

**6 MONTH RENT FREE
FIXTURING PERIOD***

* For any deal completed by the end of the year (2024) with terms acceptable to the Landlord. Refer to incentive brochure for eligibility criteria



LIMITED TIME OFFER

UP TO \$10,000 TRAVEL VOUCHER AVAILABLE



**CLICK HERE OR CONTACT LISTING AGENTS
FOR MORE INFORMATION**

UP TO 78,122 SF

**1120 Birchmount Road
Scarborough, ON**

Details

SIZE	Unit 4: 39,146 sf Unit 5: 38,976 sf Total: 78,122 SF
ASKING RATE	\$12.00 psf net (Year 1)
T.M.I.*	\$3.50** (2024)
OCCUPANCY	Immediate

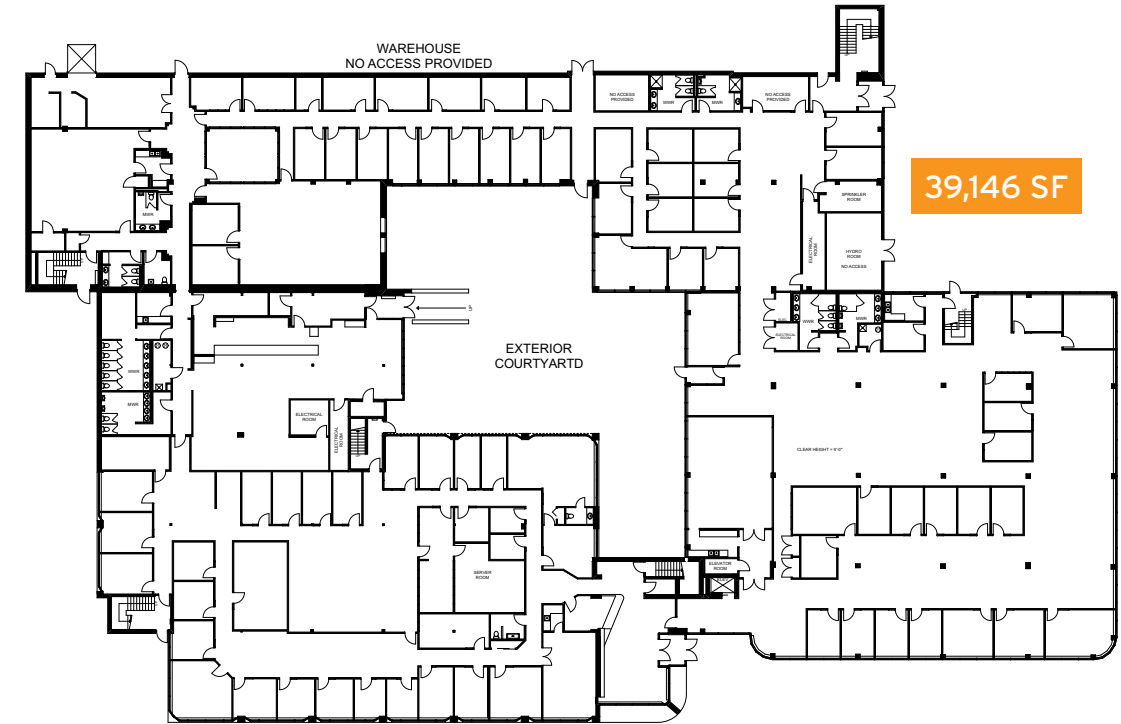
Highlights

- Available immediately
- Office over two floors with ability to be demised
- Can be combined with warehouse
- Elevator access to second floor
- Excellent parking ratio
- Public transit at doorstep
- 757 ft of exposure along Birchmount Rd
- Well located in the Golden Mile
- Close proximity to a variety of amenities
- Minutes to Highway 401

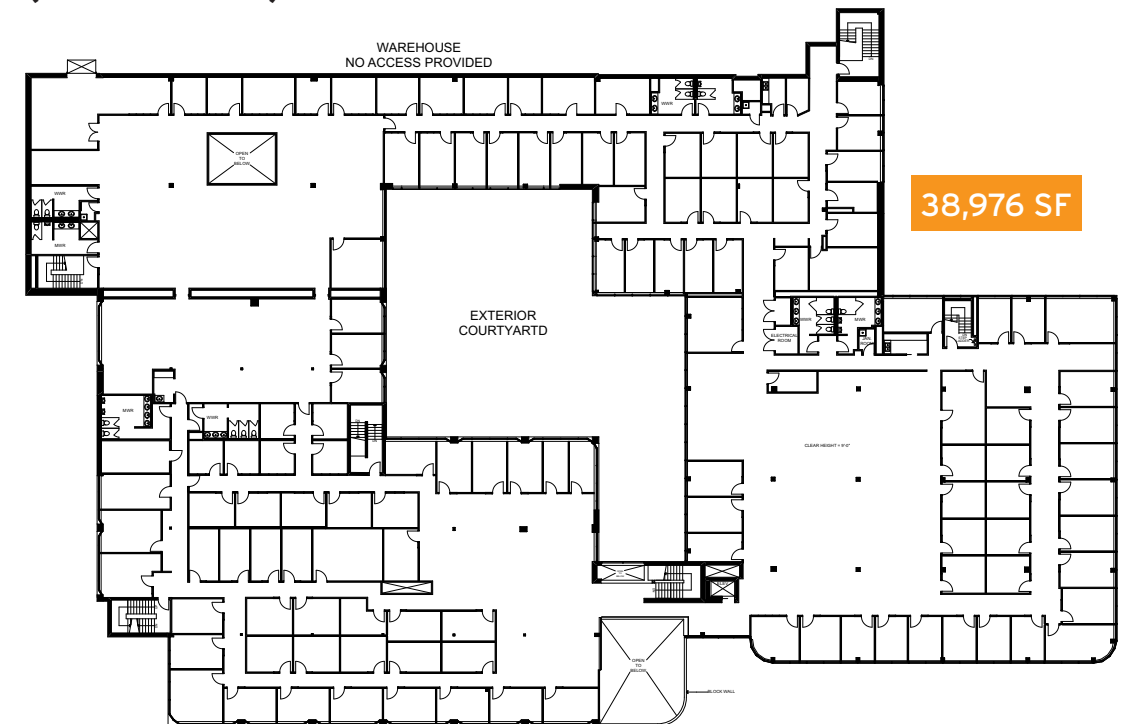
*Management fee of 15% of the T.M.I. is not included
** Utilities not included

Floor Plan

Unit 4 (Ground Floor)



Unit 5 (Second Floor)



Photos



Meet The Team



Owner / Developer

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 42 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

pureindustrial.ca



Leasing & Marketing

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

avisonyoung.ca



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