

**COMPOUND SPACE  
AVAILABLE**

INDUSTRIAL FOR SUBLEASE  
**629 ERIN STREET**





## PROPERTY HIGHLIGHTS

### (+/-) 3,065 SF AVAILABLE

- Office/Warehouse for Sublease on Erin Street
- 10' x 10' grade loading door
- Fully sprinklered
- Open office area, washroom, server room and open warehouse space
- Headlease expiry: November 30, 2025

**LEASE RENT: \$13.50 PSF**

**CAM & TAX: \$6.68 PSF (2025 EST.)**

**MGMT FEE: 6% OF GROSS RENT**





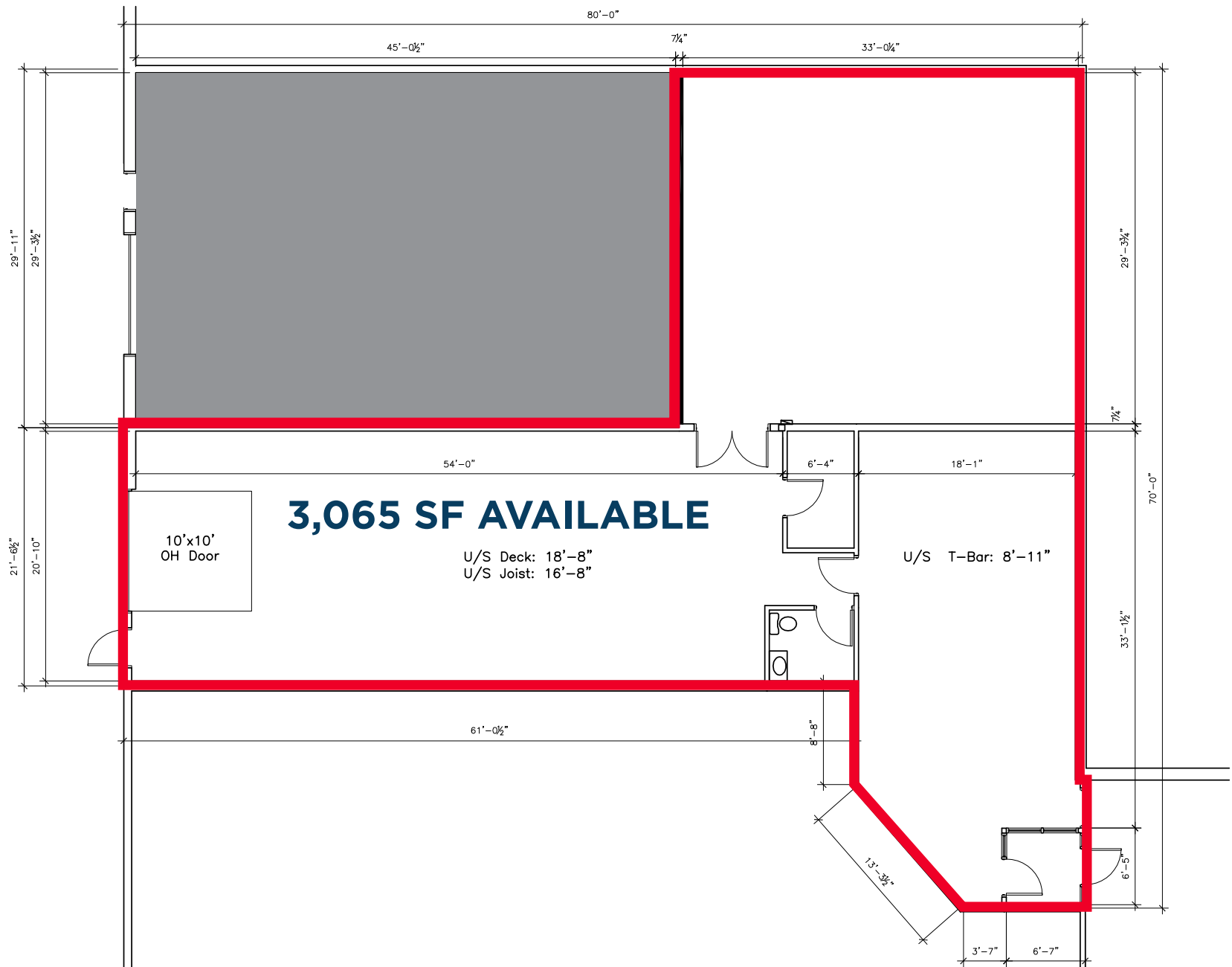


# LOCATION OVERVIEW





# FLOOR PLAN





# AREA MAP



Elice Ave

St. James St

Empress St

St. Matthews Ave

Erin St

Wall St

Portage Ave

Polo Park

Portage Ave

★ SITE



Mark's



P.F. CHANG'S



Long & McQuade  
MUSICAL INSTRUMENTS



Flea & Whiskey's









## CONTACT

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