

FOR LEASE INDUSTRIAL SPACE

Morguard

# 35 WORCESTER RD

ETOBICOKE, ON



## HIGHLY FUNCTIONAL WAREHOUSE SPACE WITH BUILT OUT 2 STOREY OFFICE

35 Worcester Road is a free standing warehouse, production and head office facility built on approximately 7.8 acres located in Etobicoke, Ontario. The property is adjacent to Pearson Airport, on the east side of a 400 series highway immersed with other industrial buildings and approximately 0.5 km from the hotel strip. Zoning for the property is E 1.0 permitting various uses such as, restricted manufacturing uses, warehousing, office and production.

**Availability: Immediate**

- 3.7 km from Toronto Pearson International Airport
- Situated next to Highway 427
- TTC bus stop steps away

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## ASKING NET RENT

Starting at \$15.00/SF

## ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$2.56/SF*	\$1.34/SF	\$3.90/SF (2026, self managed)

## BUILDING DETAILS

Total Building Space: 182,966 SF +/-	Clear Height: 21' clear ceiling height
Office Space: 22,491 SF +/-	Power: Full useable output 720 amps, 600V. Possibility to upgrade to 2000 amps, 600 volts by changing transformer
Warehouse Space: 160,475 SF +/-	Truck Level Doors: 9
Brick & Block On Concrete Slab	Interior Truck Level Doors: 6
Number of Floors: Single storey industrial, 2 storey office	Drive in doors: 2
Year Built: 1971	
Leasing District: Etobicoke, ON	

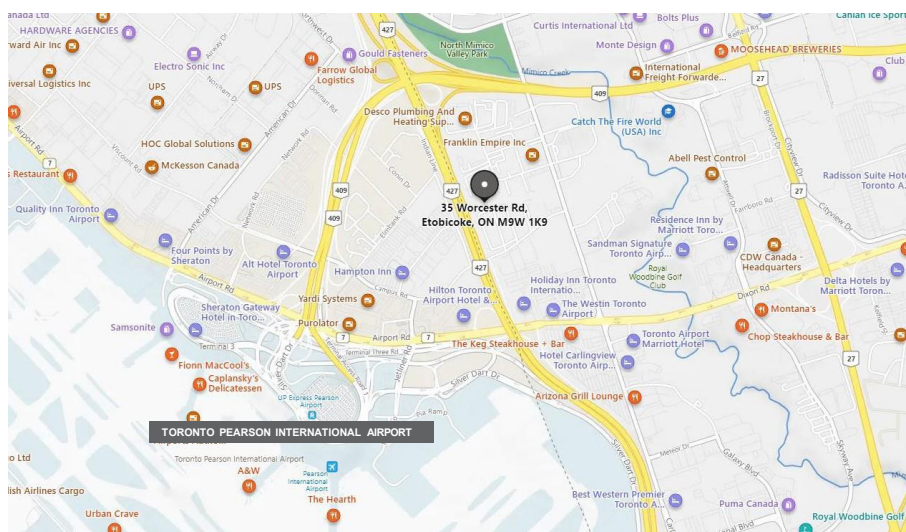


Exterior View



Exterior View

## LOCATION



35 Worcester Rd, Etobicoke, ON

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## FOR MORE INFORMATION

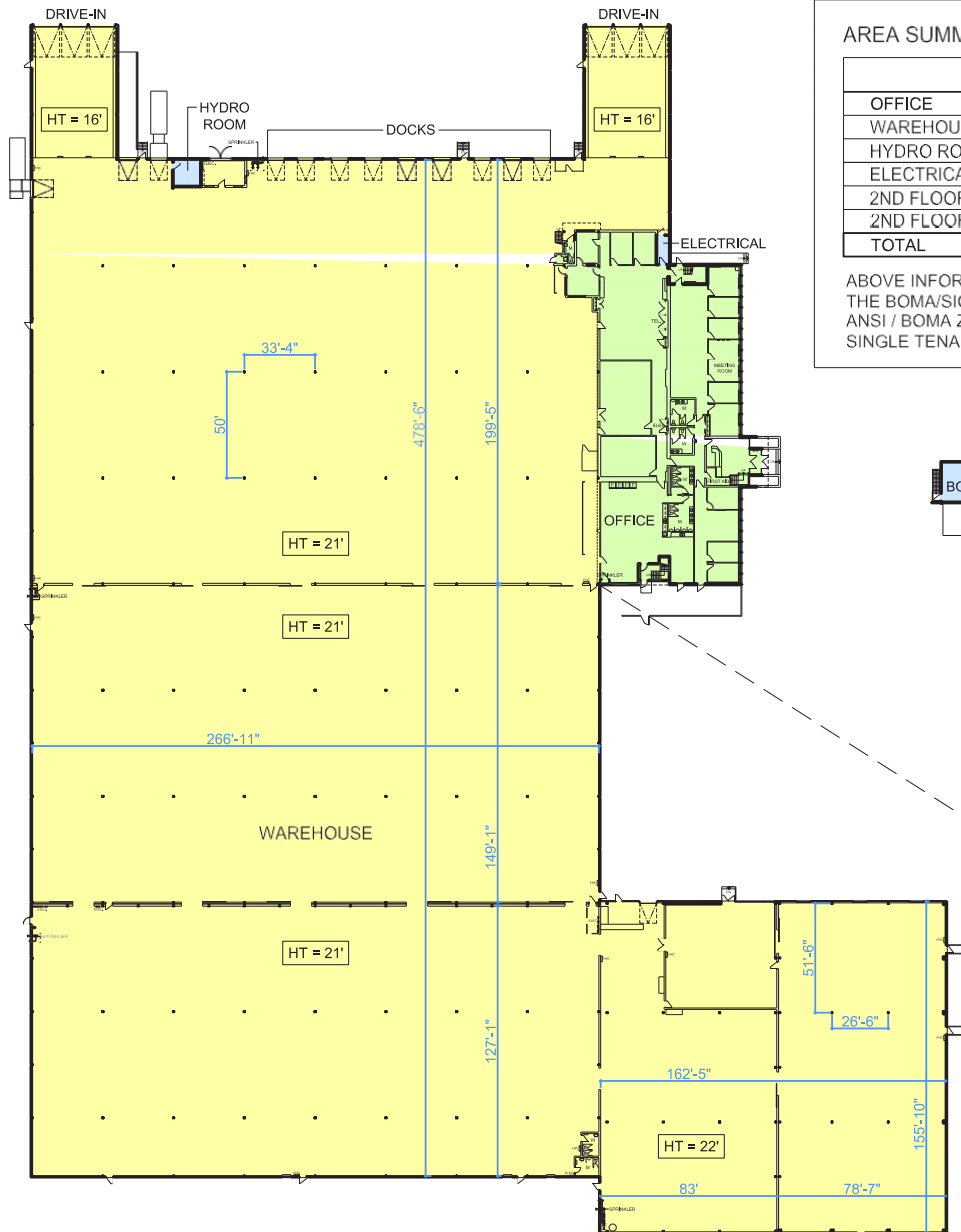
**PAOLO VALENTE** Salesperson  
 Director, Office & Industrial Leasing  
[pvalente@morguard.com](mailto:pvalente@morguard.com)  
 416-254-6387

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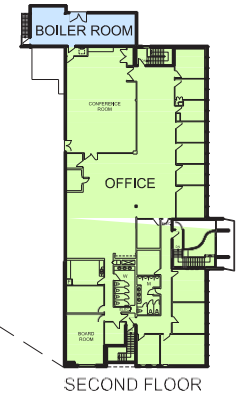
## FLOOR PLAN - 182,966 SF



**AREA SUMMARY**

	RENTABLE AREA
OFFICE	11,236 S.F.
WAREHOUSE	160,167 S.F.
HYDRO ROOM	199 S.F.
ELECTRICAL ROOM	109 S.F.
2ND FLOOR - OFFICE	10,346 S.F.
2ND FLOOR - BOILER ROOM	909 S.F.
<b>TOTAL</b>	<b>182,966 S.F.</b>

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2019 SINGLE TENANT OCCUPANCY



- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA

