

503 & 505

GARYRAY DRIVE

NORTH YORK, ON

**FOR
SALE / LEASE**

**INDUSTRIAL
BUILDINGS WITH
SURPLUS LAND**



**CUSHMAN &
WAKEFIELD**

// 503 GARYRAY DRIVE

| | |
|-----------------------|---------------------------------|
| INTERSECTION | Weston Road & Steeles Avenue |
| BUILDING SIZE | 11,164 SF |
| LOT SIZE | 0.84 acres (±0.25 surplus) |
| OFFICE | 2,312 SF |
| CEILING HEIGHT | 32'2 feet clear |
| SHIPPING | 2 Drive In & 1 Truck Level Door |
| ZONING | EH 1.0 |
| FOR SALE | \$7,100,000 |
| FOR LEASE | \$18.50 PSF |
| REALTY TAX | \$30,135.10 |

- ±0.25 acres surplus land permitting Outside storage
- 800A/600V power
- 1 drive in door is 20' x 20' and 1 is 16' x 16'
- Column free building with 30' deep overhang in rear
- Automatic Shipping doors
- Can be purchased/leased with 505 Garyray Drive for a total of 26,201 SF on 1.98 acres
- Easy access to Highway 400, 407 & 401



// **503 GARYRAY DRIVE**
NORTH YORK, ON

// 503 GARYRAY DRIVE - FLOOR PLAN



503 GARYRAY DRIVE
NORTH YORK, ON

// 503 GARYRAY DRIVE - PHOTOS



503 GARYRAY DRIVE
NORTH YORK, ON

// 505 GARYRAY DRIVE

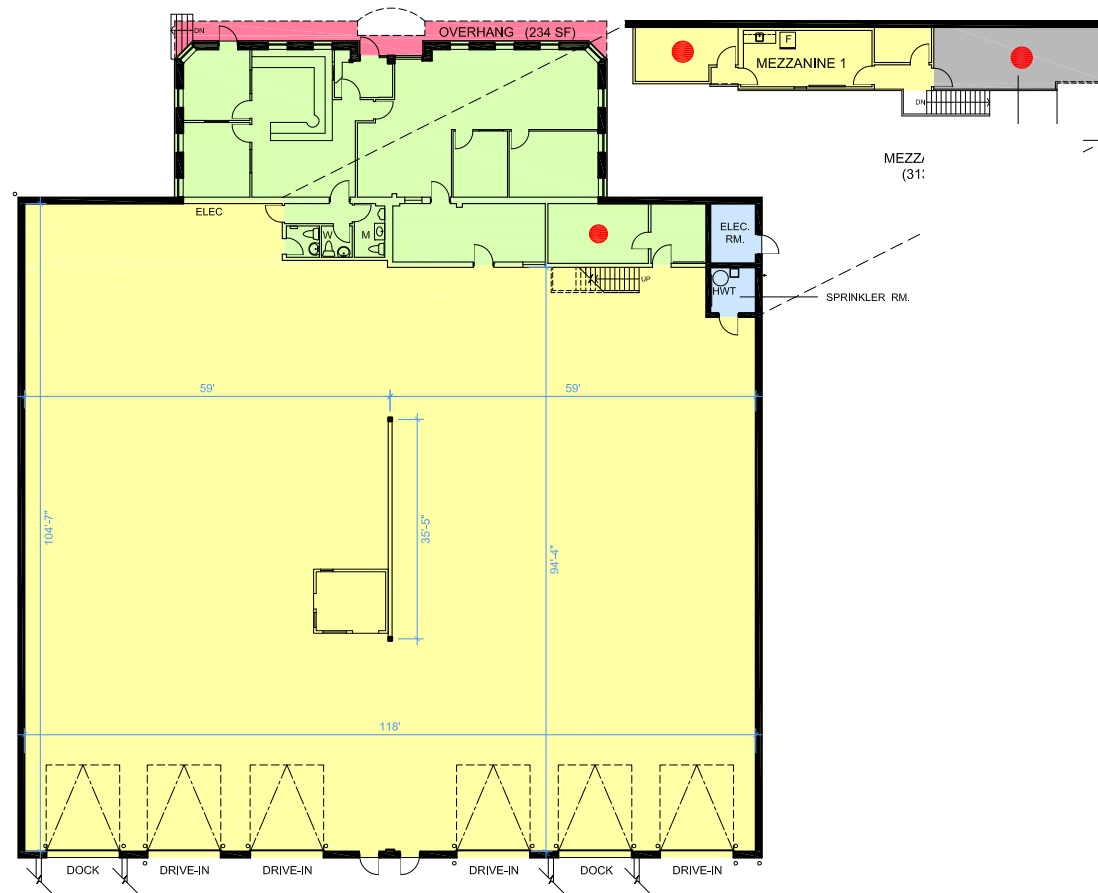
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|-----------------------|----------------------------------|
| INTERSECTION | Weston Road & Steeles Ave |
| BUILDING SIZE | 15,037 SF |
| LOT SIZE | 1.14 acres (0.4 acres surplus) |
| OFFICE | 2,464 SF |
| CEILING HEIGHT | 18 feet clear |
| SHIPPING | 2 Truck Level & 4 Drive In Doors |
| ZONING | EH 1.0 |
| FOR SALE | \$8,650,000 |
| FOR LEASE | \$17.95 PSF |
| REALTY TAX | \$56,598.69 (2025) |

- ±0.4 acres surplus land permitting Outside storage
- 400A/600V power
- Warehouse with LED lights and infrared radiant heating system
- Sprinklered
- Easy access to Highway 400, 407 & 401
- Can be purchased/leased with 503 Garyray Drive for a total of 26,201 SF on 1.98 acres



// **505 GARYRAY DRIVE**
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// 505 GARYRAY DRIVE - FLOOR PLAN



- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA
- OVERHANG AREA (RENTABLE EXCLUSION)
- TENANT MEZZANINE - EXCLUDED FROM RENTABLE AREA
- NO ACCESS AT TIME OF SURVEY

WAREHOUSE CLEAR HEIGHT = 18' - 0"

0 10 50 FT.

AREA SUMMARY

| | RENTABLE AREA |
|---------------|---------------|
| OFFICE | 2,464 S.F. |
| WAREHOUSE | 11,874 S.F. |
| ELEC. RM. | 98 S.F. |
| SPRINKLER RM. | 75 S.F. |
| MEZZANINE 1 | 528 S.F. |
| TOTAL | 15,037 S.F. |

ABOVE INFORMATION ESTABLISHED ACCORDING TO
THE BOMA/SIOR INDUSTRIAL STANDARD
ANSI / BOMA Z65.2 2019
SINGLE TENANT OCCUPANCY

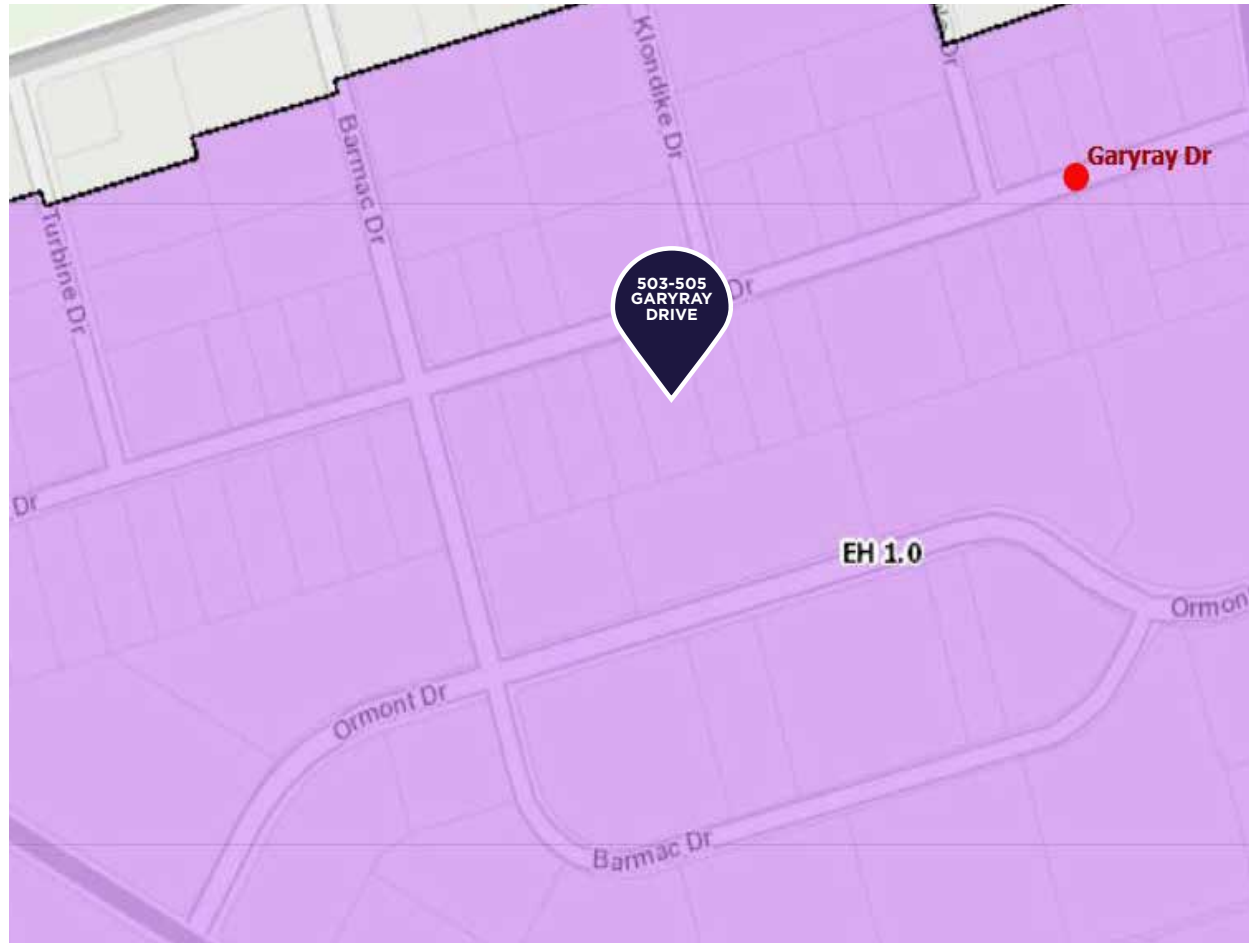
// 505 GARYRAY DRIVE - PHOTOS



// EH 1.0 ZONING PERMITTED USES

Permitted Uses:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- Manufacturing Use
- Police Station
- Public Utility
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station



AMENITIES & TRANSIT



505 GARYRAY DRIVE



41 | RESTAURANTS / FAST CASUAL DINING LOCATIONS



19 | SHOPPING / DINING LOCATIONS



7 | GYM / FITNESS LOCATIONS



9 | HOTELS / LODGING LOCATIONS

TRANSIT



Station Go Line



Station MiWay

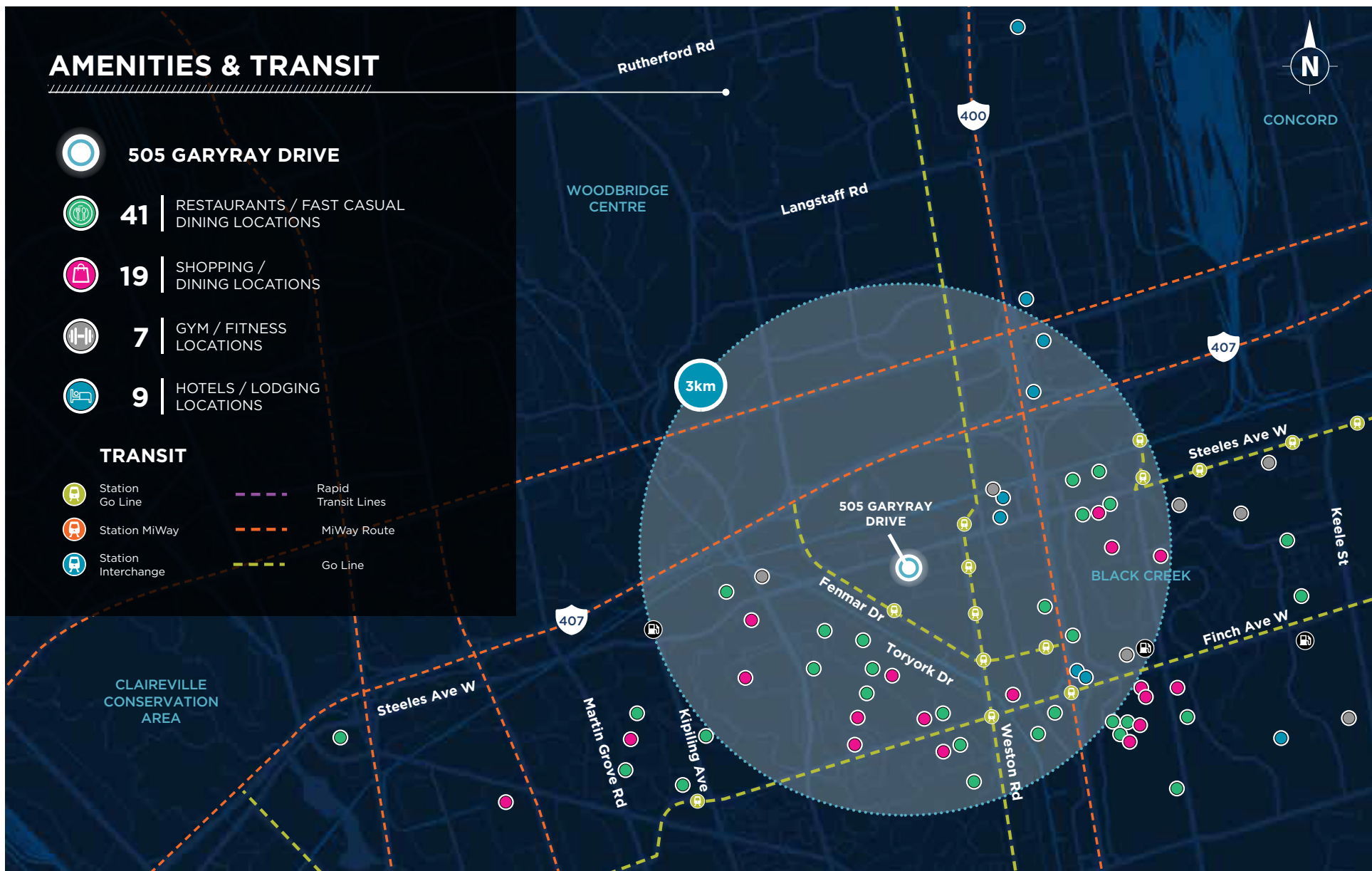


Station Interchange

--- Rapid Transit Lines

--- MiWay Route

--- Go Line



503-505 GARYRAY DRIVE
NORTH YORK, ON



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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