

SHORT TERM LEASE OPPORTUNITY

# **20 TOWNS ROAD**

INDUSTRIAL FACILITY



CB  
METROPOLITAN



# PROPERTY DETAILS

This concrete building was built with metal cladding, which provides high level security. It has a high density wet sprinkler system throughout. The buildings location is discreetly situated but close to major highways and public transit including easy access to HWY 427 and the QEW. The building also has staff parking at the front of the building, as well as 4 truck-level shipping doors.

Industrial facility of 180,000 SF consisting of three floors of 60,000 square feet each, divisible to 30,000 SF per side or 10,000 SF via metal fencing. Landlord will provide electric pallet trucks at the loading dock and on each floor.

There is a 21 foot clear ceiling height and 20ft by 20ft bay. Each floor is serviced by freight elevator with 21 foot clear height.

LOCATION	South of Horner Ave and West of Kipling Ave, on Towns Road. <a href="#">CLICK FOR MAP</a>
BUILDING DETAILS	Main Floor 10,000 SF 2nd Floor 10,000 SF to 30,000 SF (Divisible)
RENTAL RATE	Main Floor \$18.00 PSF/NET + Hydro 2nd Floor \$10.00 PSF/NET + Hydro
TERM	Short Term Up To 2 Years
POSSESSION	Immediate
AVAILABLE	Immediate





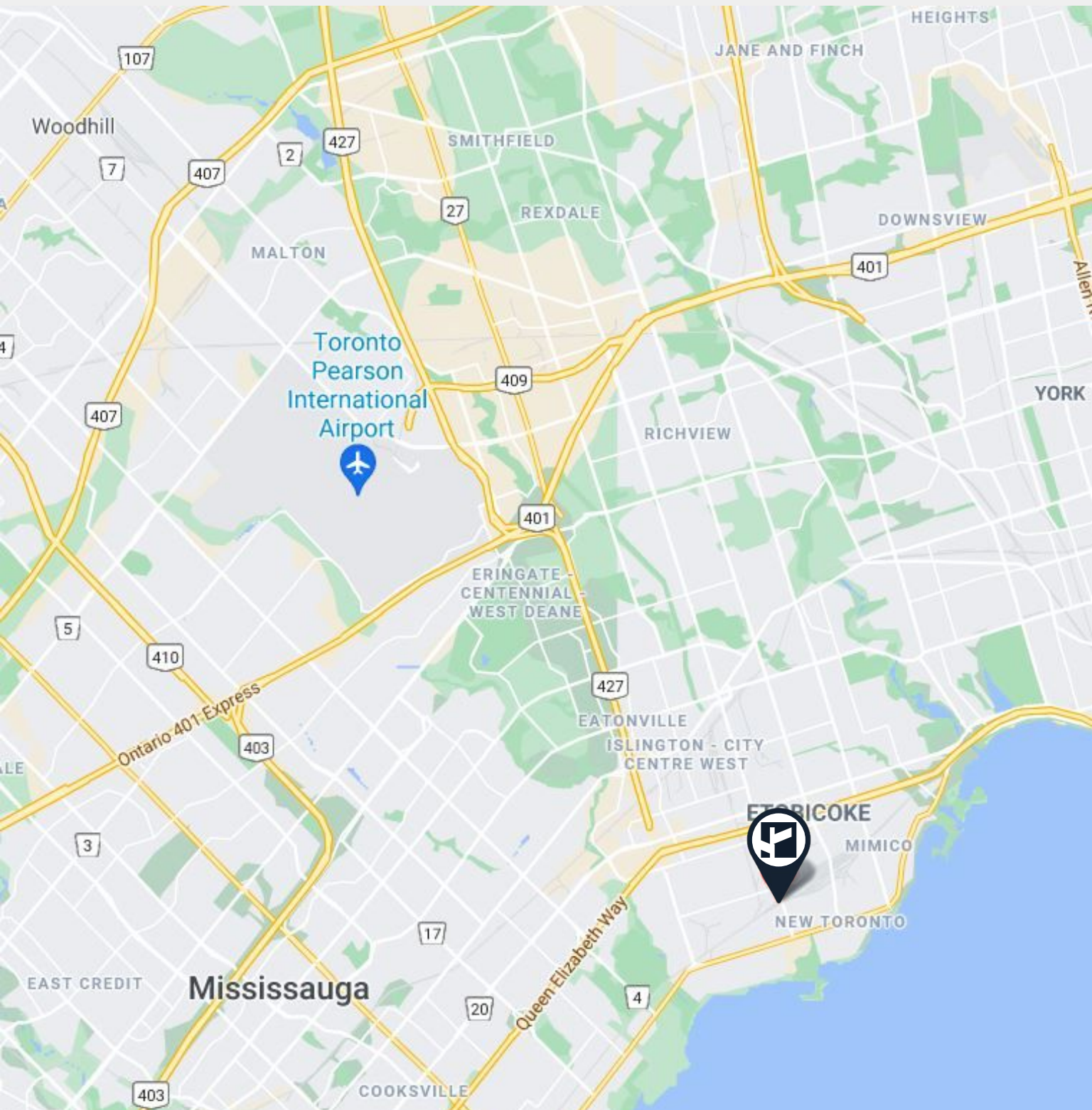
# POTENTIAL SHORT TERM USES

---

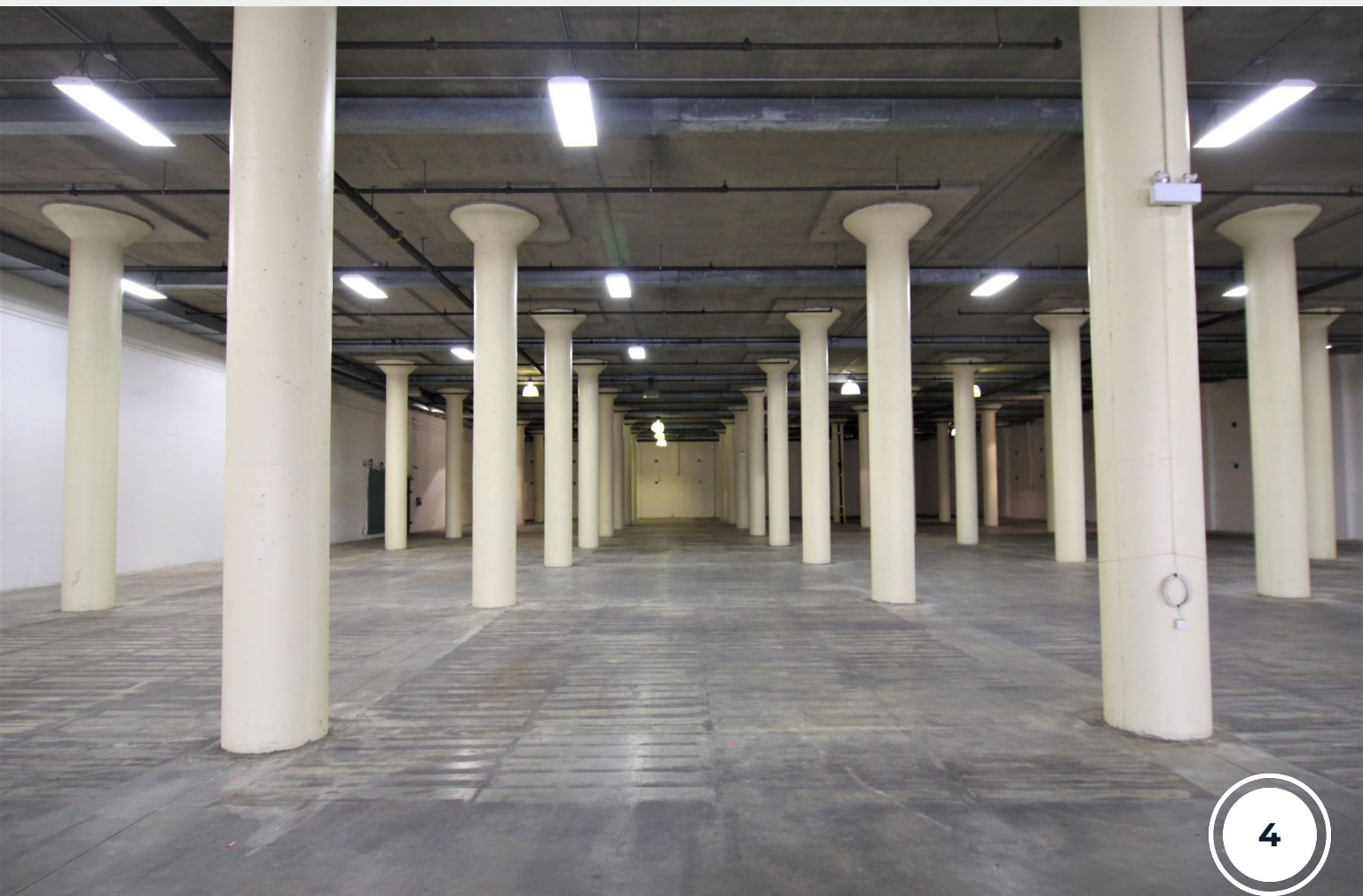
- Oversized storage and/or high end storage given security of building
- Clean Manufacturing
- High-end Auction Space or Showroom
- Short term warehouse space
- Movie or Television Production Studio or Ancillary Production Uses (workshop, wardrobe office)
- Reality Games Space
- Art Gallery / Exhibition Space / Event Space
- Artist / Sculptor / Photography Studio



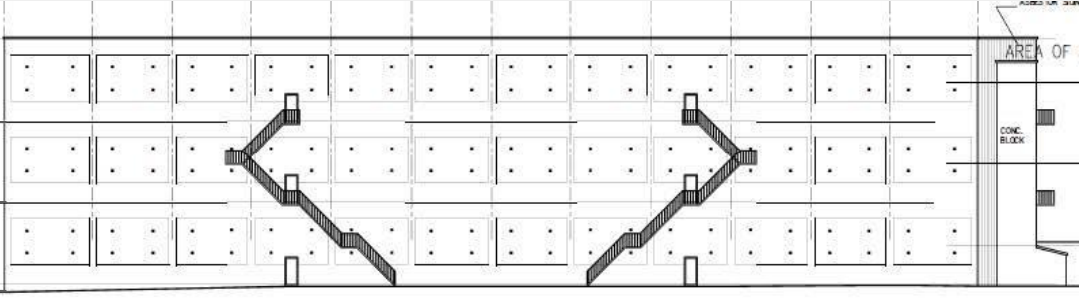
# AREA MAP







# PROPERTY DETAILS

CLEAR HEIGHT	
3RD FLOOR - 21'	
2ND FLOOR - 21'	
1ST FLOOR - 21'	





# 20 Towns Road



CB  
METROPOLITAN

**TIM NOVAK**

Senior Vice President,  
Sales Representative

416.703.6621 x 246

[Tim.novak@cbmetcom.com](mailto:Tim.novak@cbmetcom.com)

370 King St W. | Suite 802 Toronto, ON | M5V 1J9 416.703.6621 [www.cbmetcom.com](http://www.cbmetcom.com)

The information contained herein has been gathered from sources deemed reliable. However, CB Metropolitan Commercial Ltd., Brokerage, its agents, or employees make no representations or warranties on the accuracy of said information. Prospective tenants and their agents are advised to independently verify any information provided herein. CB Metropolitan Commercial Ltd., Brokerage \*Sales Representative \*\*Broker