

# 3636

**WESTON ROAD  
NORTH YORK, ON**

**For Lease**



**CUSHMAN &  
WAKEFIELD**

**NORDALE**  
COMMERCIAL REAL ESTATE





## // PROPERTY DETAILS

**SIZE AVAILABLE**  
**UNIT 2A - 41,178 SF**

**OFFICE**  
3,341 SF

**SHIPPING DOORS**  
5 TL, 1 DI

**CEILING HEIGHT**  
17'10" - 20'10"

**ZONING**  
EH 1.0

**NET RENT**  
\$14.95 PSF

**TMI**  
\$3.65 PSF

**POWER**  
600 AMPS/600 VOLTS

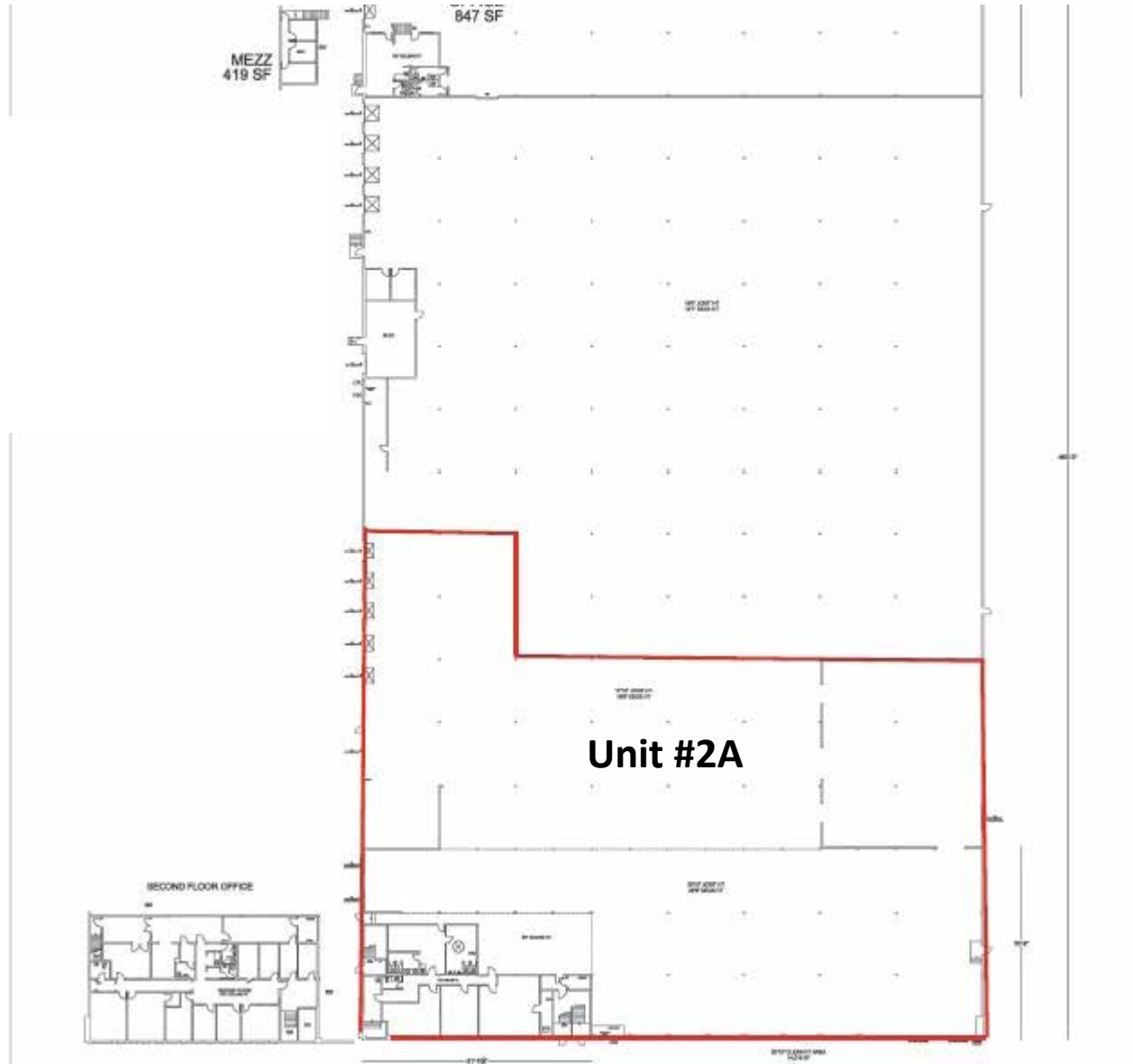
**OCCUPANCY**  
IMMEDIATE

### COMMENTS

- 41,178 SF with exposure on Weston Rd & Fenmar
- 14,219 sf at 20'10" clear
- Additional 4,700 sf of second floor office area could be provided
- Excellent location with easy access to Hwys 400, 401 and 407

// **FOR LEASE**  
3636 WESTON ROAD, NORTH YORK

# // FLOOR PLAN





## // PHOTOS- INTERIOR



# // PHOTOS- INTERIOR



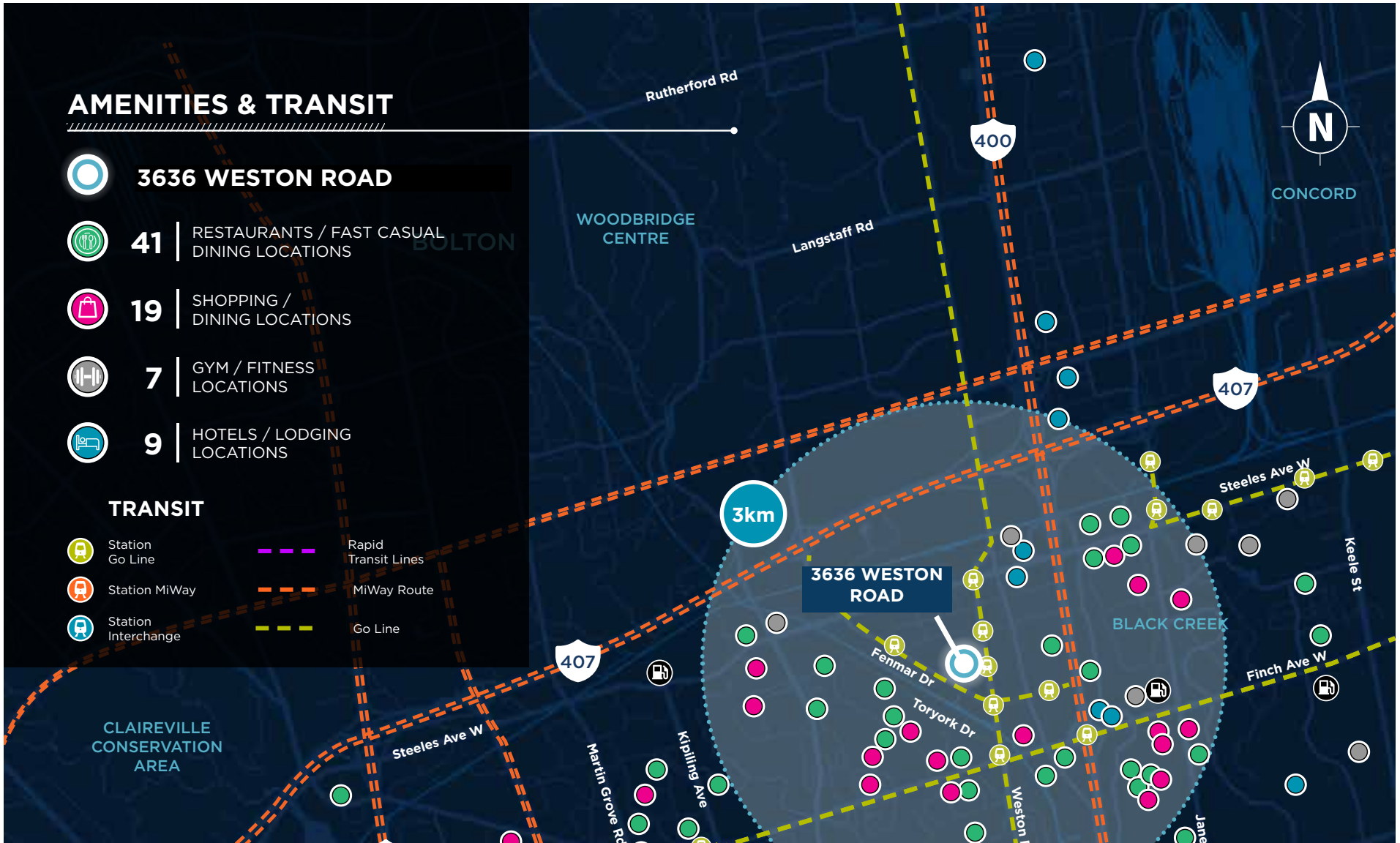
# // ZONING

## 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







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