



FOR SALE

INDUSTRIAL

MLS# E13590058

120 McLevin Avenue 4, Toronto, ON M1B 3E9

Malvern, Toronto · M1B 3E9

C\$ 1

0	0	23,639	—	—	For Sub-Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

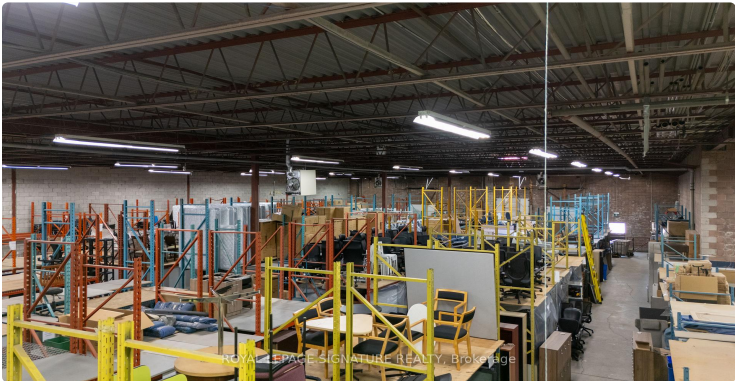
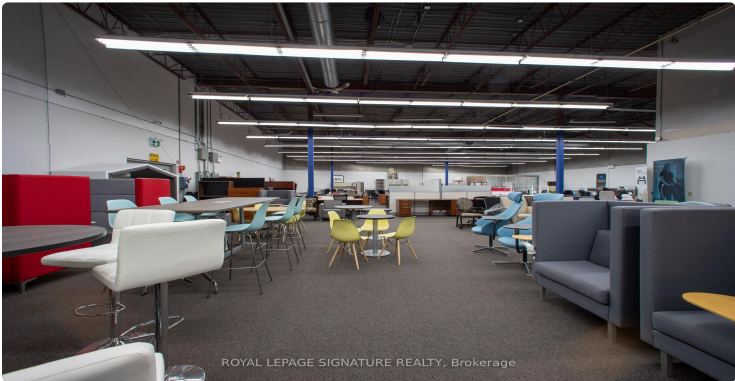
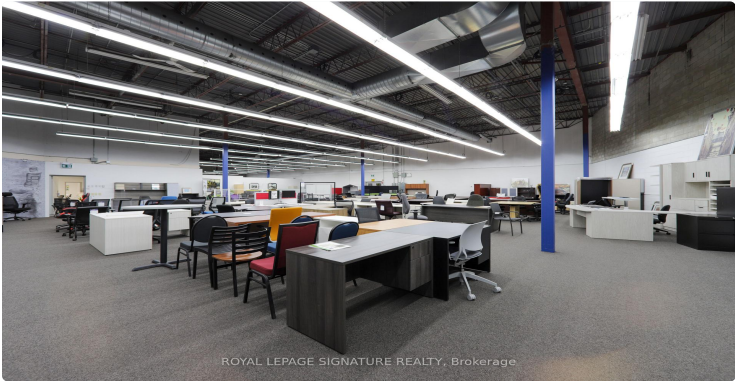
ABOUT THIS PROPERTY

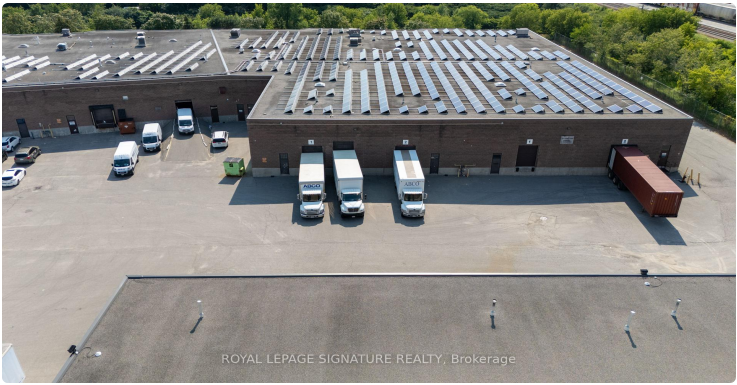
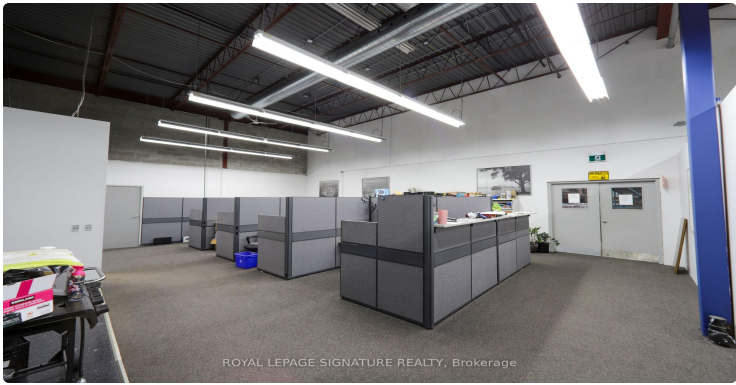
Below market sublease opportunity comprising approximately 23,639 sq. ft. of highly functional warehousing and distribution space in an established industrial node. The premises feature approximately 18-foot clear height, a bright LED-lit warehouse, ample parking, a large shipping yard accommodating 53-foot trailers, and a custom paint booth/bay. Showroom space offers added flexibility for display or additional warehousing. Excellent connectivity with immediate TTC access, a strong surrounding labour pool, and convenient proximity to Highways 401 and 407. Utilities are separately metered or separately billed and payable by the subtenant. Available for sublease through December 30, 2031.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$5
POSTAL CODE	M1B 3E9
NEIGHBOURHOOD	Malvern

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.