

3636

**WESTON ROAD
NORTH YORK, ON**



For Lease



**CUSHMAN &
WAKEFIELD**





// PROPERTY DETAILS

BUILDING SIZE

115,172 SF

ZONING

EH 1.0

SHIPPING DOORS

12 TL & 1 DI DOORS

CEILING HEIGHT

17'10"-20'10" CLEAR

TMI

\$3.65 PSF

POWER

1,800 A /600 V (93K UNIT)

OCCUPANCY

IMMEDIATE

AVAILABLE OPTIONS

UNIT 2	93,328 SF	12 TL, 1 DI	\$13.95 PSF
UNIT 2A	62,332 SF	7 TL, 1 DI	\$14.95 PSF
UNIT 2B	30,996 SF	5 TL	\$14.95 PSF

COMMENTS

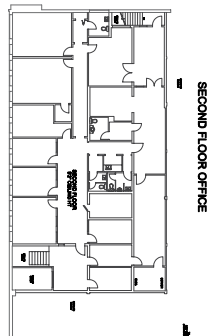
- Industrial building with exposure on Weston Rd & Fenmar
- 14,219 sf at 20'10" clear
- Excellent location with easy access to Hwys 400,401 and 407
- Fenced and secured shipping area with trailer parking



FOR LEASE

3636 WESTON ROAD, NORTH YORK

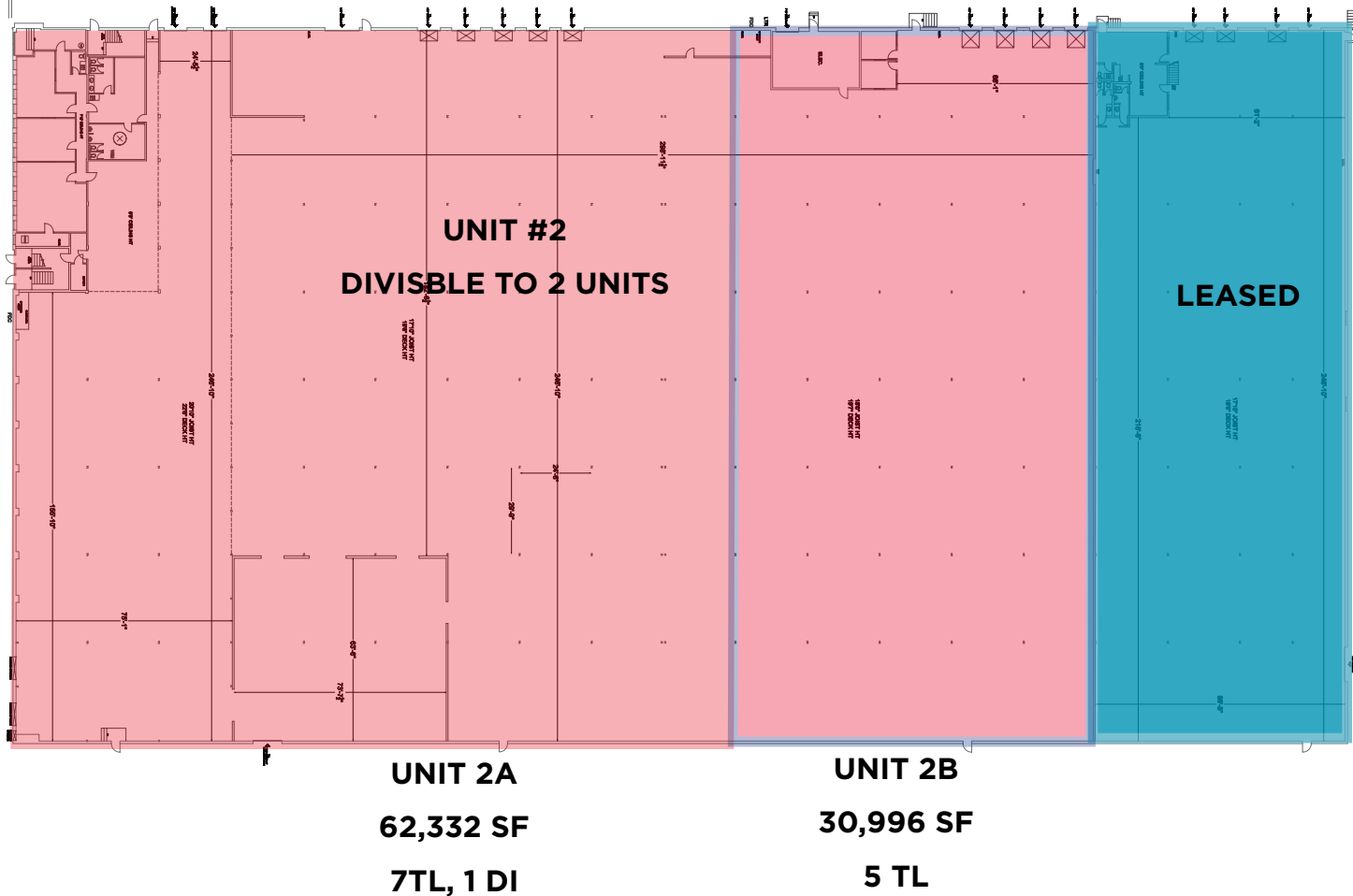
// FLOOR PLAN



OPTIONS AVAILABLE:

1. UNIT #2 93,328 SF (3,341 SF OFFICE AREA)
2. UNIT #2A 62,332 SF | 7 TL & 1 DI DOOR
3. UNIT #2B 30,996 SF | 5 TL DOORS

ADDITIONAL 4,702 SF 2ND FLOOR OFFICE AREA CAN BE PROVIDED



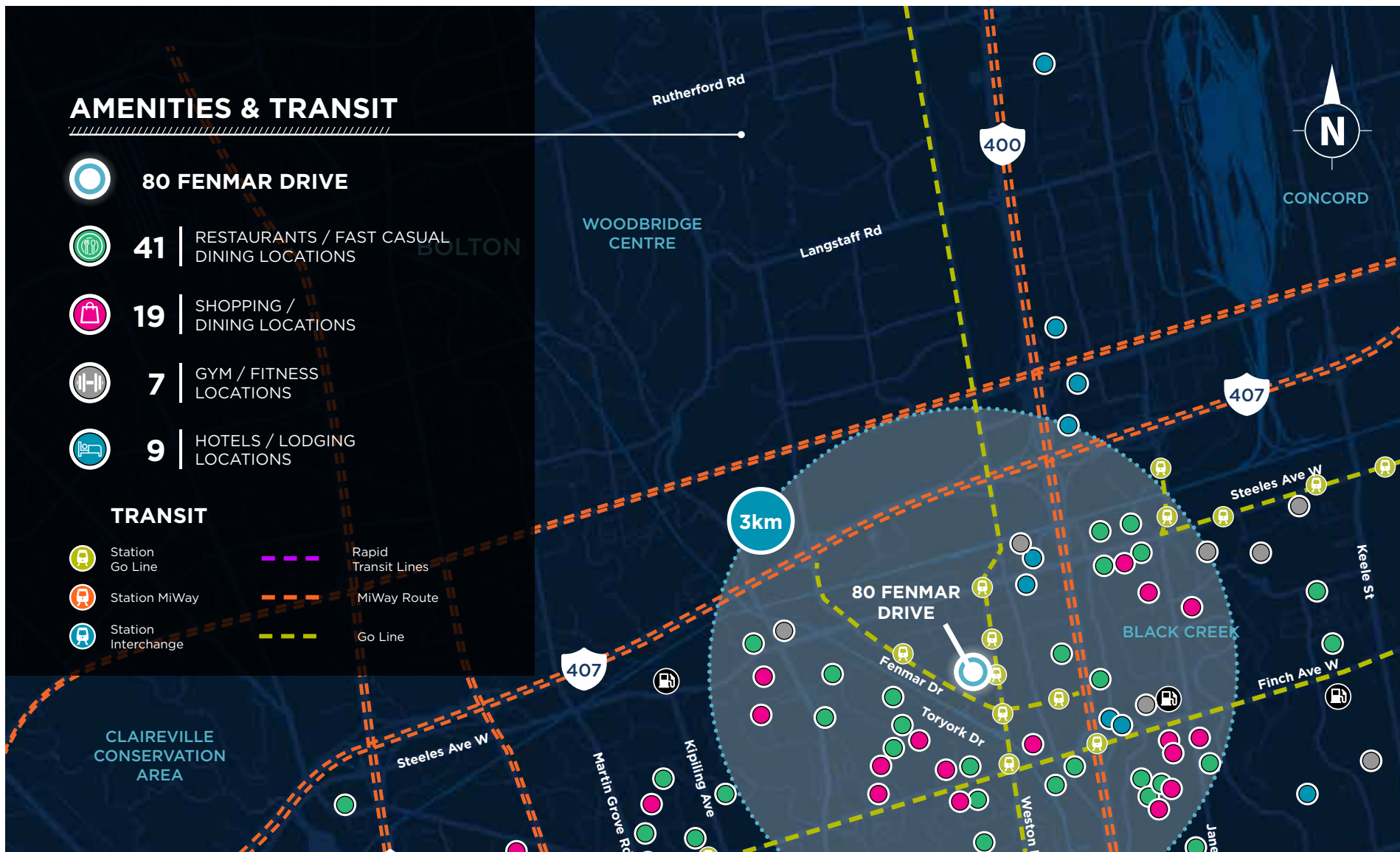
// PHOTOS



EH 1.0 PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service
- Laboratory
- Manufacturing
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station







DRIVE TIMES / DISTANCE

DESTINATION	DISTANCE	TIME
Highway 400	2.5 km	5 mins
Highway 401	5.8 km	8 mins
Highway 407	3.3 km	5 mins
Highway 27	6.5 km	9 mins
Highway 427	9.3 km	8 mins (VIA 407)
Pearson International Airport	13.2 km	12 mins (VIA 409)
Billy Bishop Toronto City Airport	33 km	50 mins
CP Intermodal	15.7 km	20 mins
Downsview Park GO Station	8.5 km	12 mins
Hwy 407 station	8 km	12 mins





**CUSHMAN &
WAKEFIELD**

GORAN BRELIH, SIOR
Executive Vice President
416.458.4264
goran.brelih@cushwake.com

DIANA MCKENNON
Sales Representative
647.400.9801
diana.mckennon@cushwake.com



ROCKY ASTRELLA
Sales Representative
647.836.4300
rockynordale@gmail.com

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.