoke
Main Cross Street	Martin Grove Road and Vulcan Street
Zoning	E1
Unit Area	19,140 SF
Warehouse Area	80%
Office Area	20%
Ceiling Height	15' 9" - 15' 11"
Shipping	4 truck level doors
Sprinklers	Yes
Term:	3 - 5 Years
Asking Lease Rate	\$19.00 Net per SF
TMI (2022)	\$4.45 per SF
Gross Rent	\$23.45 per SF



Floor Plan



11 Vulcan St & 13 - 15 Vulcan St Highlights

- Well-maintained warehouse with a functional layout.
- 15' 9" - 15' 11" Clear height.
- 4 Truck level doors
- Centrally located
- Ample public transit options and amenities available in the area.

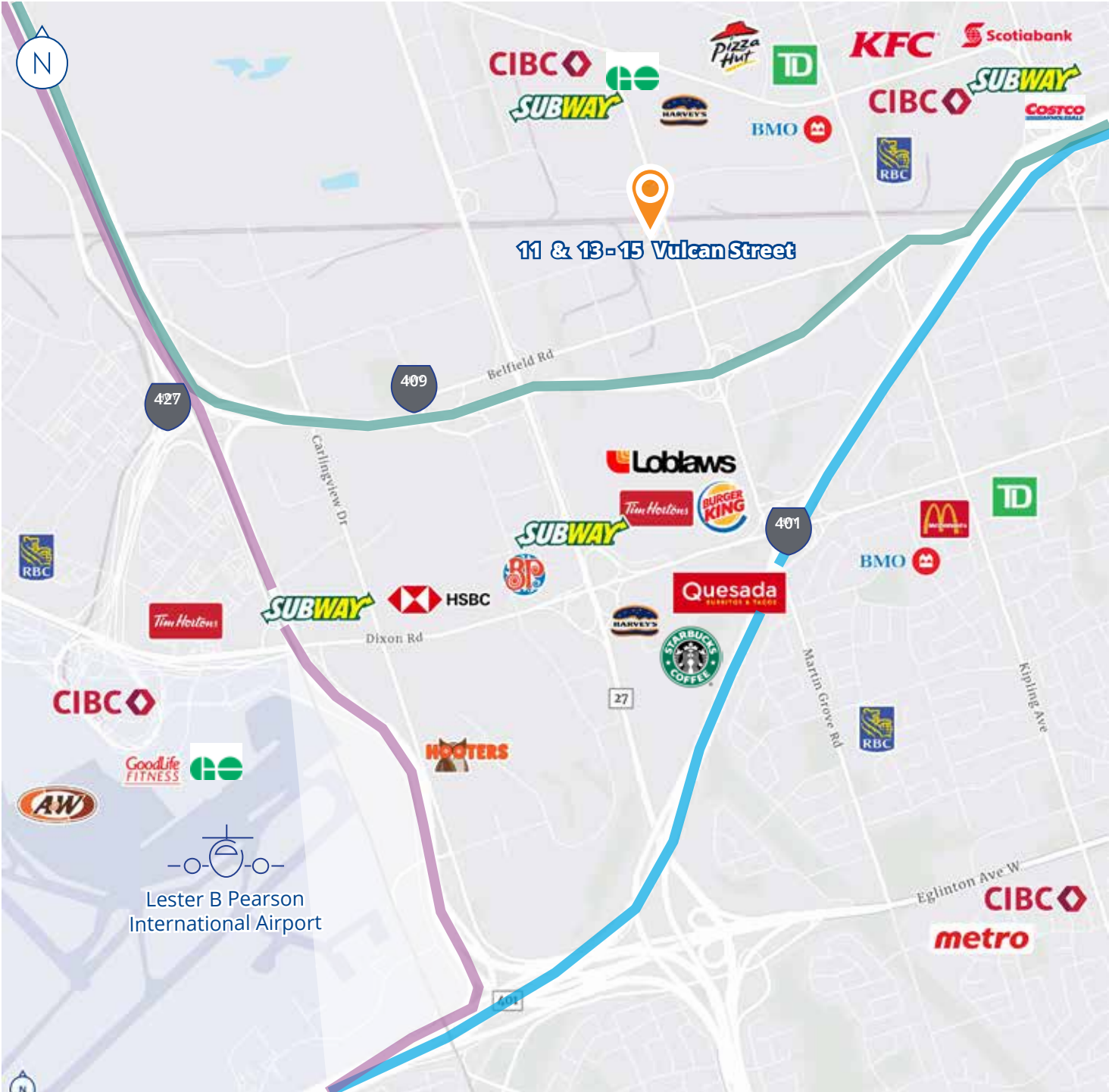
19,140
Square Feet

Nearby Amenities



11 & 13-15 Vulcan Street, Toronto

- 1** Lester B Pearson International Airport - 3.5 km, 4 minutes drive
- 2** Costco - 18.3 km, 15 minutes drive
- 3** Loblaws - 8.4 km, 10 minutes drive
- 4** Etobicoke North Train Station 1.7 kms, 4 minutes drive
- 5** GO Transit - 11.8 km, 13 minutes drive
- 6** CIBC Bank - 1.1 kms, 4 minutes drive
- 7** RBC Bank - 1.1 kms, 4 minutes drive
- 8** Starbucks - 3.5 kms, 5 minutes drive





Colliers



11 & 13 - 15 Vulcan Street

Martin Grove Road

Vulcan Street

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