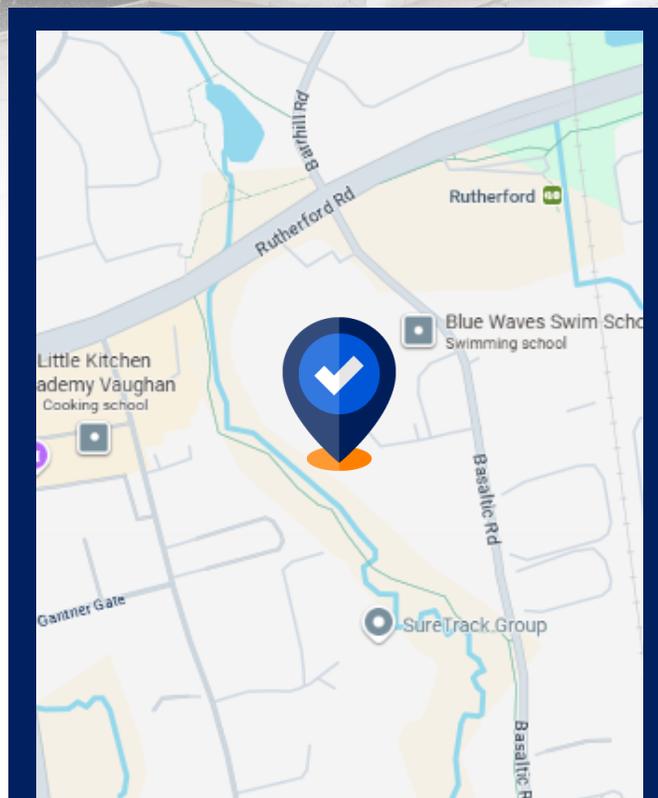




**Industrial Sublease Available**

**Space Profile**

<b>Premises</b>	19,004 SF on 1.69 acres
<b>Space</b>	16,028 SF Warehouse 2,076 SF Office
<b>Net Rent</b>	\$16.00
<b>TMI</b>	\$7.53 (2025 estimate)
<b>Shipping</b>	2 Oversized Drive-in Doors
<b>Zoning</b>	EM2
<b>Parking</b>	36 Spots
<b>Power</b>	1600 AMPS



**Features**

- Single tenant industrial property
- 19,004 square feet including 2076 square feet of office space with mix of private offices
- 24' clear height
- 2 oversized drive-in doors
- 1.69 acres with excess land for outside storage
- EM2 zoning offers a wide variety of uses
- Easy access to Highway 407 and 400



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Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

# 45 Moyal Court – Concord (Vaughan), ON



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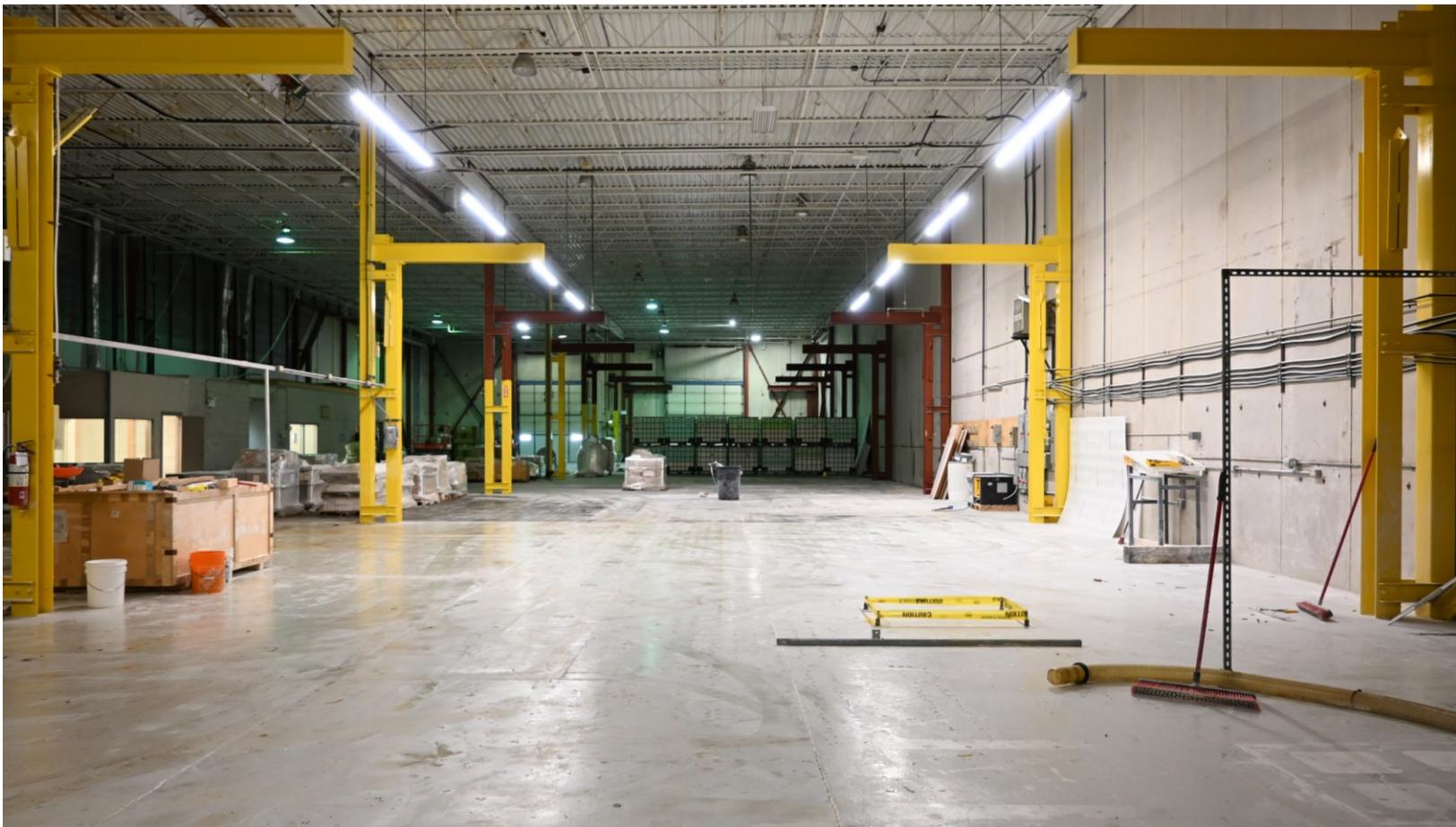
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