

# 42

## DUFFLAW ROAD

NORTH YORK, ON



**FOR LEASE  
UP TO 23,317 SF**



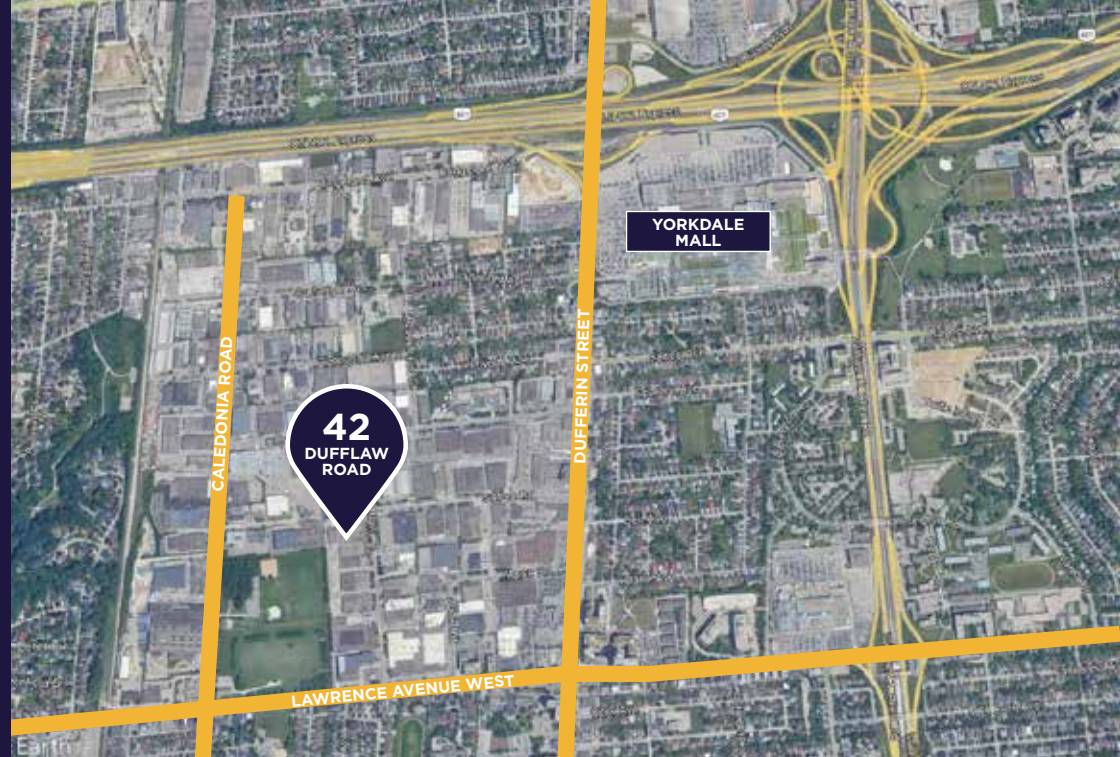
**CUSHMAN &  
WAKEFIELD**



# // BUILDING SPECIFICATIONS

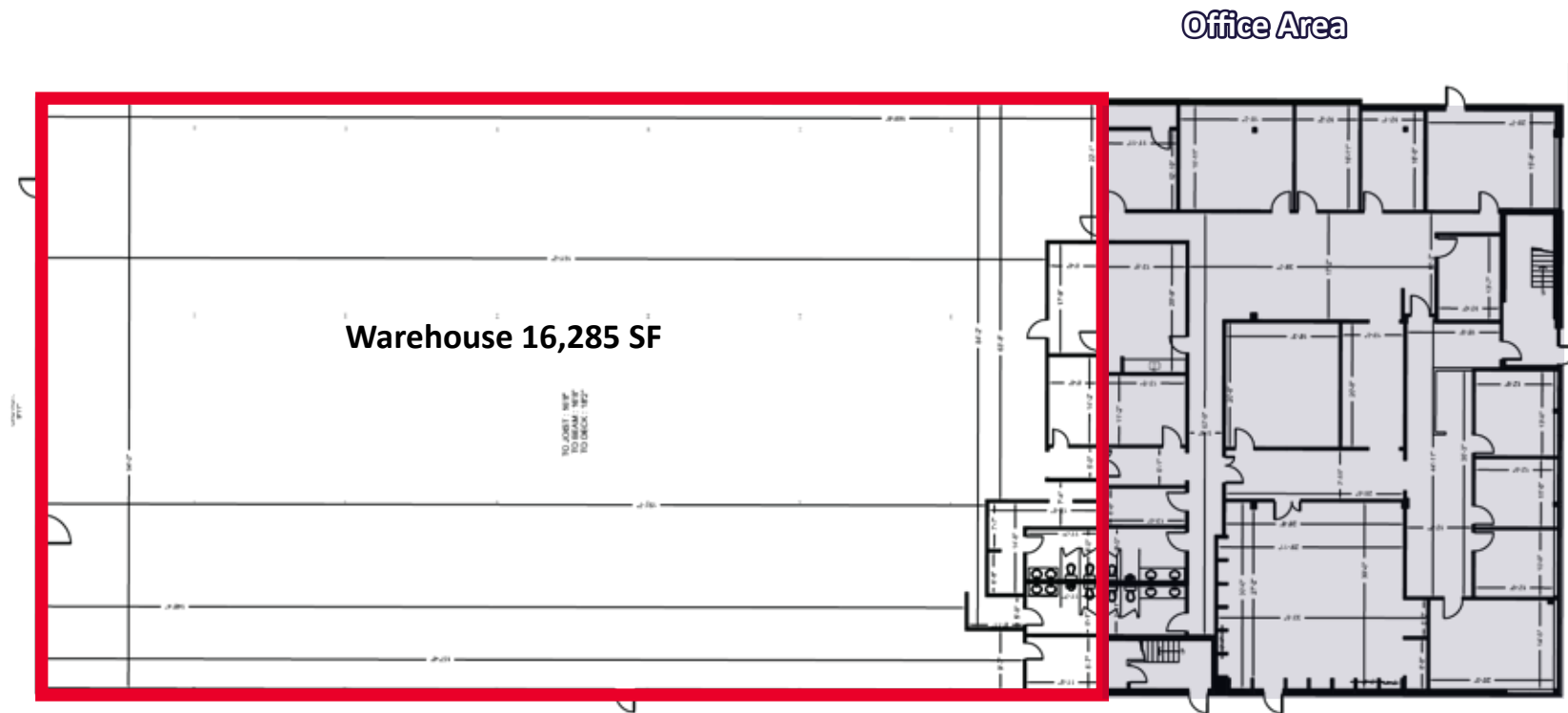
<b>CROSS STREET</b>	Dufferin Street & Lawrence Ave W
<b>OPTIONS AVAILABLE</b>	#1 23,317 SF (Entire Unit) #2 16,285 SF (Warehouse Only) #3 7,032 SF (Office only) #4 2,500 SF (2nd Floor Office)
<b>CEILING HEIGHT</b>	16'
<b>SHIPPING</b>	2 TL
<b>SPRINKLERS</b>	Yes
<b>ZONING</b>	MC(H)
<b>NET RENT</b>	#1 \$16.00 psf #2 \$16.00 psf #3 \$13.00 psf #4 \$19.50 psf gross (includes utilities)
<b>TMI</b>	\$4.00 PSF
<b>OCCUPANCY</b>	Immediate

- 23,317 SF with ability to separate office and warehouse
- Excellent location just north of Lawrence Ave
- Ample on site and street parking
- Shipping area will accommodate large trailers
- Close proximity to many Home improvement retailers
- Within minutes to Highway 401, Allen Rd & public transit
- \$2.50 psf additional for utilities

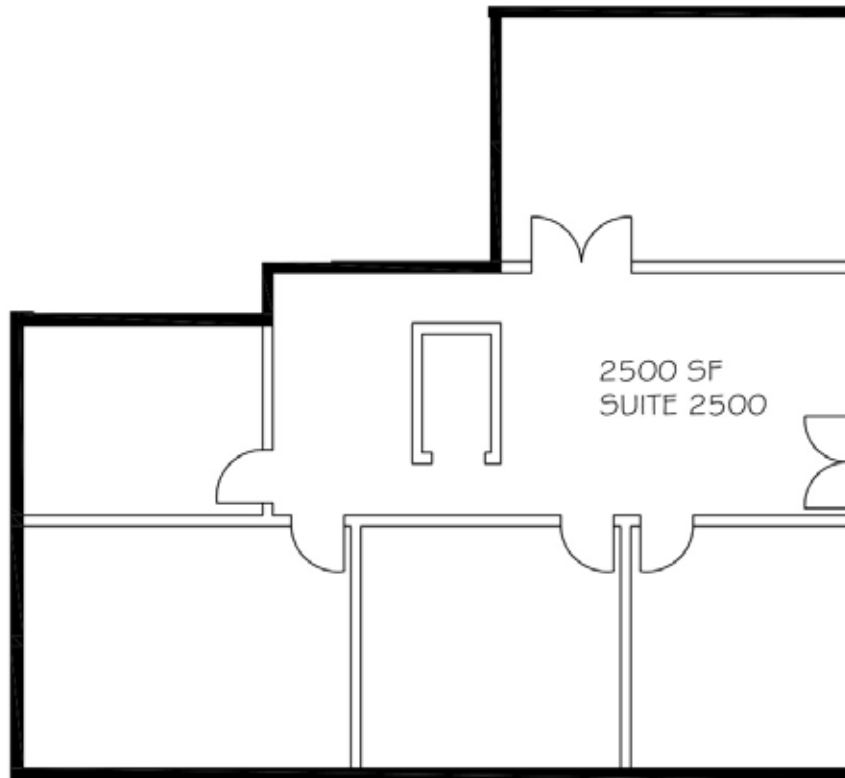


// **42 DUFFLAW ROAD**  
NORTH YORK, ON

# // FLOOR PLAN - GROUND FLOOR



## // FLOOR PLAN- 2ND FLOOR



## // PHOTOS - GROUND FLOOR OFFICE





## // PHOTOS - GROUND FLOOR OFFICE



## // PHOTOS - SECOND FLOOR OFFICE



# // MC(H) PERMITTED USES

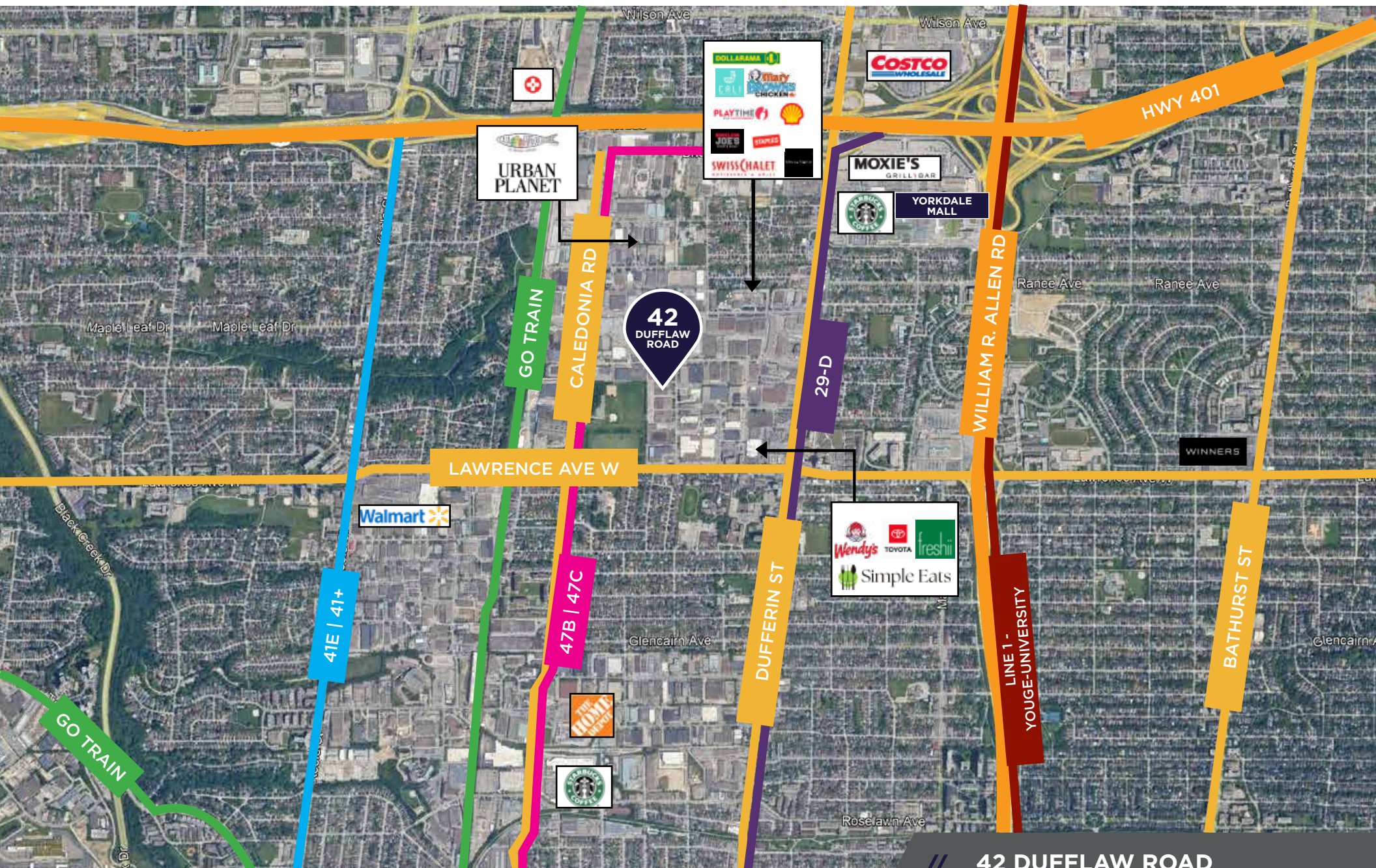
## Zoning Permitted Uses:

- Adult Education School
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment
- Cinema
- Club
- College
- Commercial Gallery
- Commercial Recreation
- Commercial School
- Communications & 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
- Vehicle Body Repair Shop
- Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball & Video Games Arcade
- Place Of Worship
- Public Library
- Public Self Storage
- Warehouse
- Research Laboratory
- Restaurant
- Retail Store
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic





# // AMENITIES MAP



// **42 DUFFLAW ROAD**  
NORTH YORK, ON



# 42

## DUFFLAW ROAD

NORTH YORK, ON



### CONTACT

**GORAN BRELIH, SIOR**  
EXECUTIVE VICE PRESIDENT, BROKER  
416.756.5456  
goran.brelih@cushwake.com

**DIANA MCKENNON**  
SALES REPRESENTATIVE  
416.642.5356  
diana.mckennon@cushwake.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 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.