

75 Tycos Drive

TORONTO, ONTARIO

INDUSTRIAL FACILITY
AVAILABLE FOR SUBLEASE

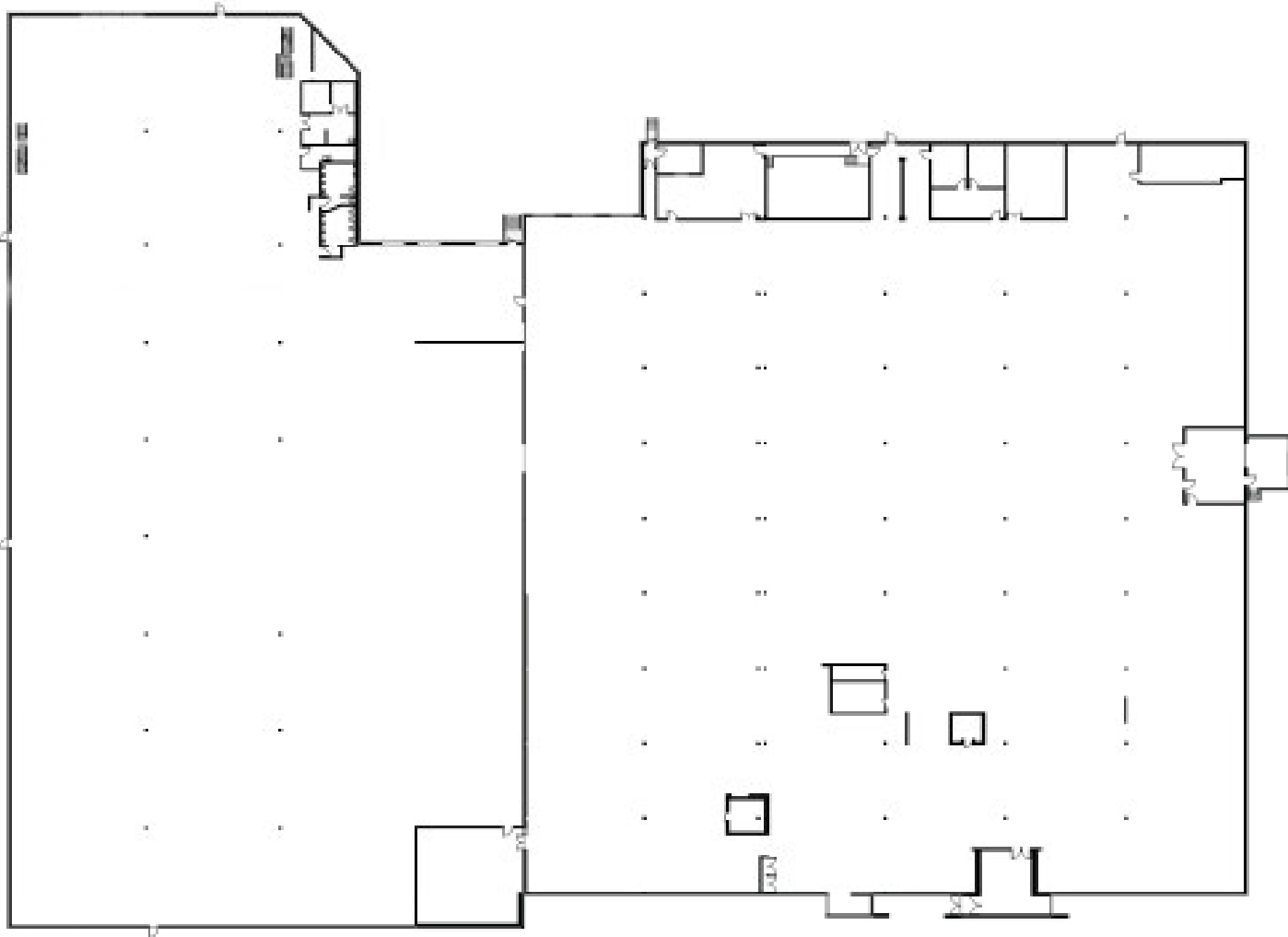


LOCATED IN THE HEART OF
THE DESIGN DISTRICT

**AVISON
YOUNG**

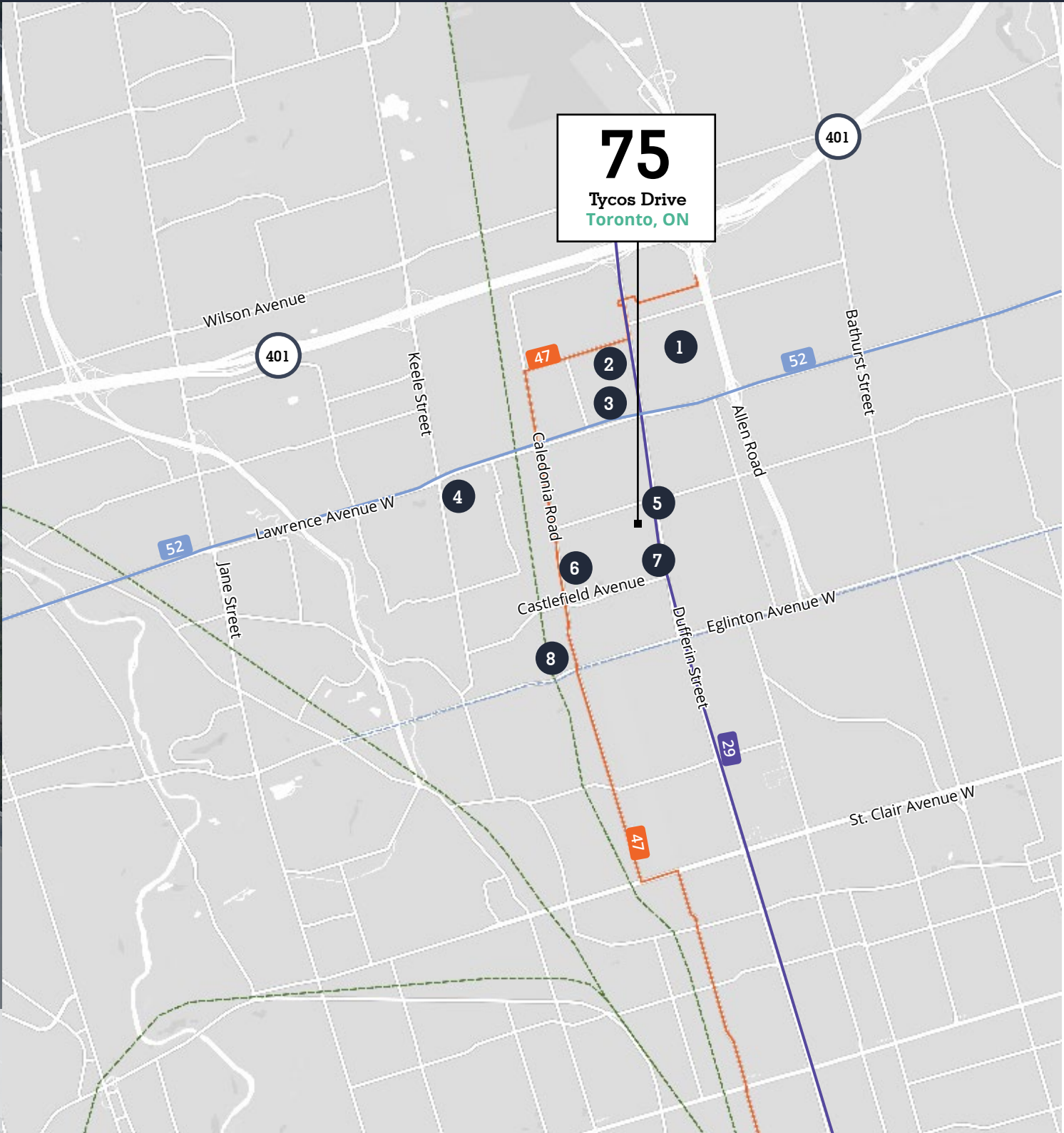
Property Highlights

-  Great last mile distribution capabilities
-  Ability to demise into two units
-  Warehouse is fully sprinklered
-  Partially air-conditioned warehouse space
-  New glazing and roof



AVAILABLE AREA	Unit 1:	60,104 sf
	Unit 1 & 2:	107,431 sf
LOT SIZE	4.41 acres	
CLEAR HEIGHT	Unit 1:	14'
	Unit 2:	24'
SHIPPING	Unit 1:	4 TL
	Unit 1 & 2:	7 TL
ZONING	E1	
POSSESSION	Immediate	
ASKING NET RENT	Unit 1:	\$11.95 psf
	Unit 1 & 2:	\$12.50 psf
ADDITIONAL RENT	\$3.23 psf (2024)	

Unparalleled connectivity & seamless transportation



Amenities & transit

- 1 Yorkdale Shopping Centre
Indigo
Sephora
Restoration Hardware
Joey
Hudson's Bay
- 2 Staples
Red Lobster
Burger's Priest
Party City
- 3 Freshii
Burger King
Shell
Harvey's
- 4 Metro
Scotiabank
LCBO
Walmart
- 5 Mr.Sub
Petro
CIBC
McDonalds
- 6 Rona+
Home Depot
Tim Hortons
Starbucks
- 7 Tim Hortons
California Sandwiches
Toronto Pho
Taste of Shawarma
- 8 FreshCo
Dollar Tree
Canadian Tire

 Train

 Eglinton LRT

 29 Dufferin

 47 Landsdowne

 52 Lawrence

DRIVE TIMES

Highway 407	15.8 km	18 min
Highway 401	2.9 km	6 min
Highway 404/DVP	14 km	15 min
Toronto Pearson Airport	18 km	20 min
Downtown Toronto	11 km	28 min

Amenities within 5KM

4
Hotels

647
Restaurants

46
Fitness Centres

54
Gas Stations

107
Banks

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For more information, please contact:

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