



FOR LEASE

INDUSTRIAL

MLS# E13697704

1160 Birchmount Road 2, Toronto, ON M1P 2B9

Wexford-Maryvale, Toronto · M1P 2B9

C\$ 15/mo

0	2	32,020	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Functional industrial unit with an extensive built-out office component in Toronto's Wexford Employment District at Birchmount Rd and Lawrence Ave E. The office area offers 12 private offices, a boardroom, two kitchens, a lunch room, and two washrooms. The warehouse features 20' clear height, two loading docks, two washrooms and pylon heating, with 600V/200A power. Zoning accommodates warehousing, wholesaling, manufacturing, industrial sales and service, custom workshop, service shop, laboratory, software development, studio and contractor's establishment uses. Excellent access to Highways 401, 404 and the DVP, TTC at the door and Lawrence East Station approx. 2 km away. Ample surface parking

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Lease
PROPERTY TYPE	Industrial
ANNUAL TAX	\$7
POSTAL CODE	M1P 2B9
NEIGHBOURHOOD	Wexford-Maryvale

GALLERY



LISTING AGENT

Pavel Shaganenko

BLUETICK REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.