

4050

**CHESSWOOD DRIVE
NORTH YORK, ON**

this&that
Canine Co.

HEAD OFFICE

PICADILLY
Fashions

FACTORY OUTLET

4046

PICADILLY
CANADA

FACTORY OUTLET

FOR LEASE



**CUSHMAN &
WAKEFIELD**



// PROPERTY DETAILS

UNIT SIZE

OPTION #1: 12,732 SF
OPTION #2: 20,312 SF
OPTION #3: 33,686 SF

OFFICE

5%

ZONING

EH 1.0

SHIPPING DOORS

6 TL & 1 DI

CEILING HEIGHT

16' CLEAR

NET RENT

\$14.00 PSF

TMI

\$4.00 PSF

POWER

200 A / 600 V

OCCUPANCY

IMMEDIATE

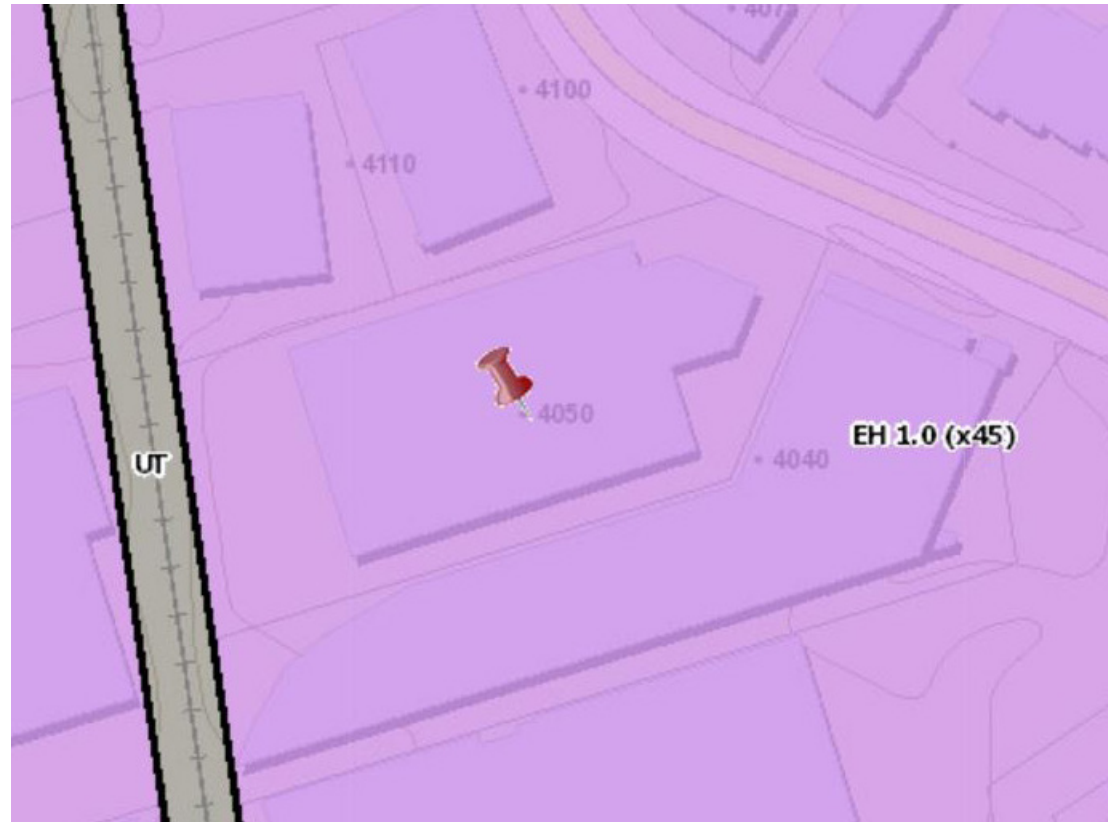
COMMENTS

- Excellent location with easy access to Highways 401, 400 & Allen Road
- Good shipping with access for 53' trailers
- Warehouse fully air-conditioned
- Walking distance to Downview Park subway station and GO Transit

// ZONING

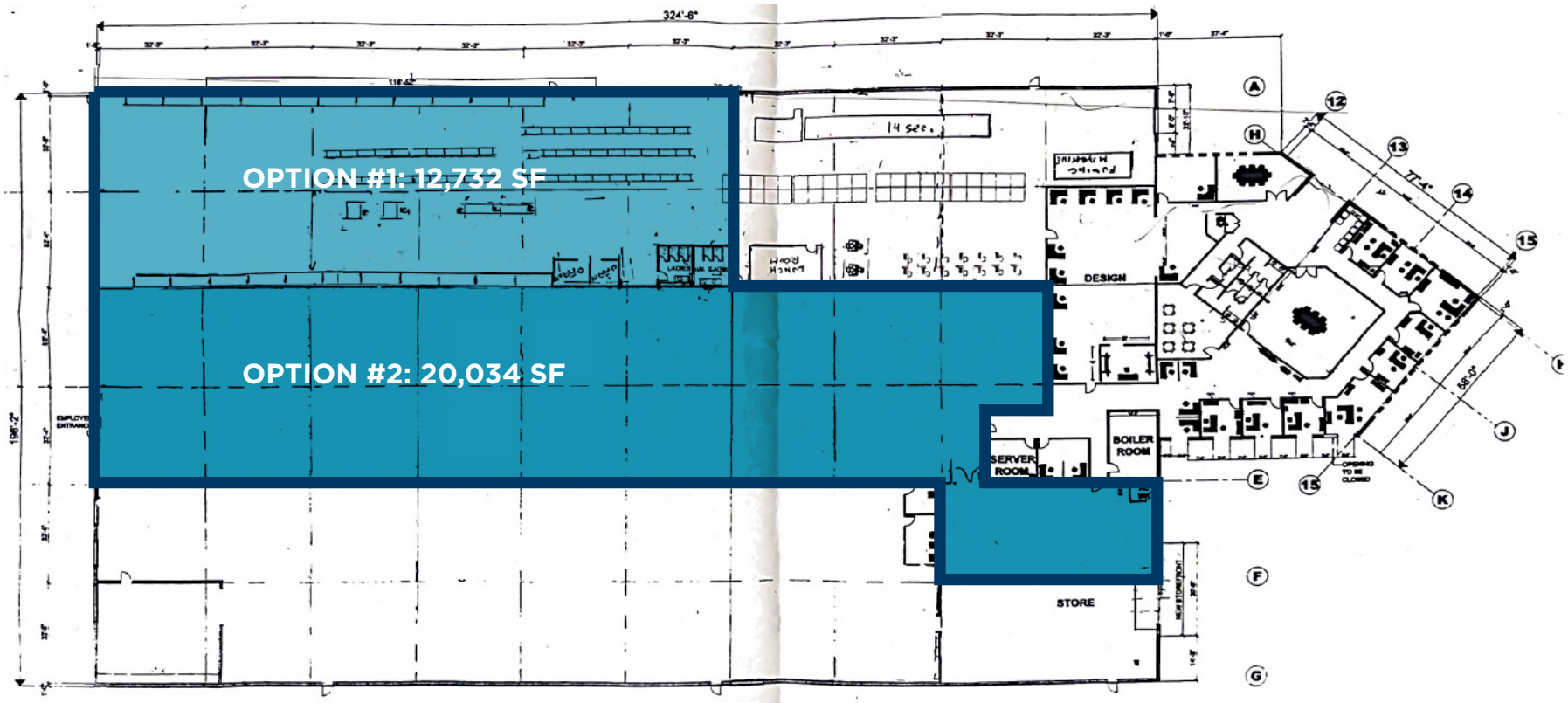
EH 1.0 ZONING PERMITTED USES

- 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



// FLOOR PLAN

OPTION #3: 33,686 SF (OPTION 1 PLUS 2)



// EXTERIOR & INTERIOR PHOTOS





DRIVE TIMES / DISTANCE

DESTINATION	DISTANCE	TIME
Highway 400	6.2 KM	20 Minutes
Highway 401	4.5 KM	11 Minutes
407 ETR	6.9 KM	17 Minutes
Highway 427	18.6 KM	24 Minutes
Pearson Airport	19.5 KM	26 Minutes
Downtown Toronto	33.6 KM	49 Minutes
Billy Bishop Airport	38.0 KM	46 Minutes
Downsview Park GO & TTC Subway	1.1 KM	2 Minutes
Don Valley Parkway	13.9 KM	25 Minutes
Queen Elizabeth Way	23.9 KM	30 Minutes
CPKC Vaughan Intermodal	26.9 KM	39 Minutes

74%
Location
Suitability
Score



FOR LEASE
4050 CHESSWOOD DRIVE

AMENITIES & TRANSIT

 **4050 CHESSWOOD DRIVE**

 **1** | HOTELS

 **12** | HEALTH CLUBS

 **146** | RESTAURANTS

 **166** | RETAIL LOCATIONS


TRANSIT

 Station
Go Line

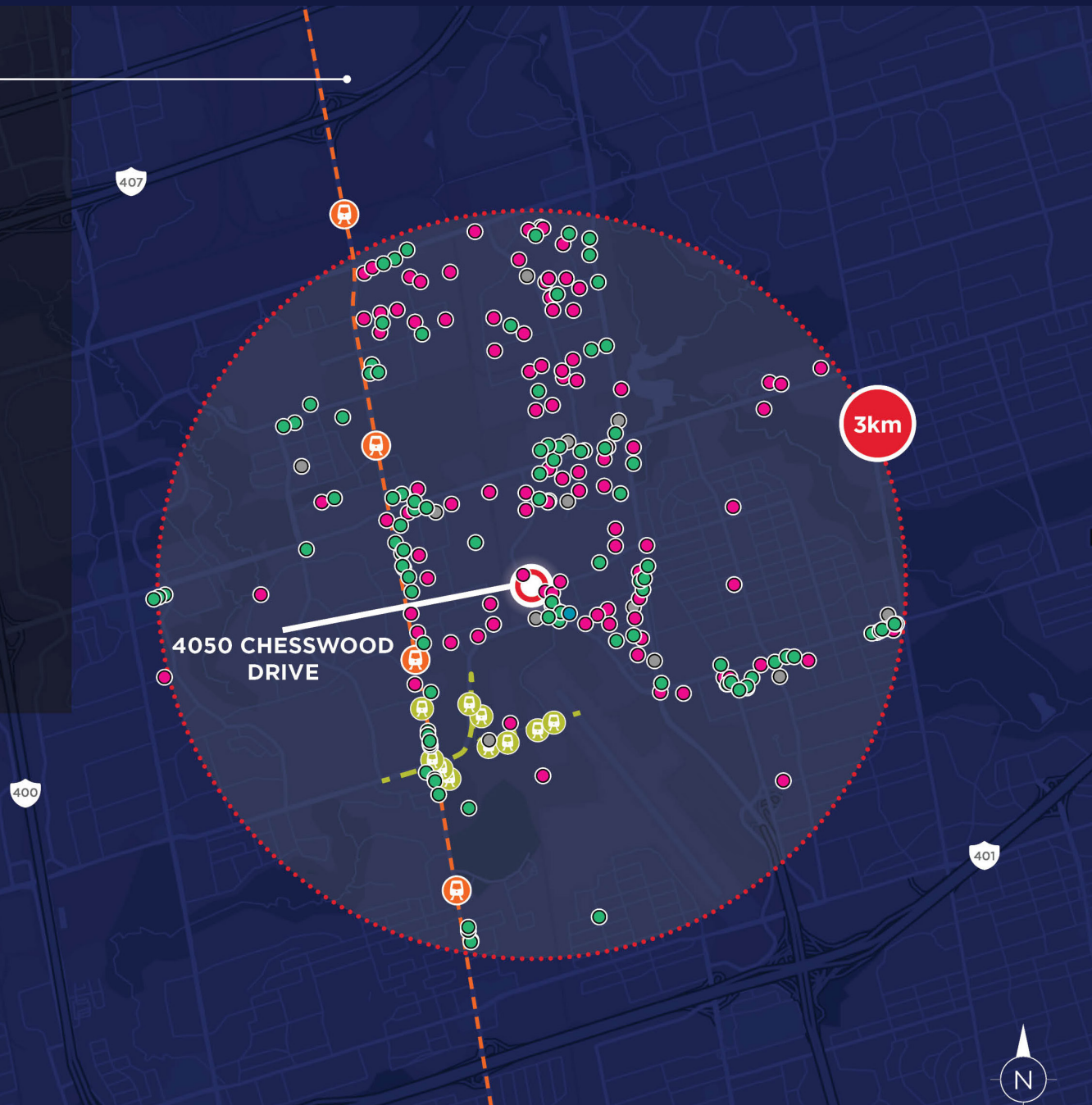
 Station
MiWay

 Station
Interchange

 Rapid
Transit Lines

 MiWay Route

 Go Line



4050

CHESSWOOD DRIVE NORTH YORK, ON



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