

INDUSTRIAL FOR SUBLEASE

15 LESWYN ROAD

NORTH YORK, ONTARIO



CUSHMAN &
WAKEFIELD



THE OPPORTUNITY

- Located in highly desired Designer District
- Quick access to Hwy. 401 & 400
- Extremely rare 33' clear height in the heart of North York
- Oversized drive-in doors (30'9" wide x 15' high)
- Abundant on-site parking
- LED Lighting throughout
- Abundant natural light throughout warehouse
- Sublease term expires Jan. 31, 2027

PROPERTY DETAILS

LOCATION	Keele Street & Lawrence Avenue West	
UNIT SIZE	30,324 SF	(100% Warehouse)
CLEAR HEIGHT	33' 11"	
ZONING	MC (H)	
SHIPPING	2 Drive-In (oversized) 1 Double man shipping door	
POSSESSION	30-days from Sub-Lease Execution	
ASKING PRICE	\$16.50 Net \$3.92 TMI	



For more information, please contact:

KYLE KERR*

Associate Vice President
905 501 6406
kyle.kerr@cushwake.com

ZACK PARENT*

Senior Vice President
905 501 6441
zack.parent@cushwake.com

RICHARD BURTON*

Associate Vice President
519 362 7197
richard.burton@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Boulevard, Suite 300
Mississauga, Ontario L5W 0G2
905 568 9500
cushmanwakefield.com

Cushman & Wakefield ULC, Brokerage

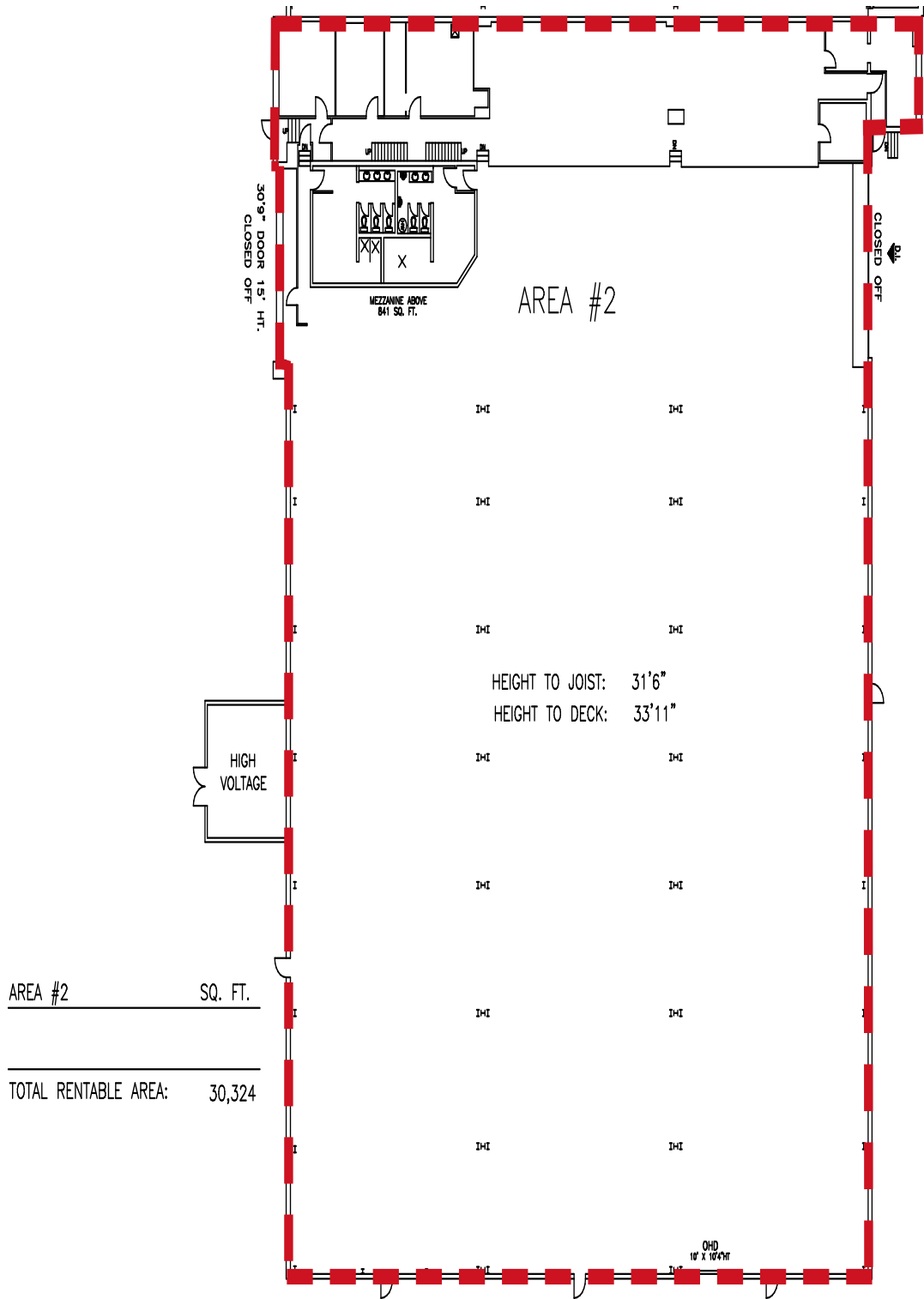
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*Sales Representative **Broker

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FLOOR PLAN



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PROPERTY PICTURES - OUTDOOR



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PROPERTY PICTURES - INDOOR



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ZONING

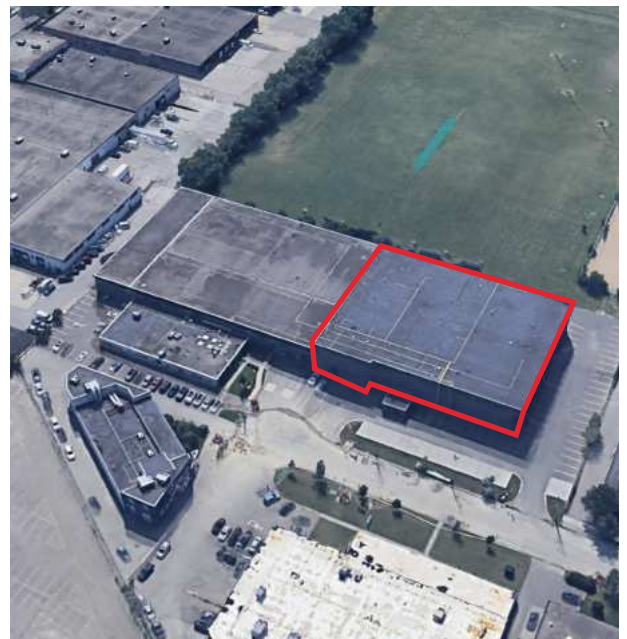
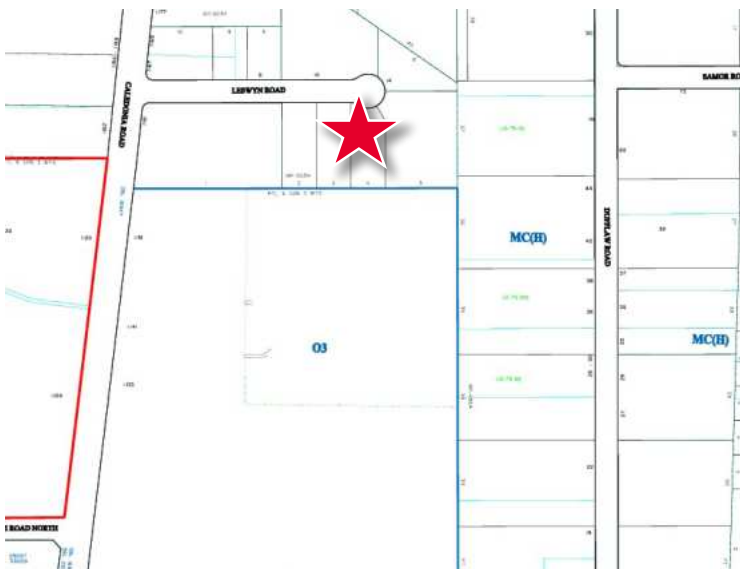
[Click Here For More Zoning Information](#)

PERMITTED USES

According to municipal records the subject property is zoned MC - H Industrial Commercial Zone . Sample permitted uses in a MC-H zone include, but not limited to:

- Artist studio
- Banquet hall
- Car rental agency
- Car washing establishment
- Cinema
- Commercial gallery
- Commercial recreation
- Commercial school
- Communications and broadcasting
- Community centre
- Contractor's establishment
- Custom workshop
- Financial institution
- Gasoline station
- Golf course
- Health science research lab
- 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
- Public library
- Public self storage warehouse
- Research lab
- Restaurant
- Retail store
- Service shop
- Showroom
- Veterinary clinic

ZONING MAP



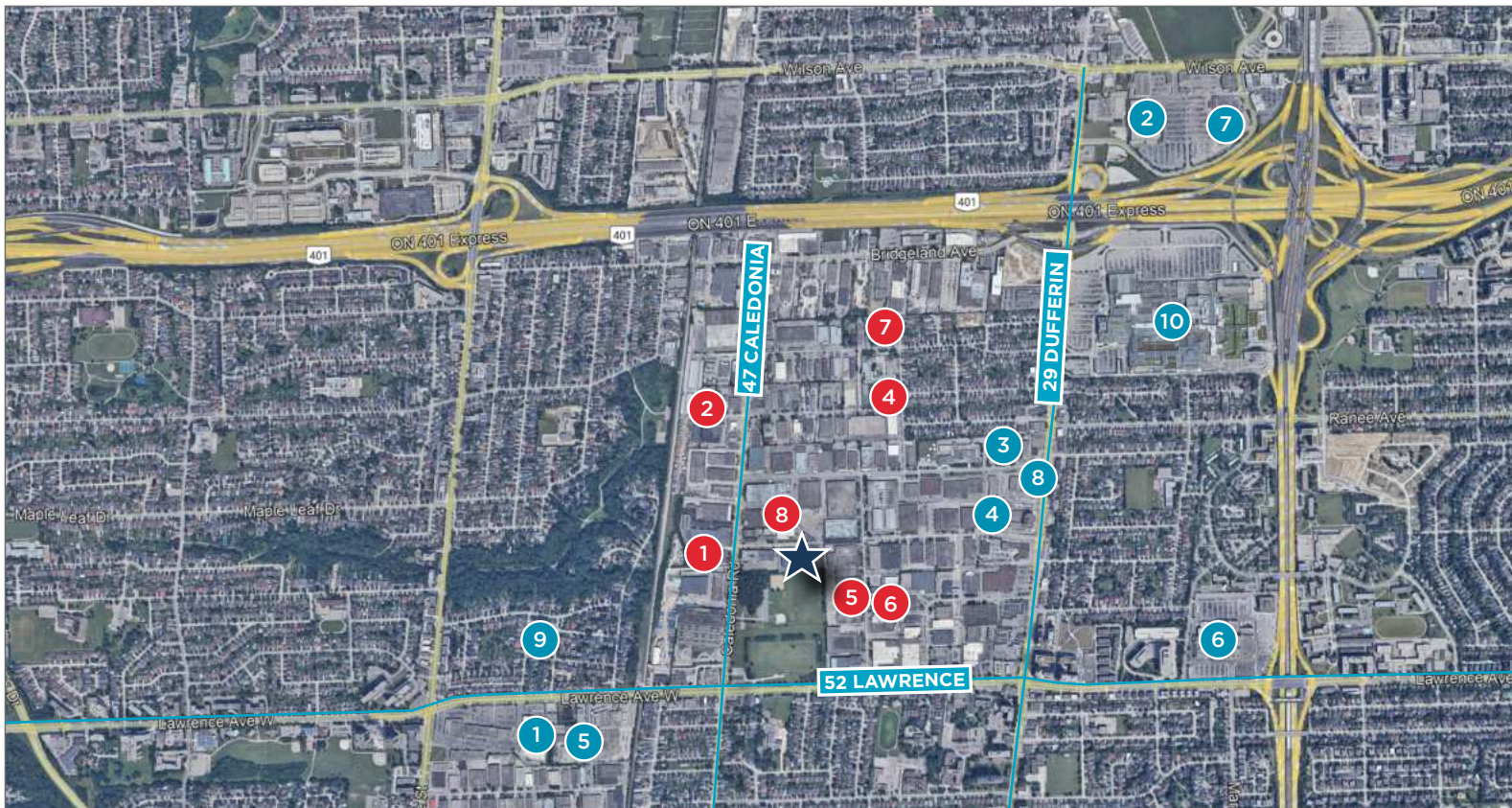
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AMENITIES MAP



LEGEND | AMENITIES

- | | |
|--------------|-----------------------|
| 1 Walmart | 6 Lawrence Allen Mall |
| 2 Costco | 7 Home Depot |
| 3 Starbucks | 8 Shoeless Joes |
| 4 Pho Anh Vu | 9 Tim Hortons |
| 5 Subway | 10 Yorkdale Mall |

LEGEND | CORPORATE NEIGHBORS

- | | |
|---------------------------|----------------------------|
| 1 Roots Leather Factory | 5 M2 Tile & Stone |
| 2 Nusso Textiles Ltd. | 6 Marble Granite Depot |
| 3 Dominion Roofing | 7 Maple Leaf Foods |
| 4 Ontario Acoustic Supply | 8 The Collective Workspace |

LEGEND | TRANSIT

52 LAWRENCE 47 CALEDONIA 29 DUFFERIN

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