



31 Belvia Road

Toronto, ON

12,037 SQ. FT. INDUSTRIAL BUILDING FOR SALE/LEASE

Ted McNab*

Vice President

416 798 6226

Ted.McNab@cbre.com

*Sales Representative

Fronting on Belvia Road with access to Fima Crescent
Conveniently located in Alderwood, Toronto.

Building Specifications

Total Area	12,037 sq. ft
Office	3,150 sq. ft. 1,575 sq. ft. per floor
Industrial	8,887 sq. ft.
Lot Size	0.514 acres
Clear Height	14'
Shipping	3 Drive In Level
Power	600 Volts / 400 Amps
Taxes	\$15,507.48 / 2022
Sprinklered	Yes
Fenced	Yes

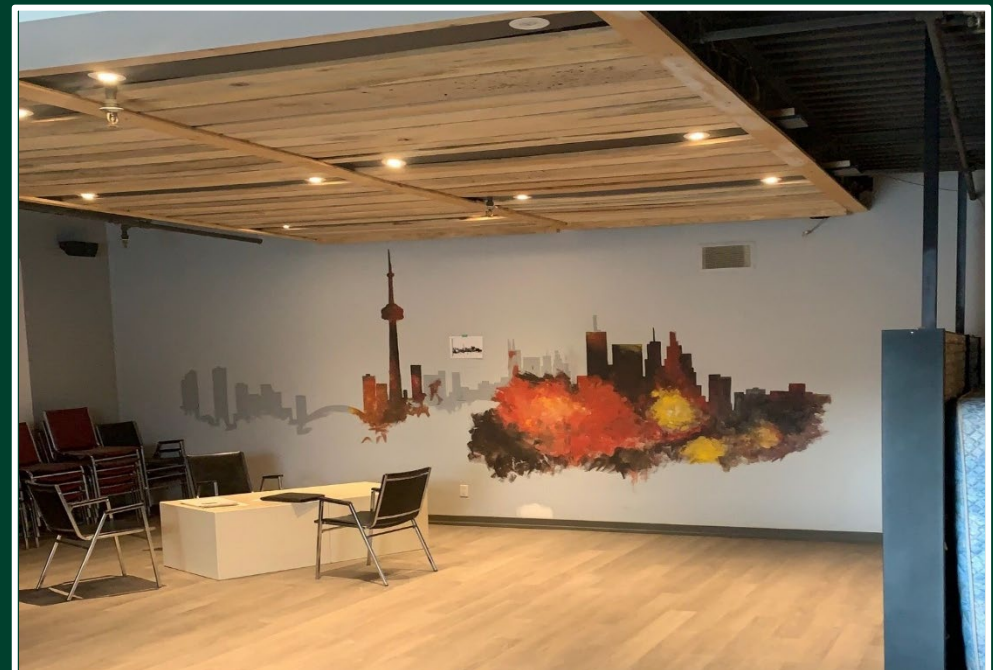
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Area Specifications

E1 Zoning

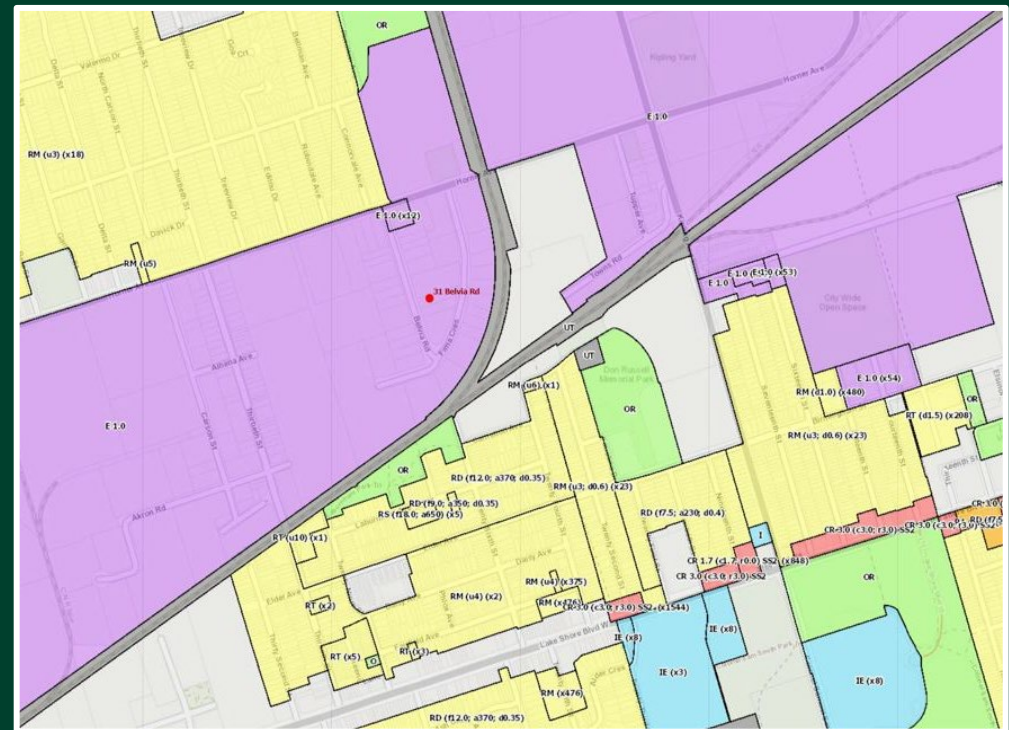
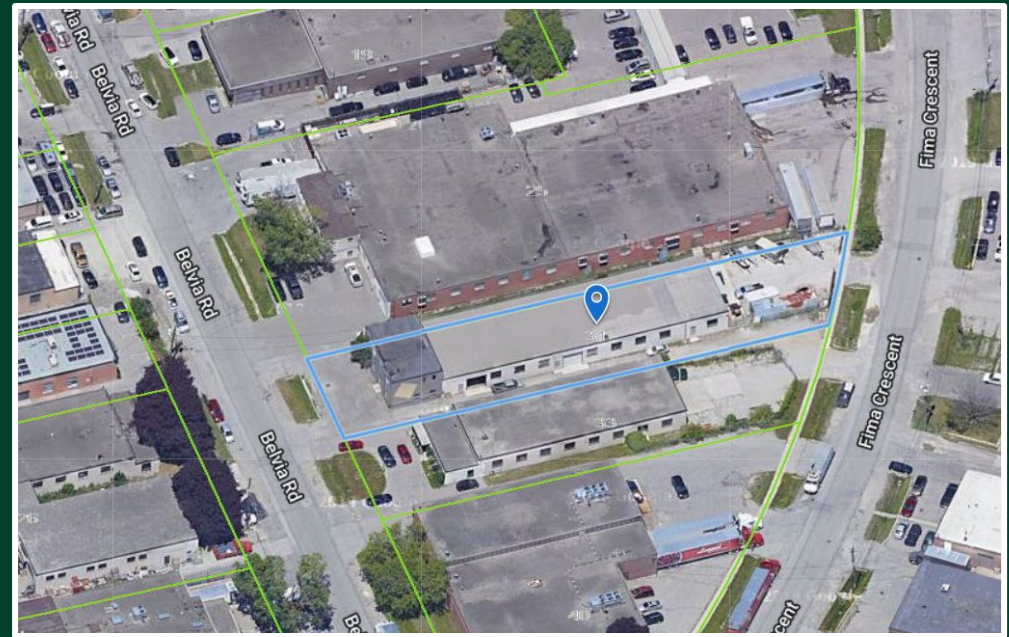
4 mins to Gardiner Expressway

8 mins to QEW

8 mins to HWY 427

6 mins to Long Branch GO

11 mins to Pearson Airport



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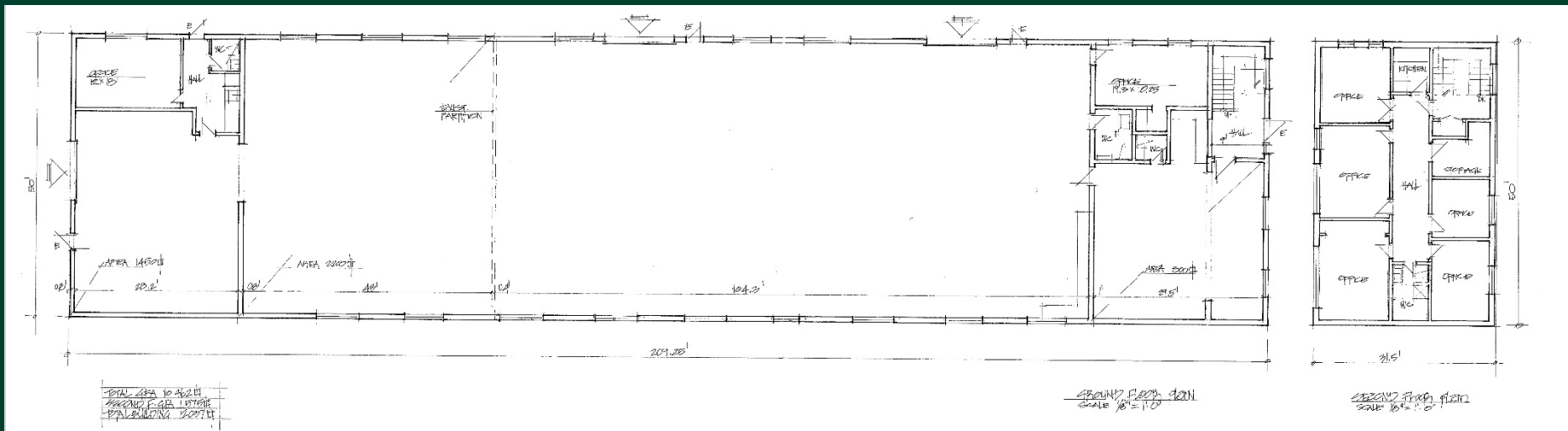
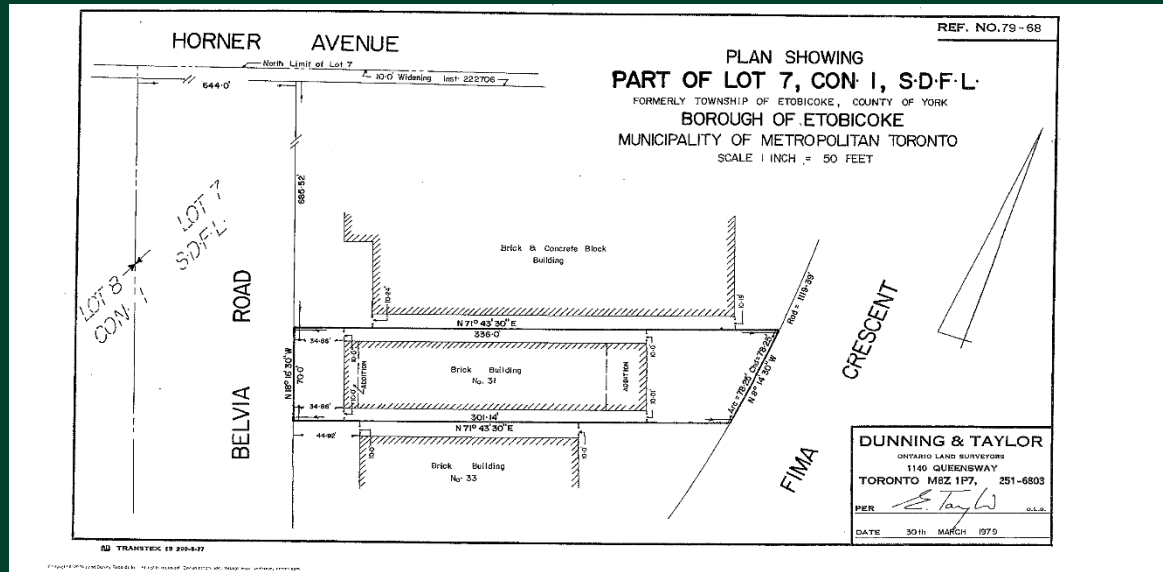
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Asking Price \$7,824,050.00

Lease Rate \$19.00 Net Per Sq. Ft.

T.M.I. (2022) TBC

Occupancy Immediate



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