

# 427 Horner Avenue

Etobicoke, Ontario

For Lease



<b>Location</b>	Brown's Line & Horner
<b>Building Area</b>	25,200 sq. ft.
<b>Office Area</b>	3,100 sq. ft.
<b>Industrial Area</b>	22,100 sq. ft.
<b>Clear Height</b>	18'
<b>Power</b>	600V / 200A
<b>Zoning</b>	IC1
<b>Shipping</b>	2 Truck Level, 1 Drive-in

<b>Lease Rate</b>	\$5.50 per sq. ft. net
<b>TMI</b>	\$4.00 psf (2010)
<b>Possession</b>	November 2010

- Remarks**
- Clean complex
  - Offices in excellent condition
  - Close to highways, public transit, downtown and airport
  - Rent to escalate

For more information, please contact:

*\*Sales Representative; \*\*Broker*

**Lawrence D'Orsay\***  
*Executive Vice President*  
[ldorsay@indusite.com](mailto:ldorsay@indusite.com)

**Matt D'Orsay\***  
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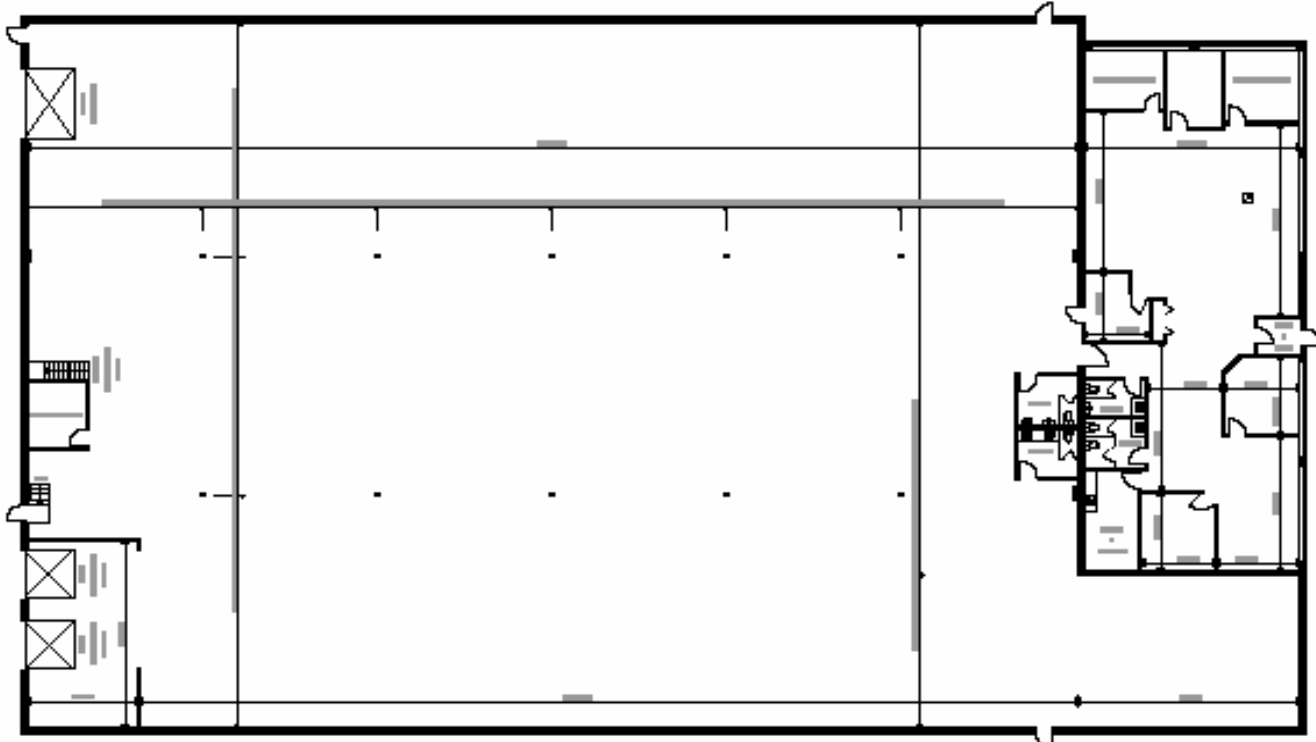
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## Floor Plan



Measured Using Laser Technology



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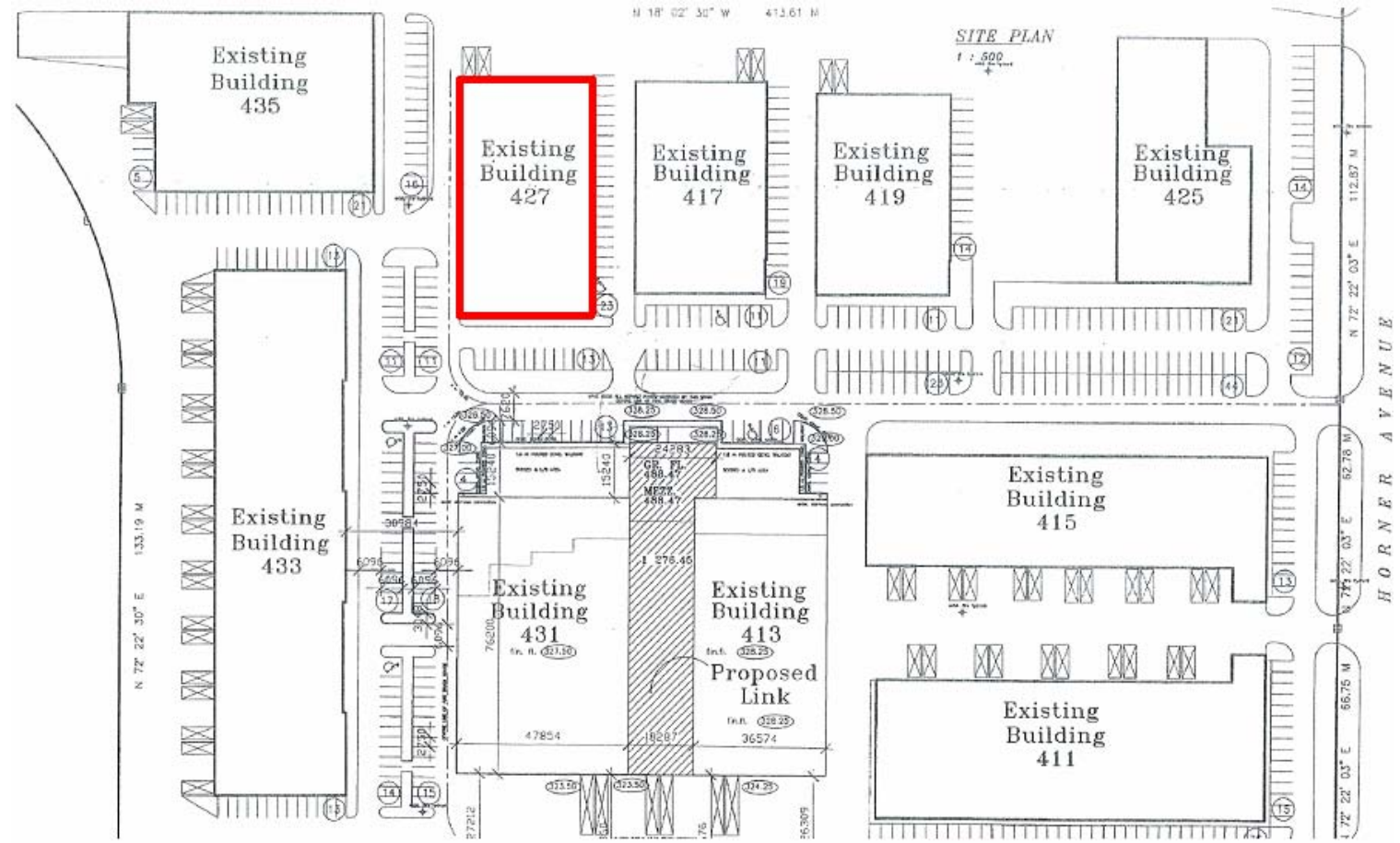
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## Site Plan



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## Additional Photos



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