



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

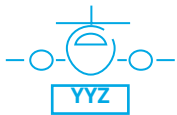
Property Overview



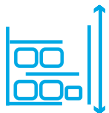
Proximity Hwy's
409/401/427/400/27



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.

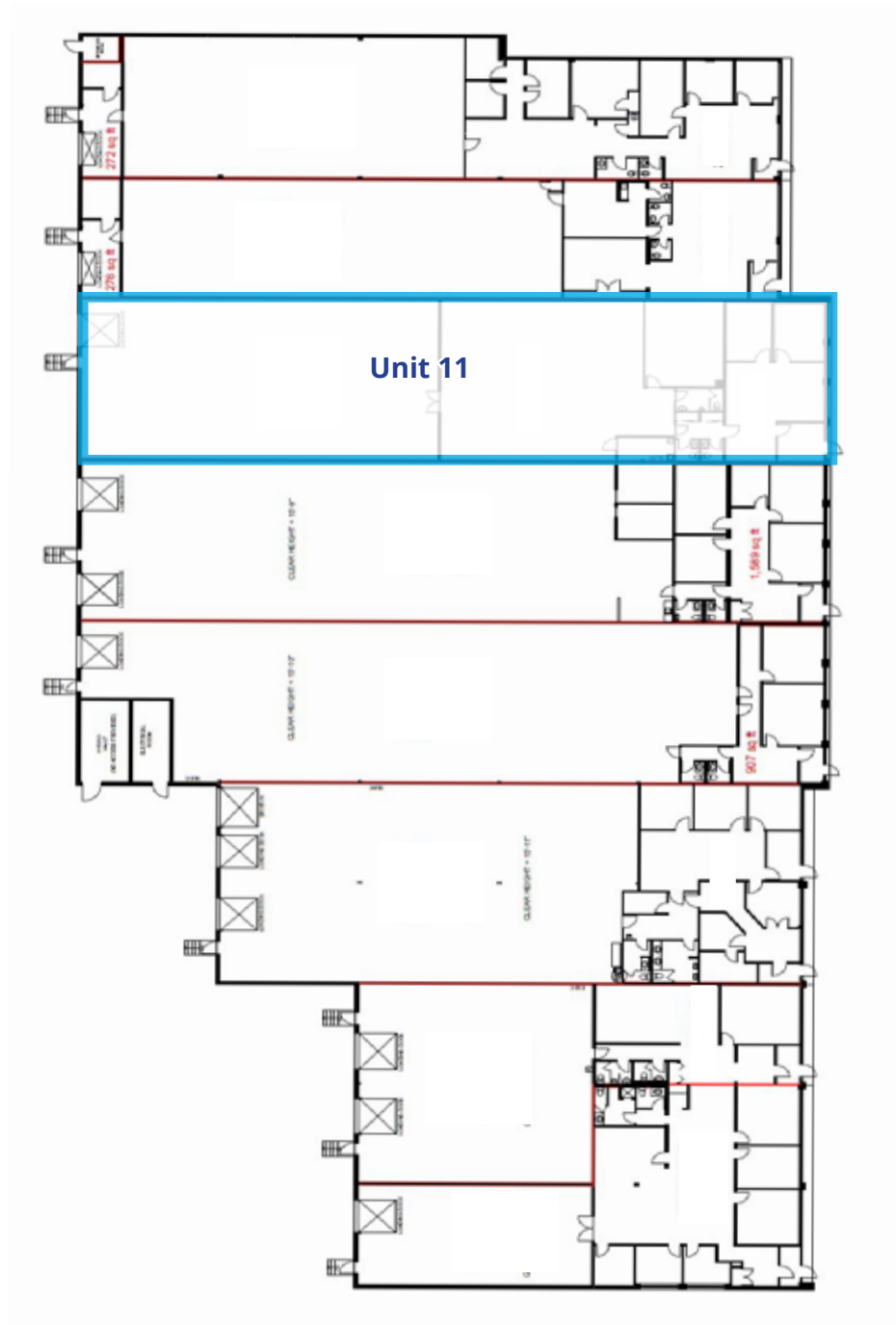
Located in close proximity to public transit options, Hwy's 409/401/427/400/27, and a multitude of amenities.

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

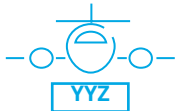
Property Overview



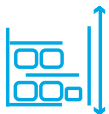
Proximity Hwy's
409/401/427/400/27



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.

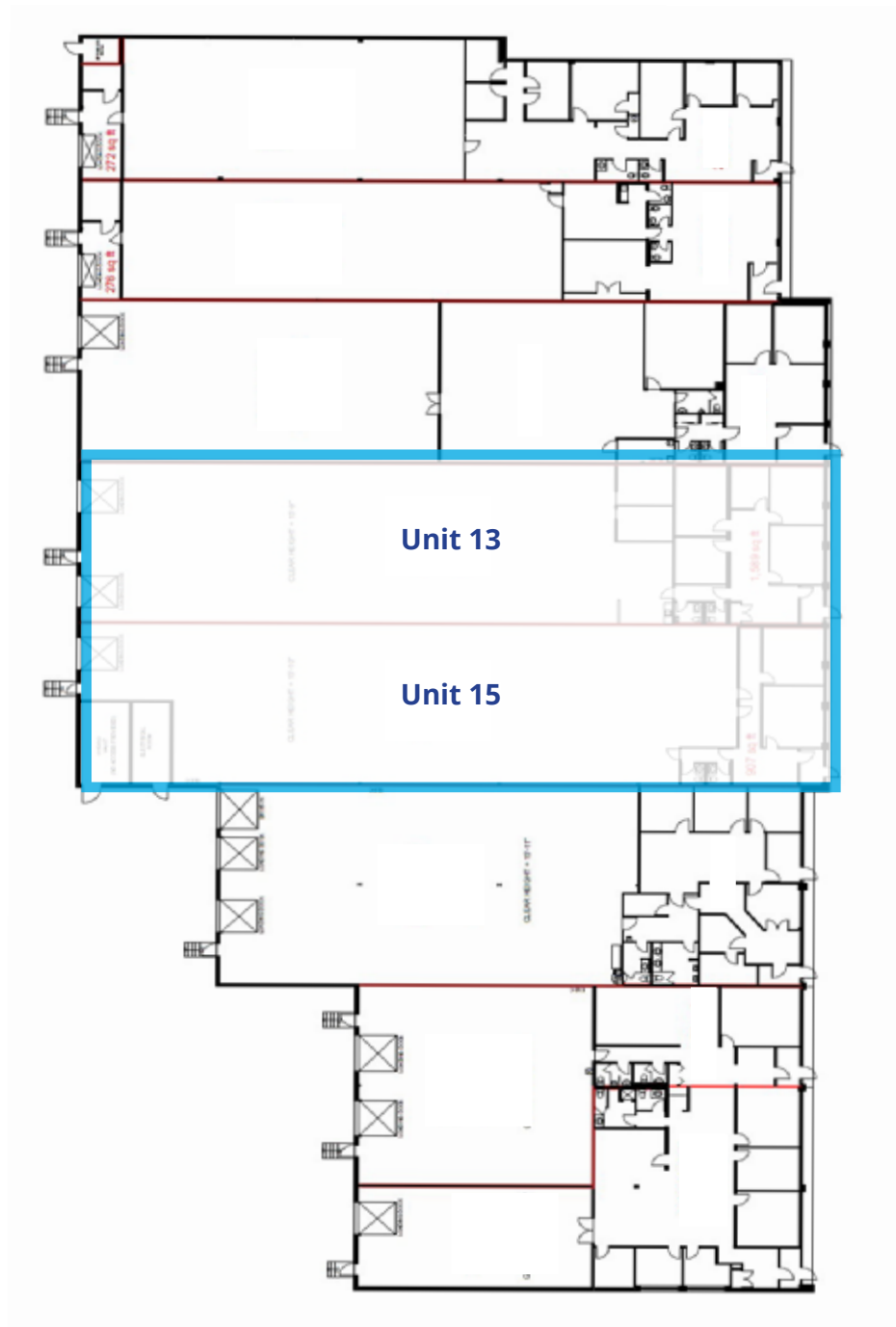
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| | |
|--------------------------|-------------------------------------|
| Address | 13 - 15 Vulcan Street, Etobicoke |
| Main Cross Street | Martin Grove Road and Vulcan Street |
| Zoning | E1 |
| Unit Area | 12,593 SF |
| Warehouse Area | 80% |
| 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

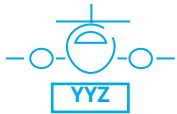
11 Vulcan St & 13-15 Vulcan St



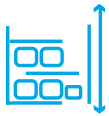
Proximity Hwy's
409/401/427/400/27



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.

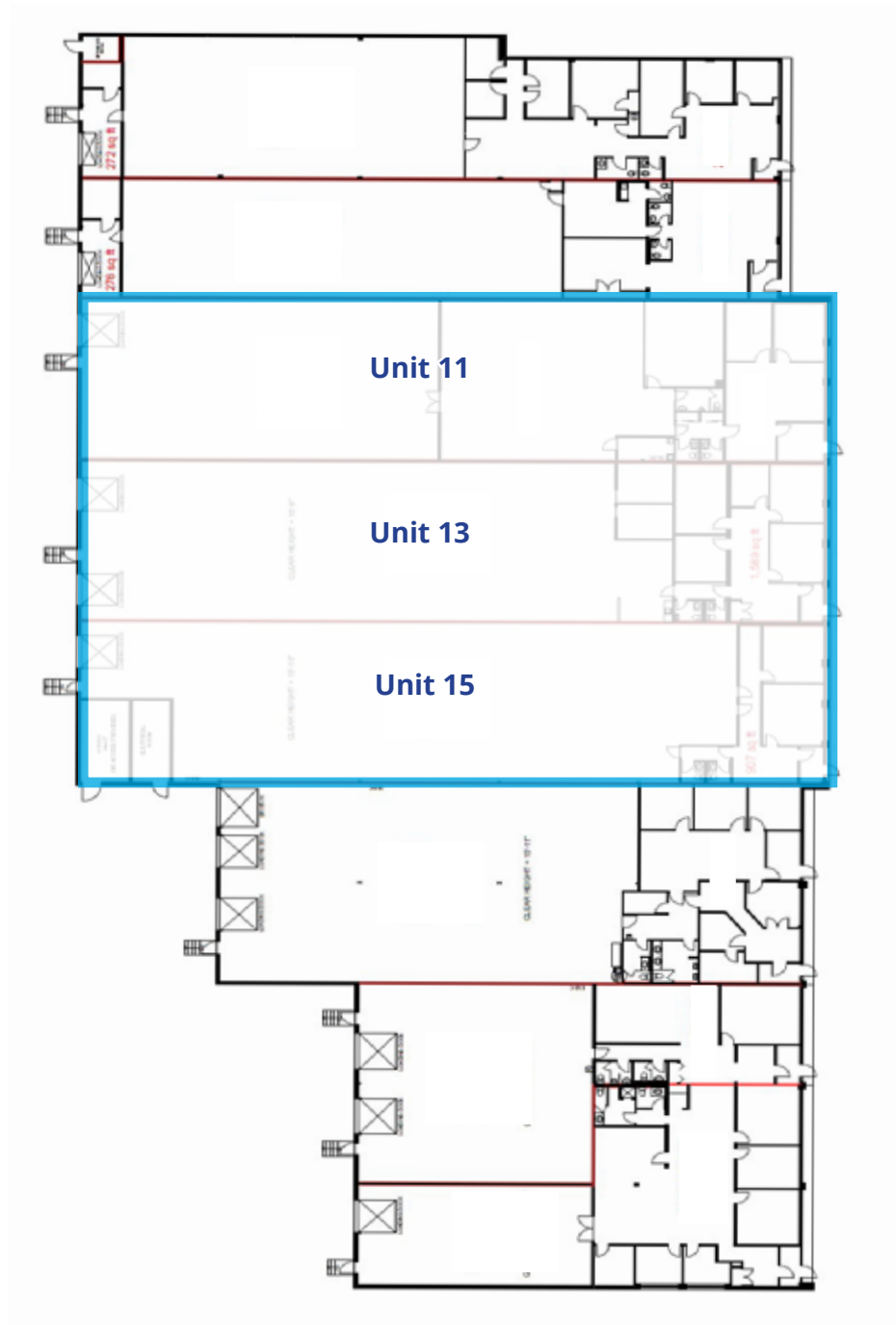
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| | |
|--------------------------|---|
| Address | 11 Vulcan Street & 13-15 Vulcan Street, Etobicoke |
| Main Cross Street | Martin Grove Road and Vulcan Street |
| Zoning | E1 |
| Unit Area | 19,140 SF |
| Warehouse Area | 80% |
| Office Area | 20% |
| 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.

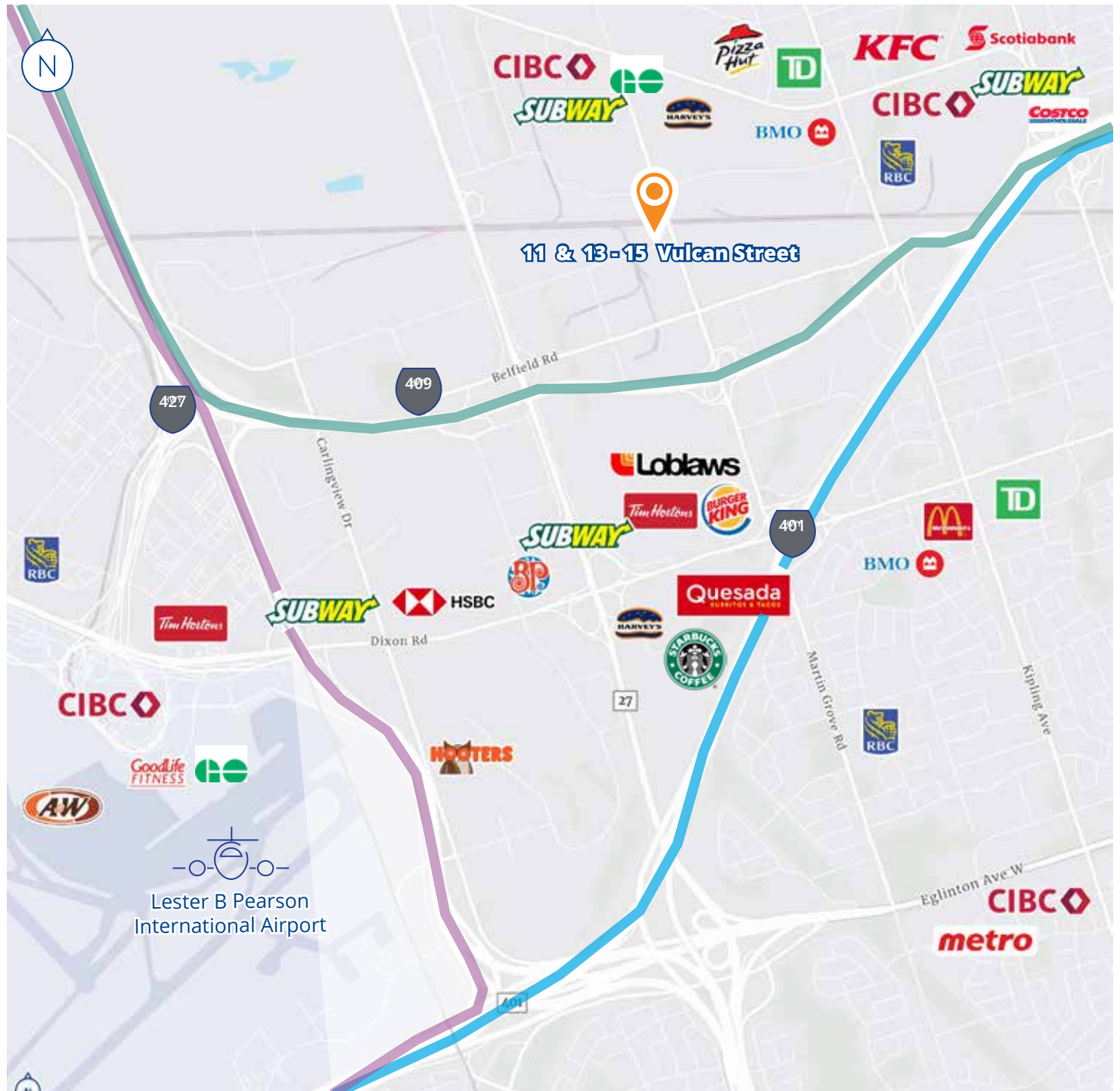
19,140
Square Feet

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

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

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