



INDUSTRIAL FACILITY FOR SUBLEASE

35 ORLANDO AVE

RICHMOND HILL



35 ORLANDO AVENUE

Richmond Hill

For Sublease

PROPERTY HIGHLIGHTS

Located in the established Headford Business Park, 35 Orlando Avenue is a best-in-class industrial facility, offering functional and modern space.

The warehouse is fully racked throughout, with high-efficiency lighting and an enhanced ventilation system providing a comfortable environment for storage, logistics and distribution operations. The property includes a well-maintained shipping apron and yard, configured to allow flow-through truck movements, and abundant car parking capacity.

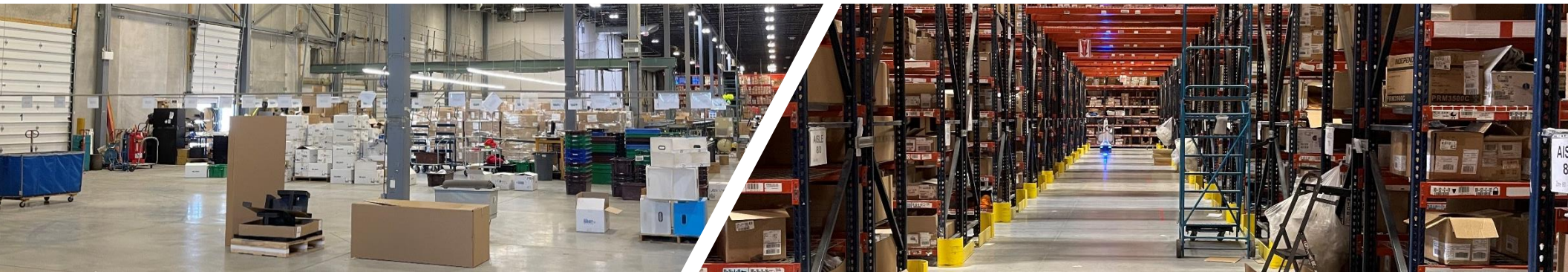
The professionally finished, two-story office space includes multiple executive private offices, open-plan workspaces, meeting rooms, and IT space, all complete with back-up power generation to support uninterrupted operation. The ground-floor space includes extensive employee amenities, including washrooms, lunchroom and lockers to support high occupant loads. A separate shipping office is included at the loading area.

Warehouse racking, material handling equipment and office furniture can be available.

Headford Business Park is well-served by public transit and major highways, and offers many local amenities, making it a growing, vibrant business community of tech, manufacturing, and logistics enterprises.

PROPERTY FEATURES

Total Area:	247,340 SF	Year Built:	2009
Industrial Area:	189,569 SF	Bay Size:	36' x 42'
Office Area:	56,891 SF	Power:	1600 amps/600 volts
Site Area:	11.64 Acres	Zoning:	M-1 High Performance Industrial
Clear Height:	30'	TMI:	\$3.44 PSF (2025)
Shipping:	12 Truck level doors (10'x9') 1 Drive-In door (14'x12')	Sublease Rate:	\$12.00 PSF Net
Parking:	314	Head Lease Expiry:	January 31, 2029

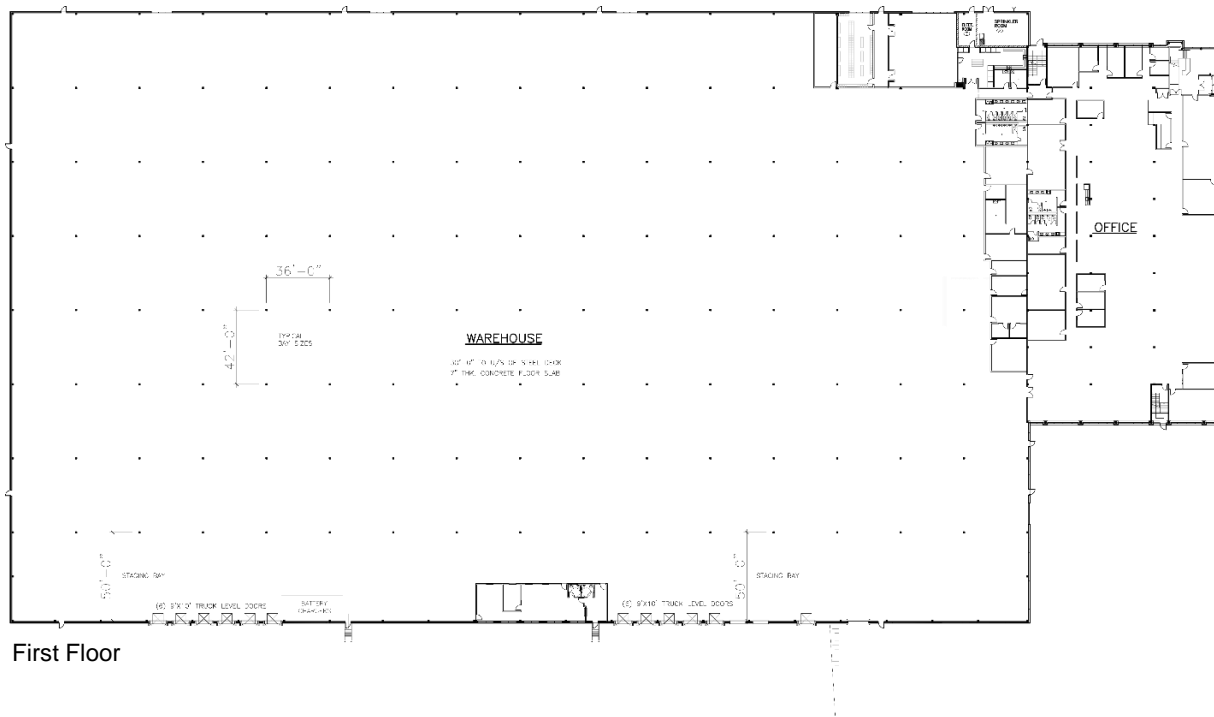


35 ORLANDO AVENUE

Richmond Hill

For Sublease

FLOOR PLAN



[VIEW FLOOR PLAN DETAILS](#)

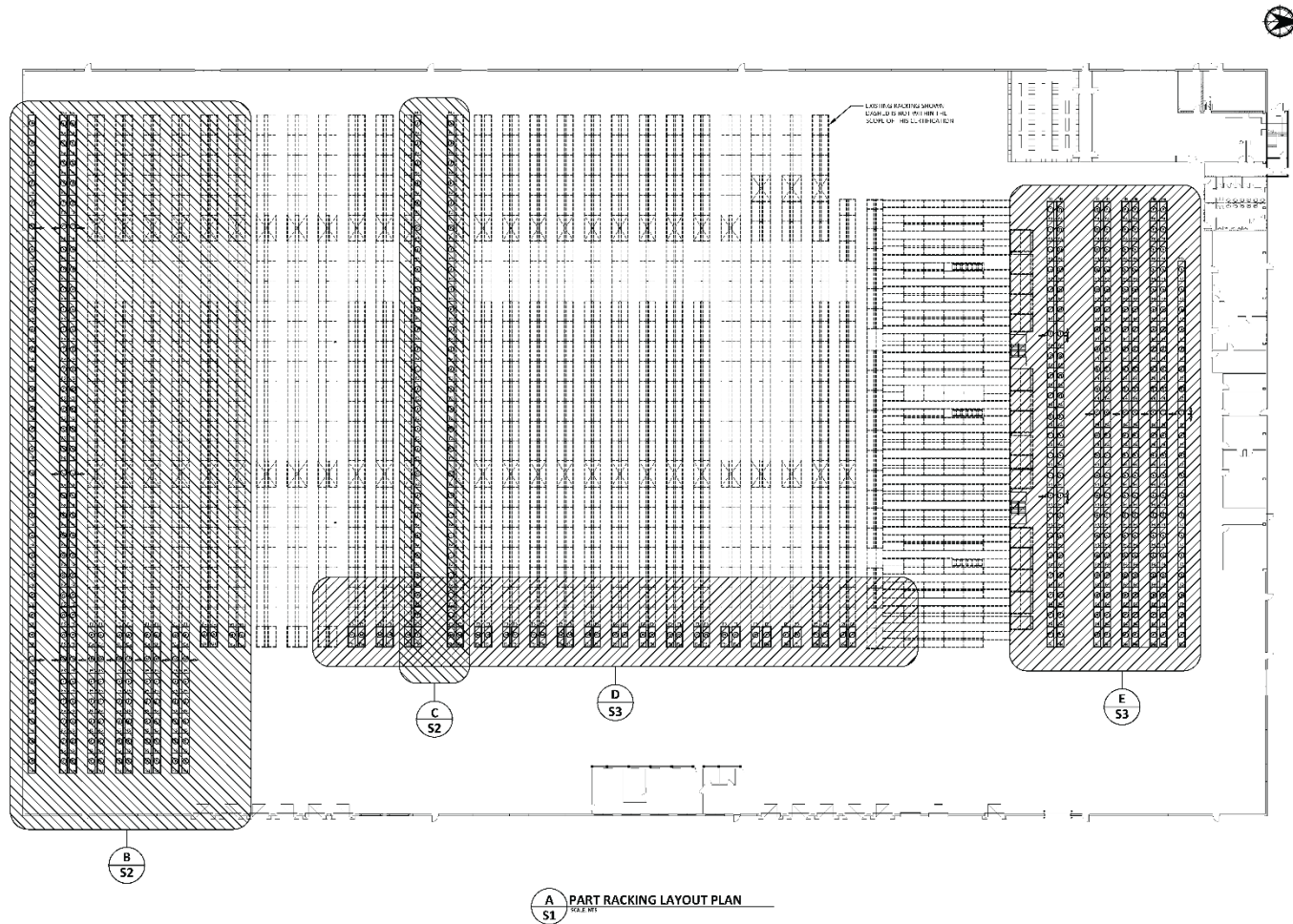


35 ORLANDO AVENUE

Richmond Hill

For Sublease

RACKING PLAN



VIEW RACKING PLAN DETAILS

35 ORLANDO AVENUE

Richmond Hill

For Sublease

ZONING

Industrial:

- Warehousing of goods and materials but not including transport terminal for the loading or unloading of goods and wares from transport vehicles.
- Assembly of manufactured goods and materials.
- Manufacture of goods and materials.
- Printing establishments.
- Research and development.
- Offices ACCESSORY to permitted uses on the same LOT.

Commercial:

- Retail sales in accordance with Section 6.11 (3) (10% max area for good assembled or manufactured on premises).
- Offices ACCESSORY to permitted uses on the same LOT.
- Data processing centres.

SITE MAP



VIEW SITE PLAN DETAILS

35 ORLANDO AVENUE

Richmond Hill

For Sublease

LOCATION AMENITIES

RESTAURANTS

1. Han Mi Jeong
2. Elephant Grind Coffee
3. Tim Horton's
4. Eggsmart
5. Orient Bistro
6. McDonald's
7. Scaddabush Italian Kitchen & Bar
8. Pearl Sushi
9. 3 Mariachis
10. Oh Bombay Indian & Hakka

RETAILERS

1. Richlane Mall
2. Walmart Supercentre
3. T&T Supermarket
4. No Frill's
5. Food Basics
6. Times Square Richmond Hill
7. Hillcrest Mall

ADDITIONAL AMENITIES

1. IDA Pharmacy
2. Wash on Wheels Professional Car Care
3. Club D'elite Spa
4. Sheraton Parkway Toronto North Hotel & Suites
5. RBC Royal Bank
6. Scotiabank
7. Shell
8. Petro Canada
9. Esso



BUS #4
BUS #16
BUS #25
BUS #90
BUS #85

YRT offers seamless connections across the nine municipalities of York Region, with easy access to neighbouring transit systems in the City of Toronto, Durham Region and Peel Region.



35 ORLANDO AVENUE

Richmond Hill

For Sublease

PROPERTY PHOTOS





FOR MORE INFORMATION, PLEASE CONTACT:

GREG LOFFREE, SIOR
Senior Vice President
+1 905 501 6447
greg.loffree@ca.cushwake.com

NANCY CARTER
Senior Vice President
+1 905 501 6410
nancy.carter@ca.cushwake.com

DENVER CARTER
Associate
+1 905 501 6418
denver.carter@cushwake.com

1 Prologis Blvd., Suite 300
Mississauga, ON L5W 0G2
+1 905 568 9500
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS 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 SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.