

FOR LEASE

# Easy Access to Highways

# 3,647 SQUARE FEET AVAILABLE

21 VULCAN STREET • TORONTO, ONTARIO • M9W 1L3



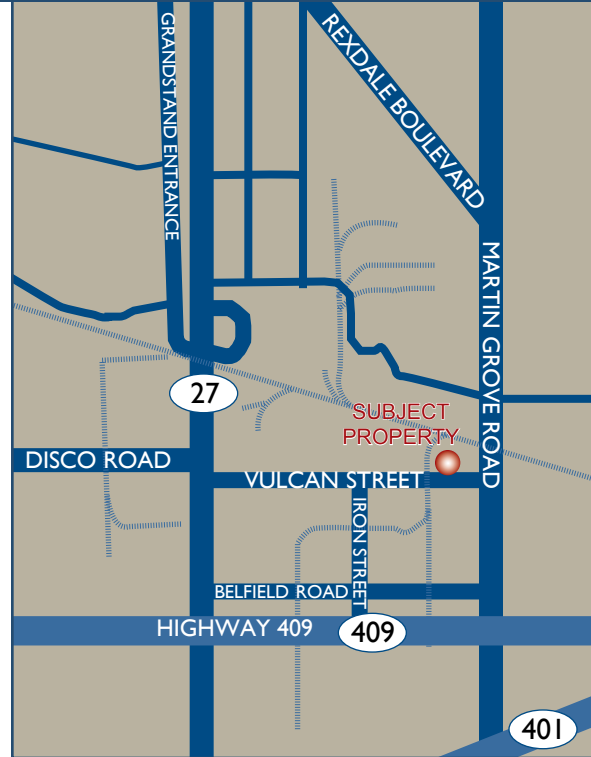
## MARTIN GROVE ROAD AND HIGHWAY 409

AVAILABLE AREA:	3,647 square feet
CLEAR HEIGHT:	15 feet clear
NET RENT:	\$4.25 per square foot
T.M.I.:	\$4.35 per square foot (estimate)
SHIPPING:	1 truck level shipping door

### COMMENTS:

- Well maintained property
- Clean unit for clean use
- 16 feet clear height
- Easy access to Highways 409/401/427
- Great TTC access
- Built out office space

*all information to be confirmed.*



*For additional information, or to book a tour, please contact:*

**COLLIERS INTERNATIONAL**  
 245 Yorkland Boulevard, Suite 200  
 Toronto, Ontario, M2J 4W9  
 Phone: 416.777.2200  
 Fax: 416.492.0100

**PATRICK EGAN**  
 Sales Representative  
 416.791.7200  
 patrick.egan@colliers.com

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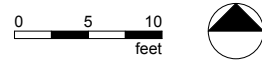
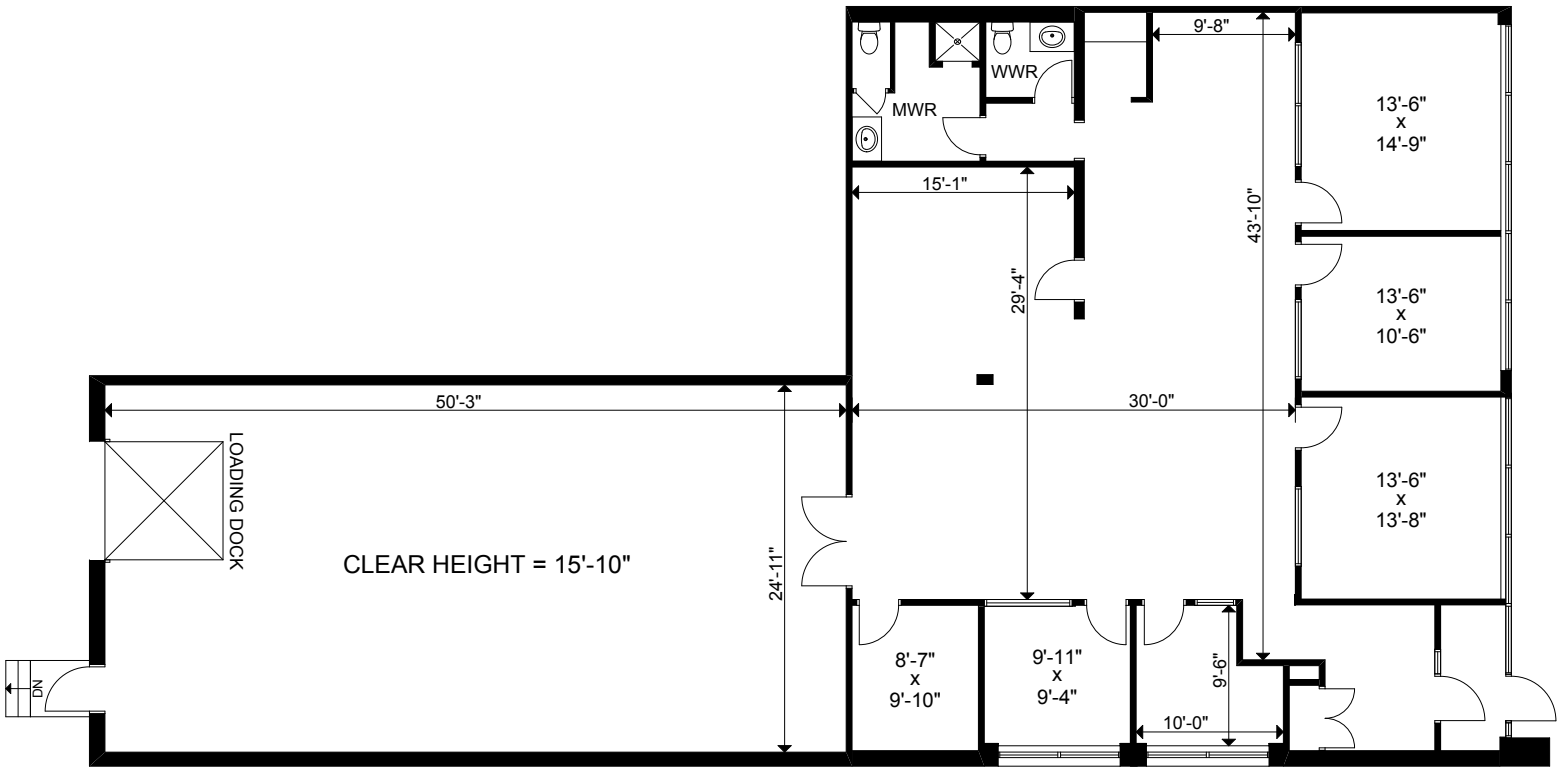
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## FLOOR PLAN - 21 VULCAN



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