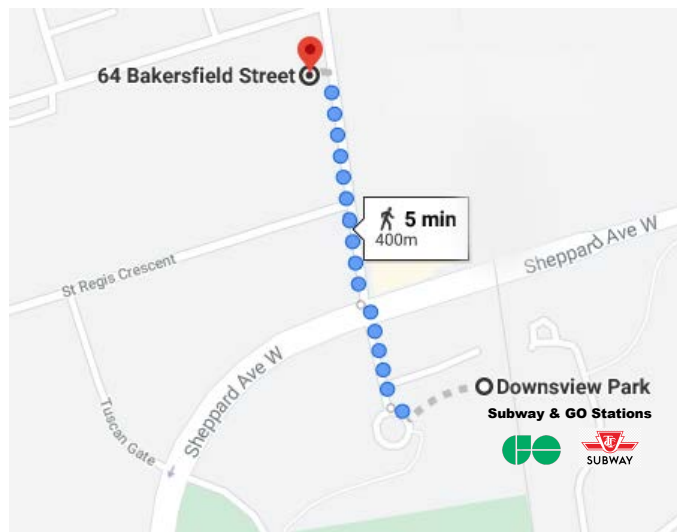


**FOR LEASE**  
Dufferin / Sheppard

**64 Bakersfield Street**  
**Toronto**

## INDUSTRIAL SPACE WITH HIGH PERCENTAGE OFFICE



**Total Area: 7,980 sq. ft.**

**Office Area: 77% +/-**

**Warehouse Area: 23% +/-**

**Possession: 30 Days TBN**

**Shipping: 1 Truck Level**

Street Exposure. Great ground floor industrial unit with high percentage office; no need to take elevator. Small storage / warehouse area with shipping door (1 truck level). High quality finishes. Windows on 3 sides. Right off Sheppard on Bakersfield. Easy access to 401 & Allen Road. 5 minute walk to Downsview Park Subway and GO Stations.

**For more information please contact:**

**Milan Melas**  
Broker  
416.987.7500  
milanm@capitalnorthrealty.com

**Joe De Leo**  
Broker  
416-987-7500  
joe@capitalnorthrealty.com



**8555 Jane Street, Suite 200, Vaughan, ON L4K 5N9**  
**Tel: 416.987.7500 Fax: 416.987.6600**

Statements and information contained herein are based upon information furnished by the Principal and Sources which we deem reliable - for which we can assume no responsibility, but which we believe to be correct. This submission is made subject to prior consummation, change in price or terms, errors, omission, or withdrawal from the market without notice.

