

INDUSTRIAL FOR SUBLEASE

15 LESWYN ROAD

NORTH YORK, ONTARIO



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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

*Sales Representative **Broker

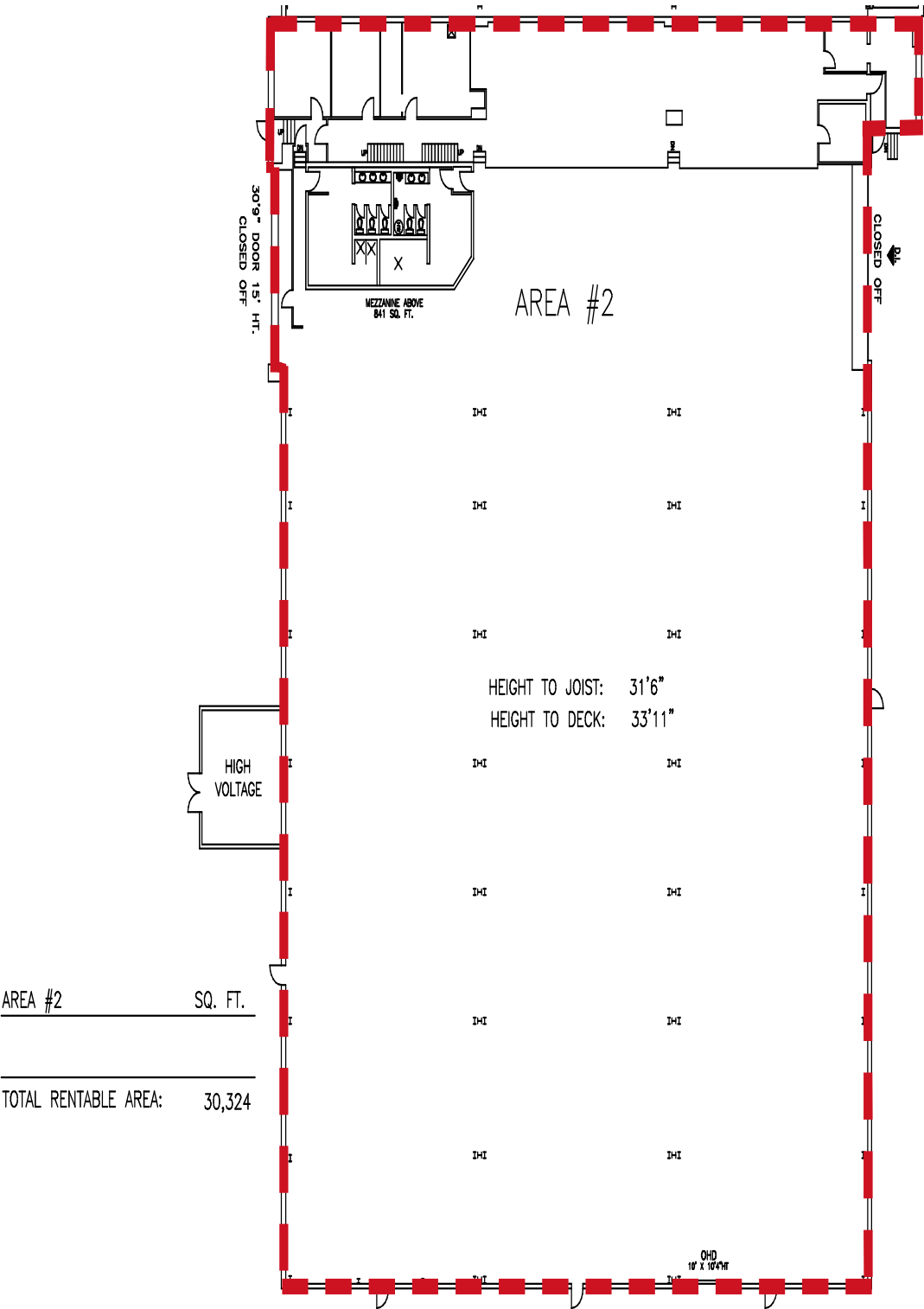
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FLOOR PLAN



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**CUSHMAN &
WAKEFIELD**

PROPERTY PICTURES - OUTDOOR



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PROPERTY PICTURES - INDOOR



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WAKEFIELD

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



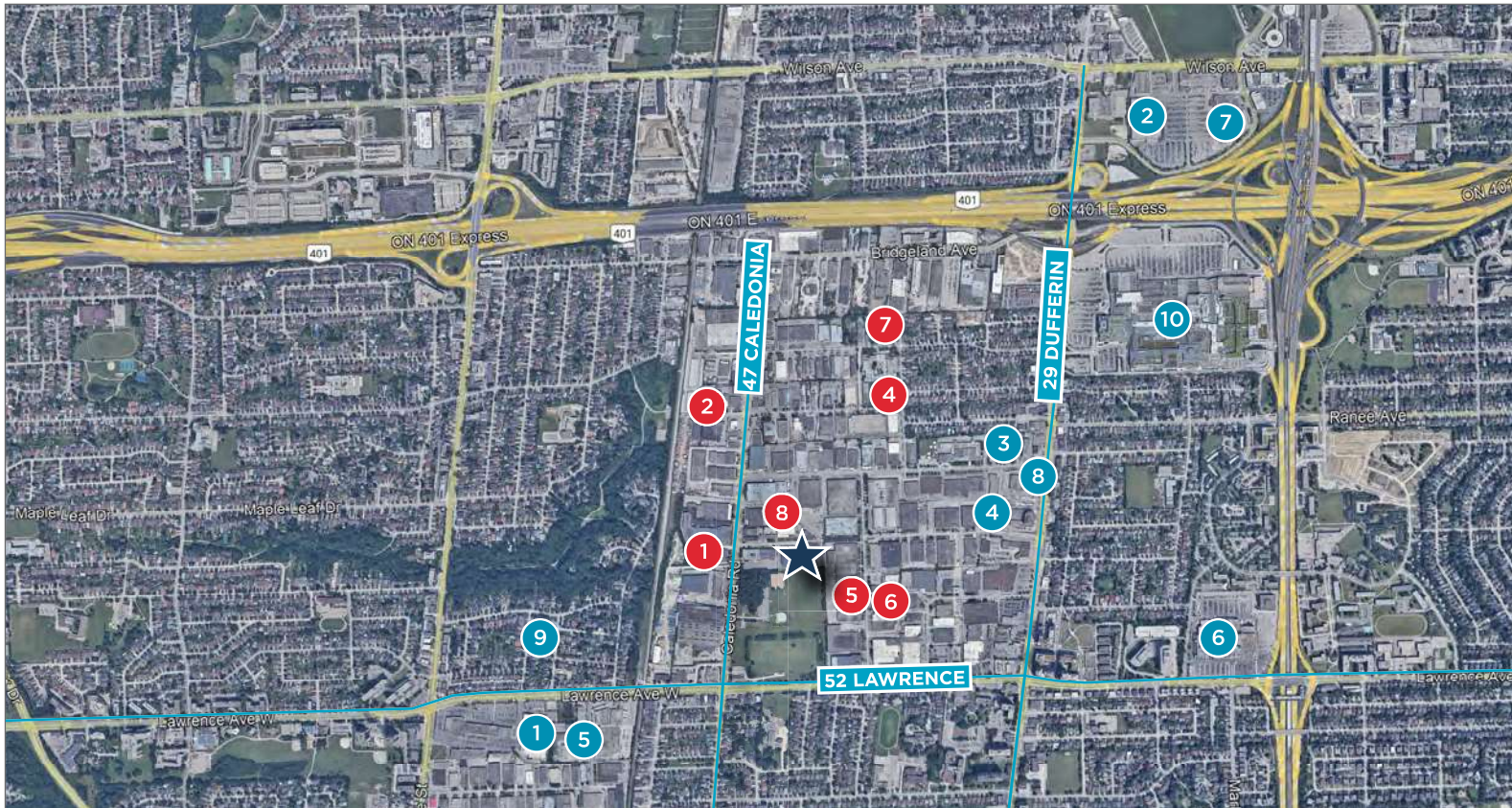
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AMENITIES MAP



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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