

42

DUFFLAW ROAD

NORTH YORK, ON



CLIO-OZ

**CUSHMAN & WAKEFIELD**  
**FOR LEASE**  
GORAN EDELBY | DANA MCKENNON  
416 494 9500  
cushmanwakefield.com

**FOR LEASE**  
**23,317 SF**

**CUSHMAN & WAKEFIELD**

# // BUILDING SPECIFICATIONS

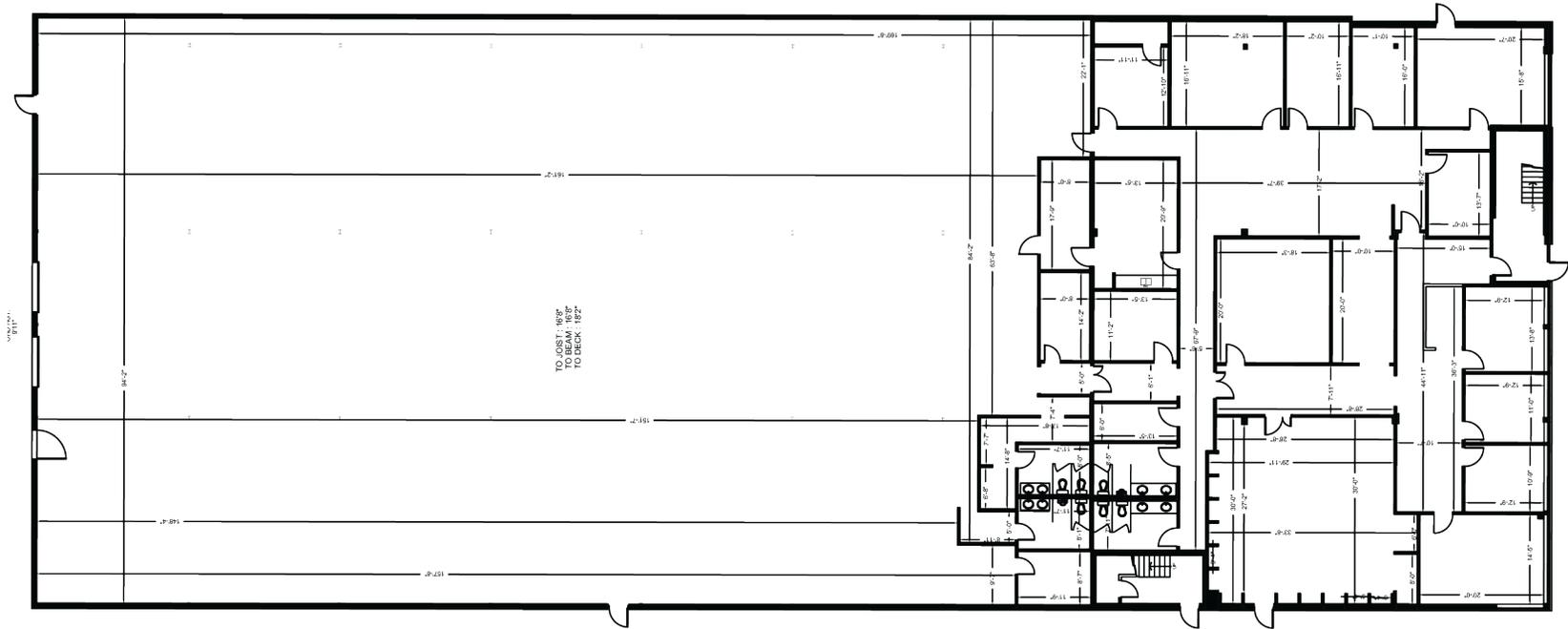
<b>CROSS STREET</b>	Dufferin Street & Lawrence Ave W
<b>UNIT SIZE</b>	23,317 SF
<b>CEILING HEIGHT</b>	16'
<b>SHIPPING</b>	2 TL
<b>SPRINKLERS</b>	Yes
<b>ZONING</b>	MC(H)
<b>NET RENT</b>	\$18.50 PSF
<b>TMI</b>	\$4.00 PSF
<b>OCCUPANCY</b>	Immediate

- Excellent location just north of Lawrence Ave
- Ample on site and street parking
- Shipping area will accommodate large trailers
- End unit in a multi tenanted industrial building
- Close proximity to many Home improvement retailers
- Within minutes to Highway 401, Allen Road and public transit



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# // FLOOR PLAN



# // PHOTOS



# // PHOTOS



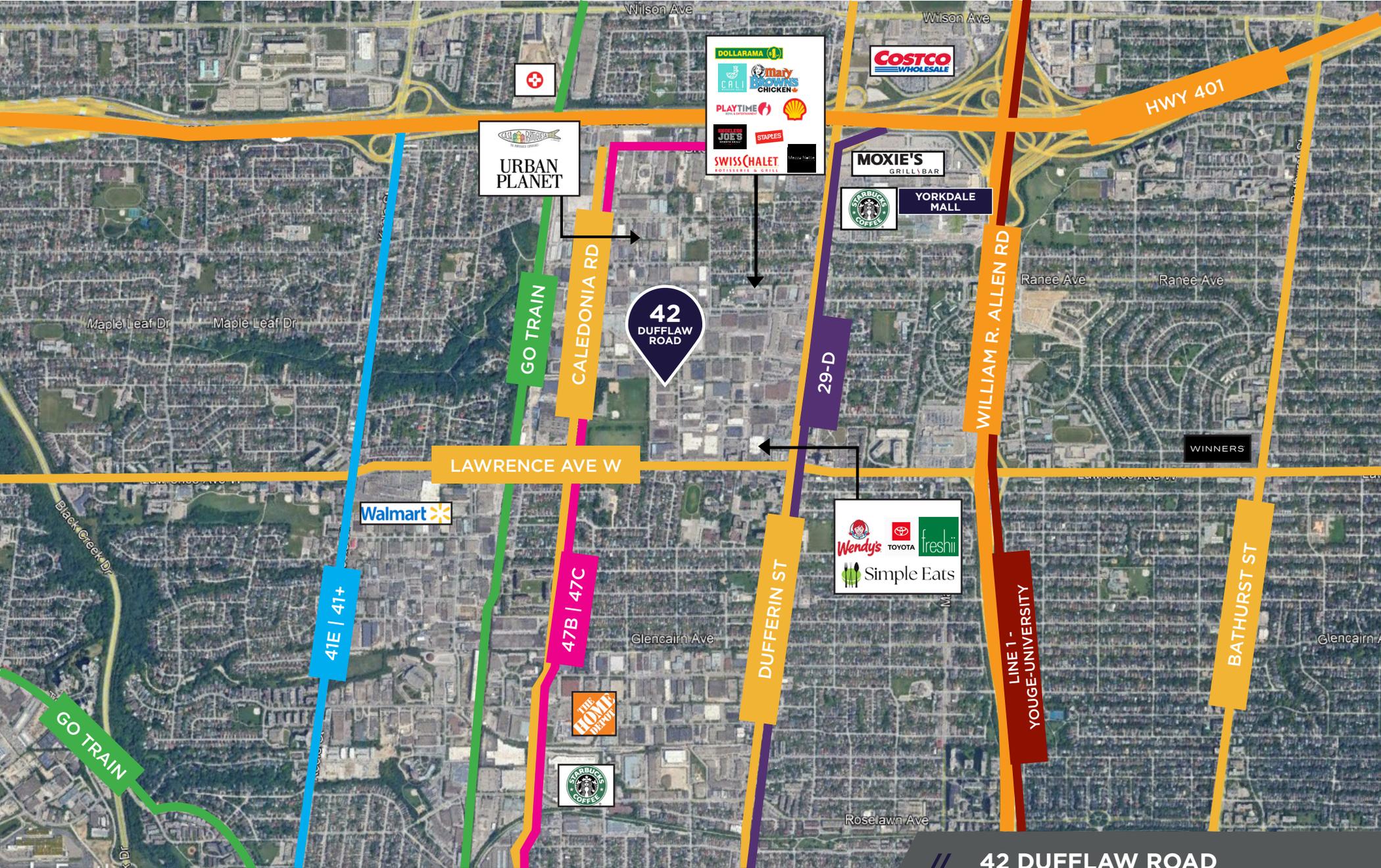
# // MC(H) ZONING PERMITTED USES

## 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 and 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;
- motor vehicle body repair shop;
- motor vehicle dealership;
- museum;
- office uses;
- park;
- parking lot;
- personal service shop;
- pinball and video games arcade;
- place of worship;
- public library;
- public self storage warehouse;
- research laboratory;
- restaurant, with or without an outdoor patio;
- retail store;
- secondary school;
- service shop;
- service station;
- showroom;
- theatre;
- transportation terminal;
- warehouse;
- veterinary clinic.



# // AMENITIES MAP



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### CONTACT

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