

# 42

## DUFFLAW ROAD

NORTH YORK, ON



CLIO-OZ

**CUSHMAN & WAKEFIELD**  
**FOR LEASE**  
DORAN EDELYN | DANIA MOFTAKH  
416 494 9500  
cushmanwakefield.com

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

**CUSHMAN & WAKEFIELD**

# // BUILDING SPECIFICATIONS

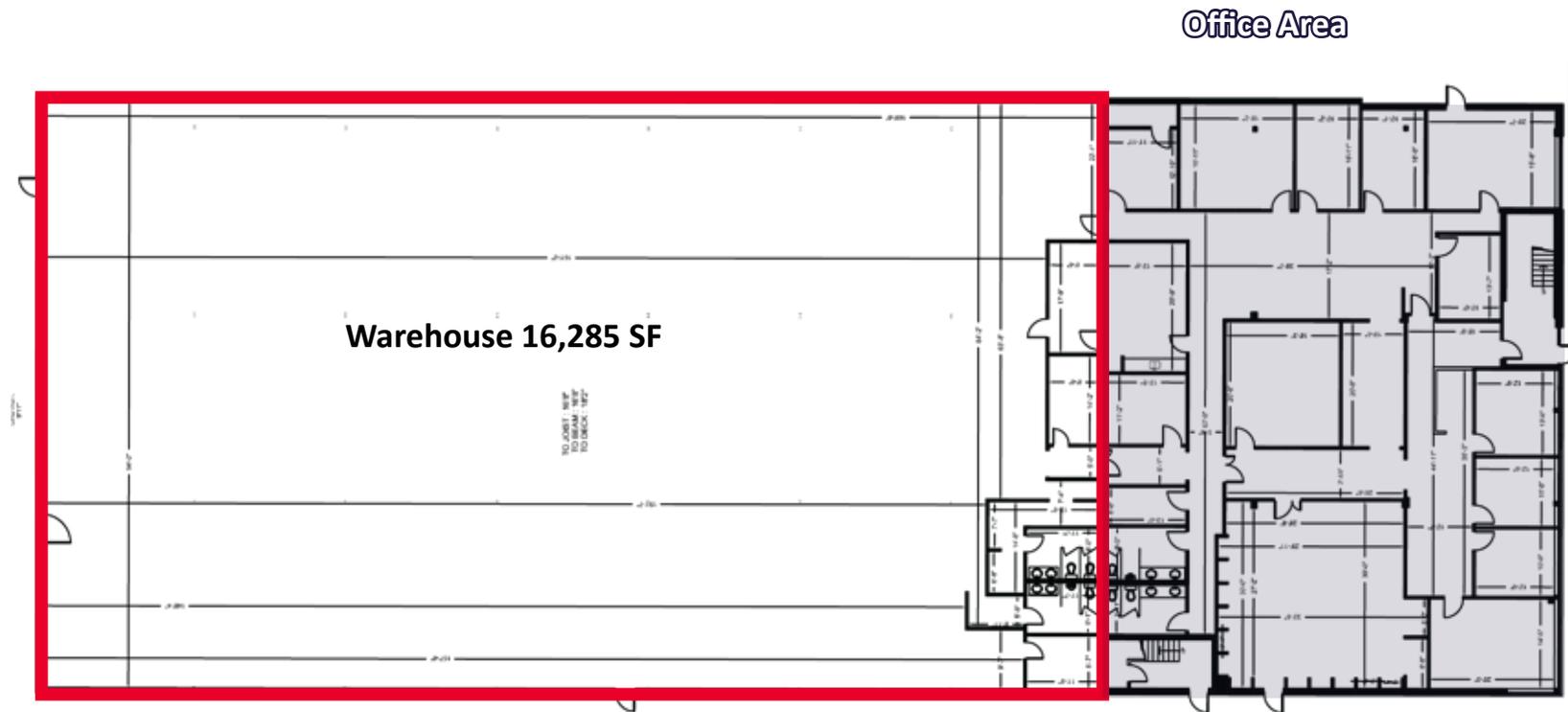
<b>CROSS STREET</b>	Dufferin Street & Lawrence Ave W
<b>OPTIONS AVAILABLE</b>	#1 23,317 SF (Entire Unit) #2 16,285 SF (Warehouse Only) #3 7,032 SF (Office only) #4 2,500 SF (2nd Floor Office)
<b>CEILING HEIGHT</b>	16'
<b>SHIPPING</b>	2 TL
<b>SPRINKLERS</b>	Yes
<b>ZONING</b>	MC(H)
<b>NET RENT</b>	#1 \$16.00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

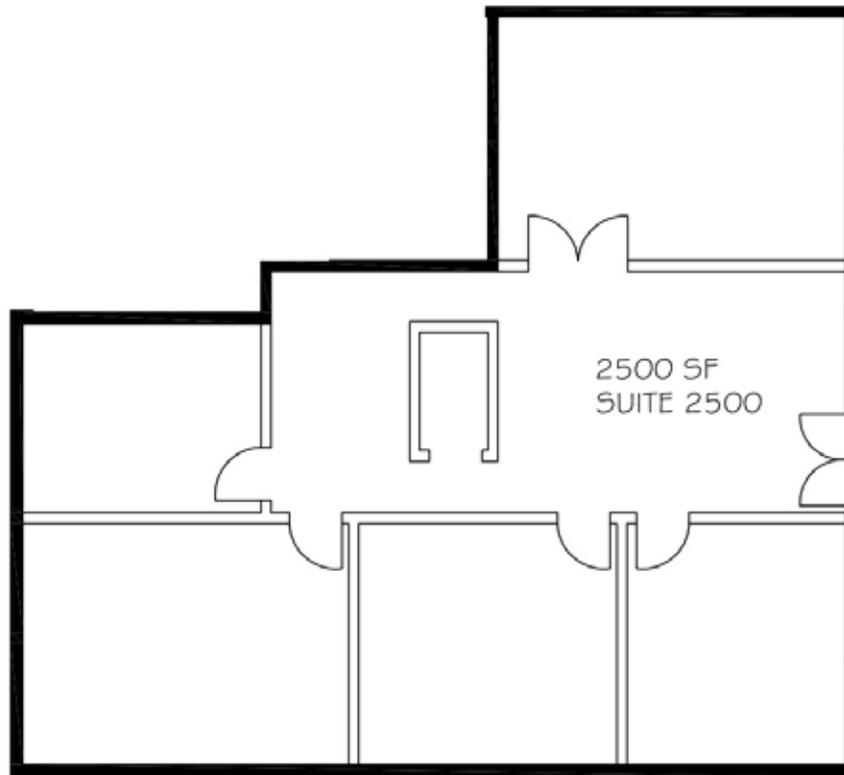


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NORTH YORK, ON

# // 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





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### CONTACT

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