

# 40

## SAMOR ROAD

NORTH YORK, ON



**FOR LEASE**  
28,000 SF

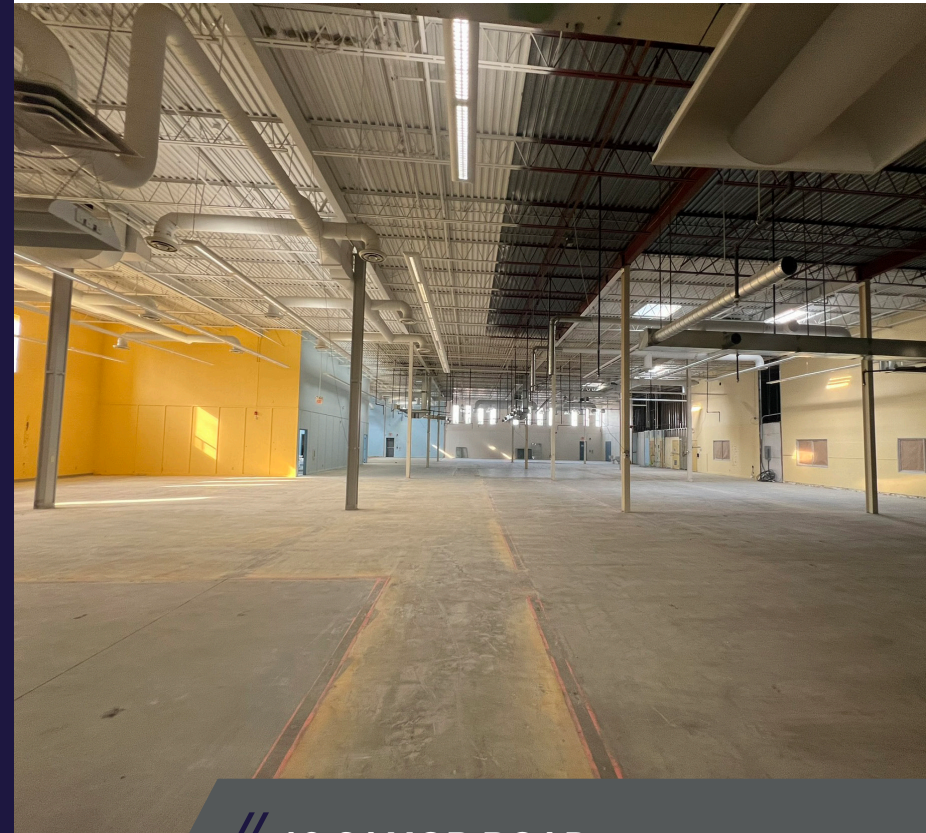
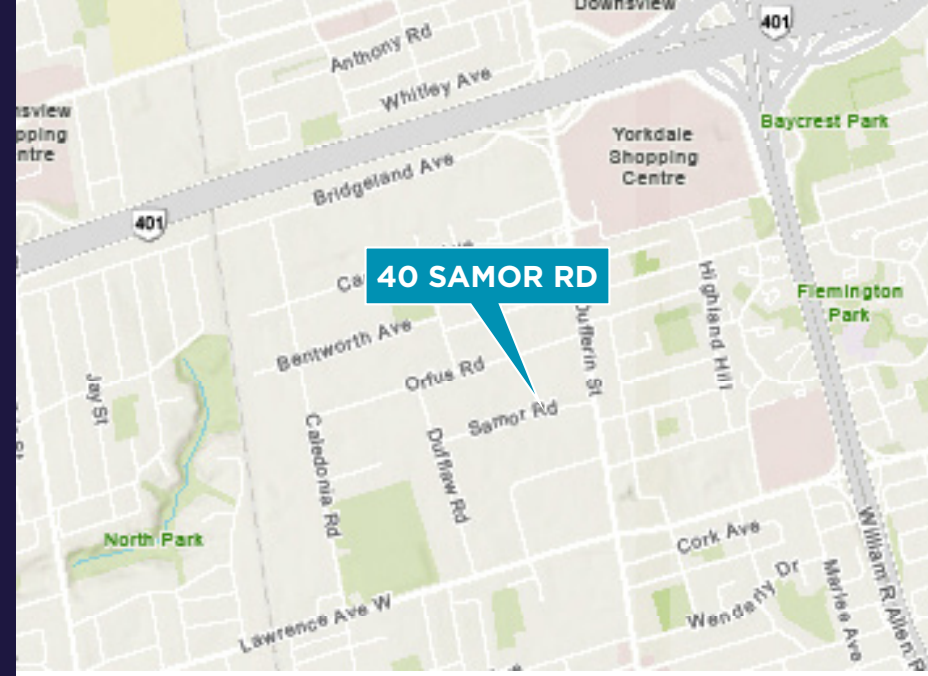




# // BUILDING SPECIFICATIONS

<b>INTERSECTION</b>	Dufferin Street & Lawrence Avenue
<b>SIZE AVAILABLE</b>	28,000 SF
<b>CLEAR HEIGHT</b>	20'
<b>SHIPPING</b>	1 TL
<b>ZONING</b>	MC (H)
<b>POWER</b>	600A/120V
<b>NET RENT</b>	\$16.95 psf
<b>TMI</b>	\$4.00 psf
<b>OCCUPANCY</b>	Immediate

- Part of a freestanding building
- Great location off Dufferin Street
- Fully air-conditioned space
- Potential for 2<sup>nd</sup> TL door to be added
- Close proximity to Highways 401, Allen Road and steps to public transit



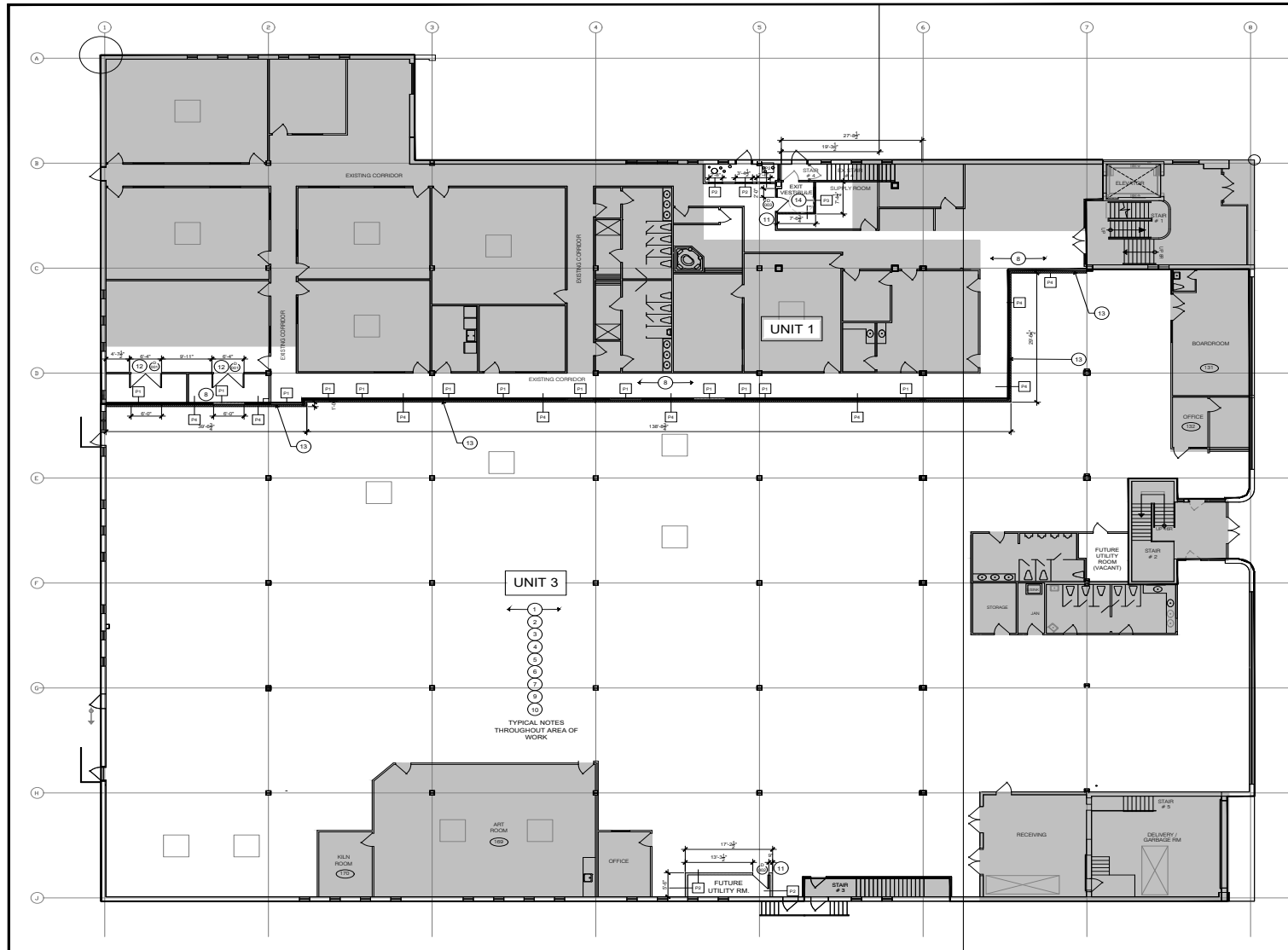
// **40 SAMOR ROAD, NORTH YORK, ON**



# // INTERIOR IMAGES



# // FLOOR PLAN



# // ZONING - MC (H)

## PERMITTED USES:

- Adult Education School
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment
- Cinema
- Club
- College
- Commercial Gallery
- Commercial Recreation
- Commercial School
- Communications And Broadcasting
- Community Centre
- Contractor's Establishment
- Custom Workshop
- Day Nursery
- Financial Institution
- Fitness Centre
- Funeral Establishment
- Gasoline Station
- Golf course
- Health Science Research Laboratory
- Hotel
- Industrial Sales And Service
- Information Processing
- Laundry
- Manufacturing
- Motor Vehicle Body Repair Shop
- Motor Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball And Video Games Arcade
- Place Of Worship
- Public Library
- Public Self Storage Warehouse
- Research Laboratory
- Restaurant, With Or Without An Outdoor
- Patio
- Retail Store\*
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic





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### CONTACT

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