

42

DUFFLAW ROAD

NORTH YORK, ON



**FOR LEASE
UP TO 23,317 SF**



**CUSHMAN &
WAKEFIELD**

// BUILDING SPECIFICATIONS

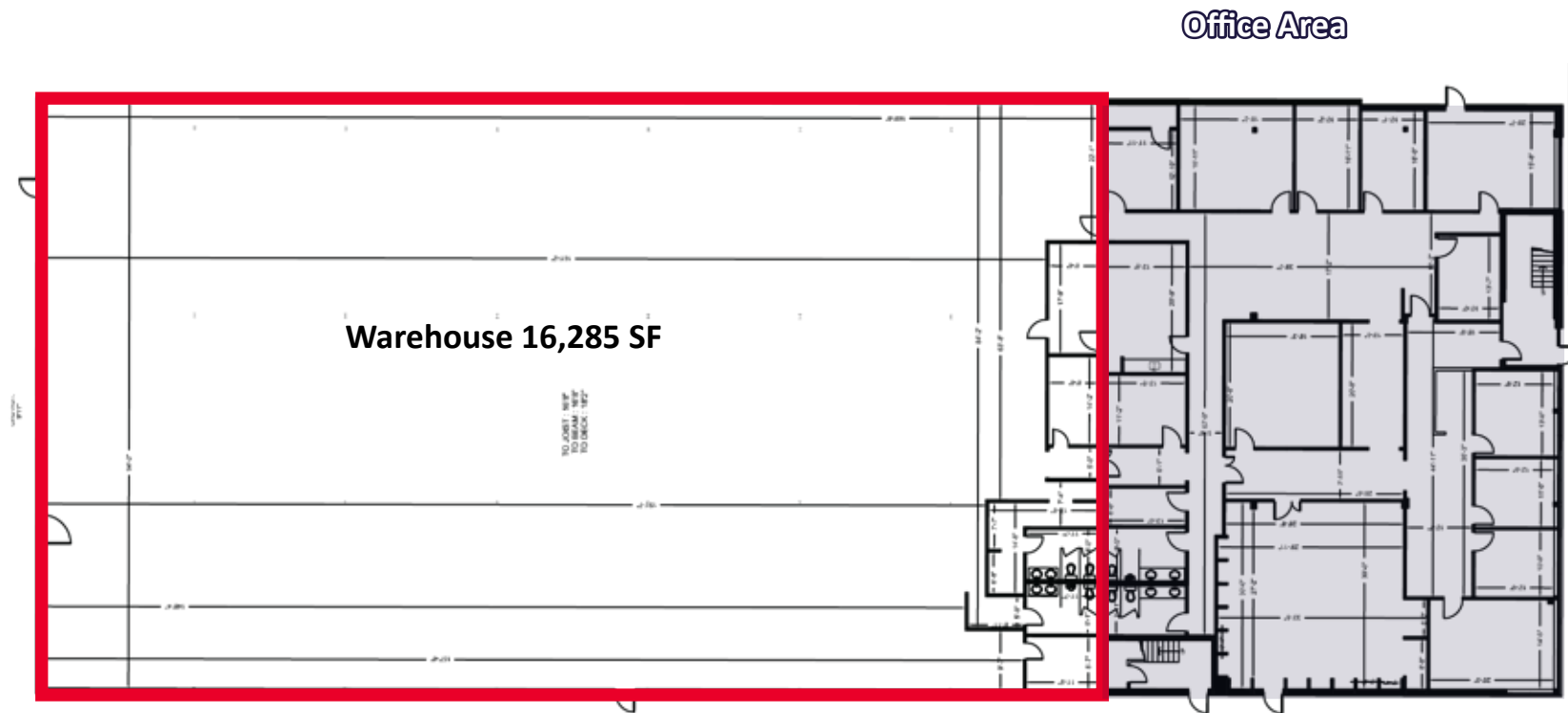
CROSS STREET	Dufferin Street & Lawrence Ave W
OPTIONS AVAILABLE	#1 23,317 SF (Entire Unit) #2 16,285 SF (Warehouse Only) #3 7,032 SF (Office only) #4 2,500 SF (2nd Floor Office)
CEILING HEIGHT	16'
SHIPPING	2 TL
SPRINKLERS	Yes
ZONING	MC(H)
NET RENT	#1 \$16.00 psf #2 \$16.00 psf #3 \$13.00 psf #4 \$19.50 psf gross (includes utilities)
TMI	\$4.00 PSF
OCCUPANCY	Immediate

- 23,317 SF with ability to separate office and warehouse
- Excellent location just north of Lawrence Ave
- Ample on site and street parking
- Shipping area will accommodate large trailers
- Close proximity to many Home improvement retailers
- Within minutes to Highway 401, Allen Rd & public transit
- \$2.50 psf additional for utilities

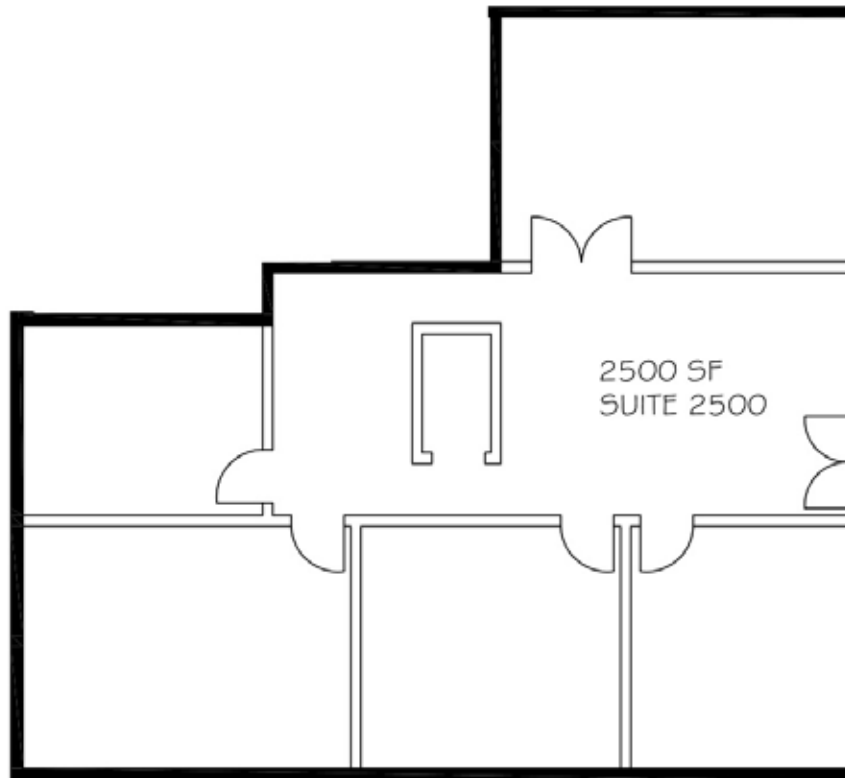


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// FLOOR PLAN - GROUND FLOOR



// FLOOR PLAN- 2ND FLOOR



// PHOTOS - GROUND FLOOR OFFICE



// PHOTOS - GROUND FLOOR OFFICE



// PHOTOS - SECOND FLOOR OFFICE



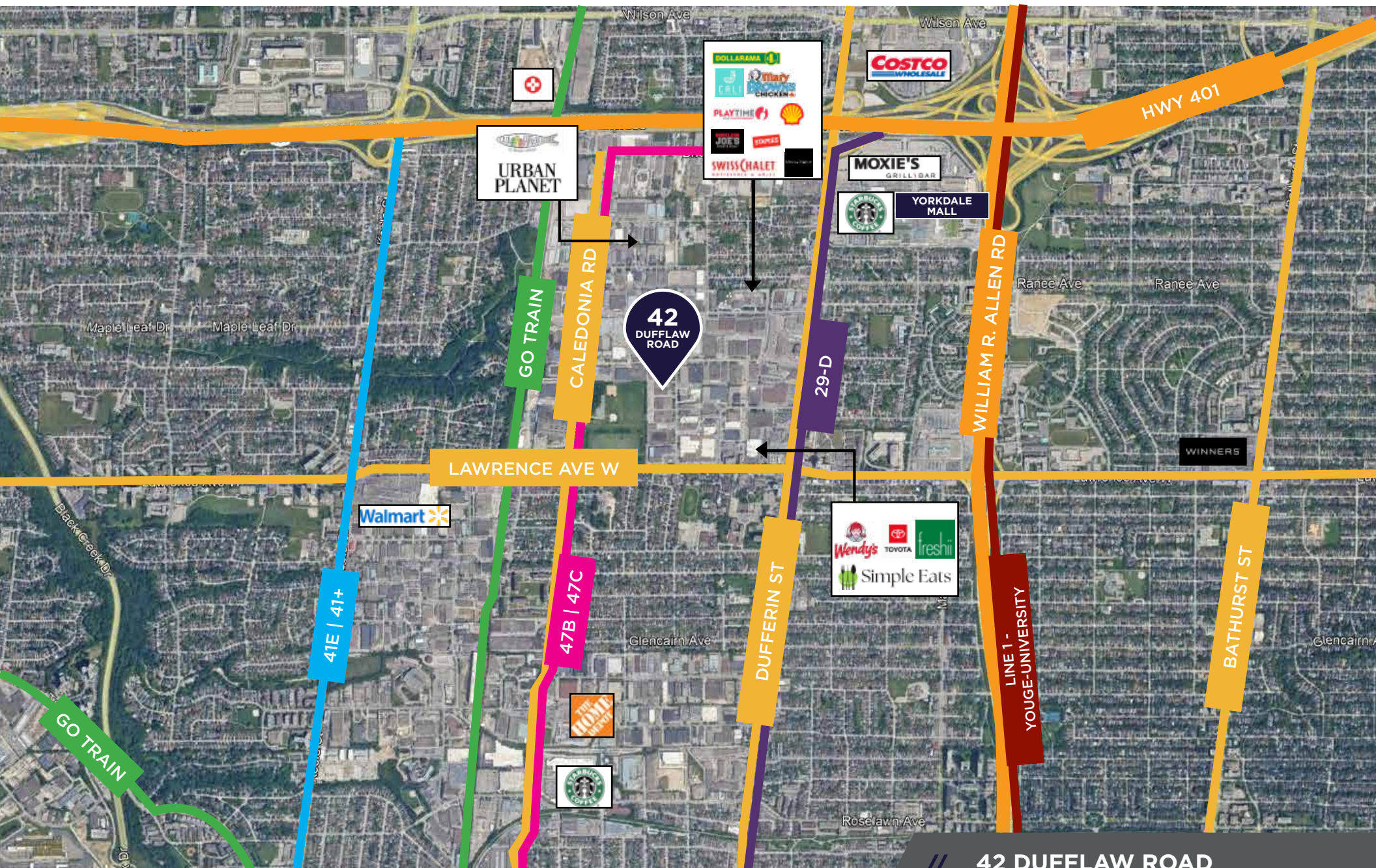
// MC(H) PERMITTED USES

Zoning 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 & 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
- Vehicle Body Repair Shop
- Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball & Video Games Arcade
- Place Of Worship
- Public Library
- Public Self Storage
- Warehouse
- Research Laboratory
- Restaurant
- Retail Store
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic



// AMENITIES MAP



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