



Weston Rd

Steeles Ave W

Grayray Dr

Ormont Dr

FOR LEASE 32,332 SF - 69,769 SF AVAILABLE

473-475 GARYRAY DRIVE
NORTH YORK, ON



473-475 GARYRAY DRIVE

NORTH YORK, ON

473-475 Garyray Drive offers users a unique opportunity to lease a warehousing/distribution facility in a central GTA location. Rental options include half or the entire building. Ideally located at Steeles and Weston in North York, this opportunity provides exceptional access to Highways 400 & 407 with great connectivity to the rest of the Greater Toronto Area. Close proximity to TTC, Subway, GO Transit, Toronto Pearson International Airport, CN and CPKC Rail. Additional parking being added at front of building and site being re-paved.

PROPERTY FEATURES

Building Size:	69,769 SF
Space Available:	32,331 SF to 69,769 SF
Office Area:	To Suit
Clear Height:	18'
Loading:	7 TL
Parking:	Ample
Sprinkler:	Yes
T.M.I.:	\$4.25 PSF (Est. 2025)
Lease Rate:	\$13.25 PSF to \$13.75 PSF
Possession:	Immediate Occupancy Available

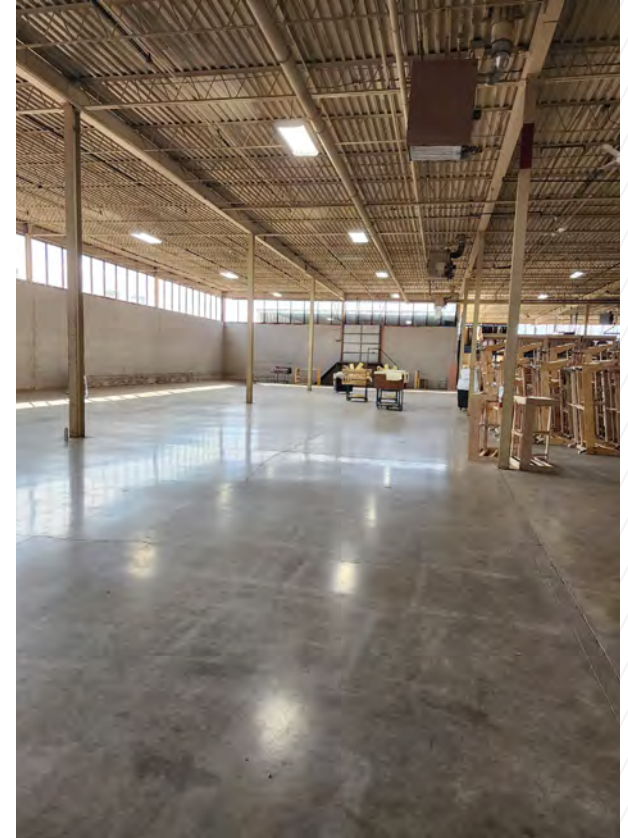
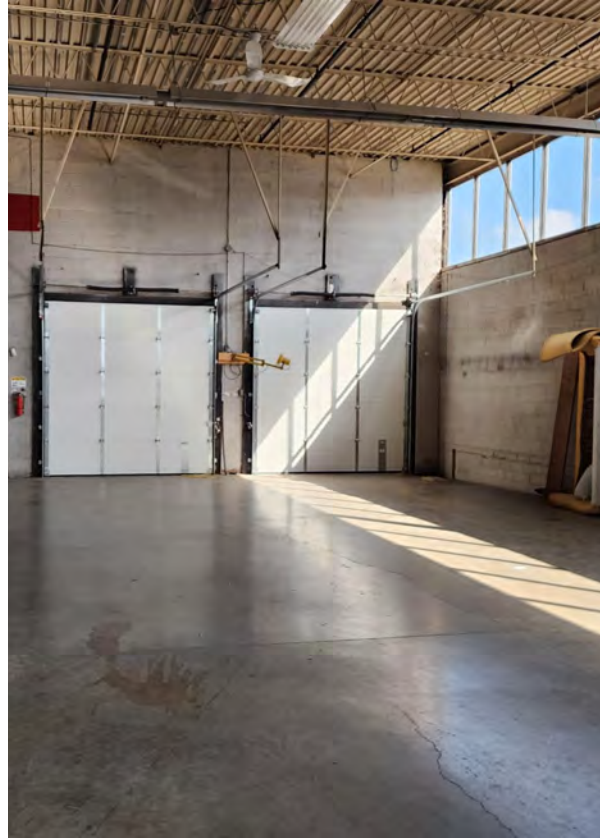


473-475 GARYRAY DRIVE

NORTH YORK, ON



INTERIOR PHOTOS



BUILDING HIGHLIGHTS



GREAT
WAREHOUSING SPACE



SEPARATE
ENTRANCE



GOOD
SHIPPING



ACCESS TO HIGHWAY
400 & 407



OFFICE SPACE CAN
BE INCLUDED



CLOSE PROXIMITY
TO AIRPORT



NEARBY TO
CN RAILWAY YARD



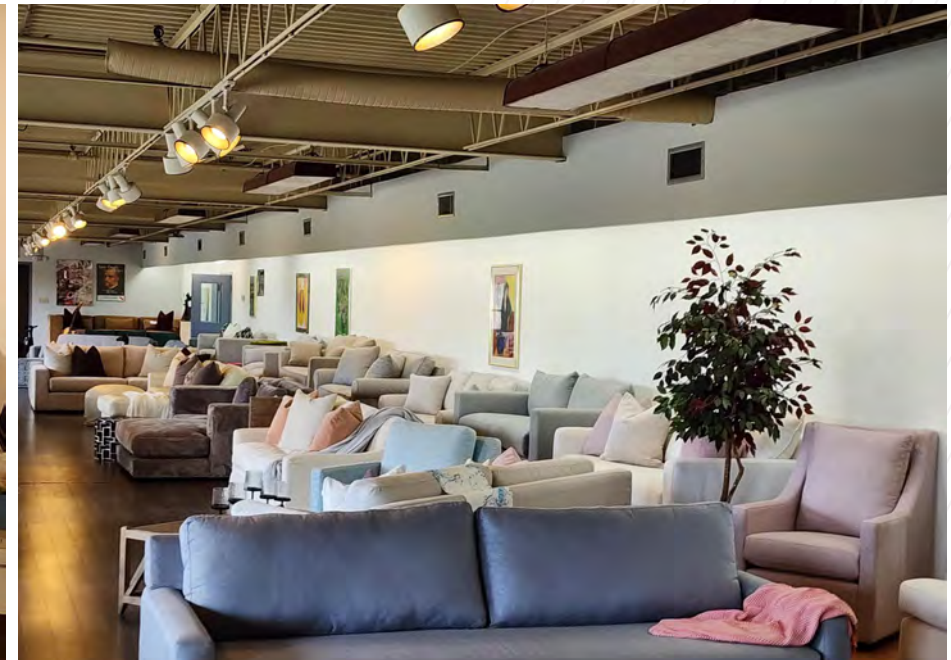
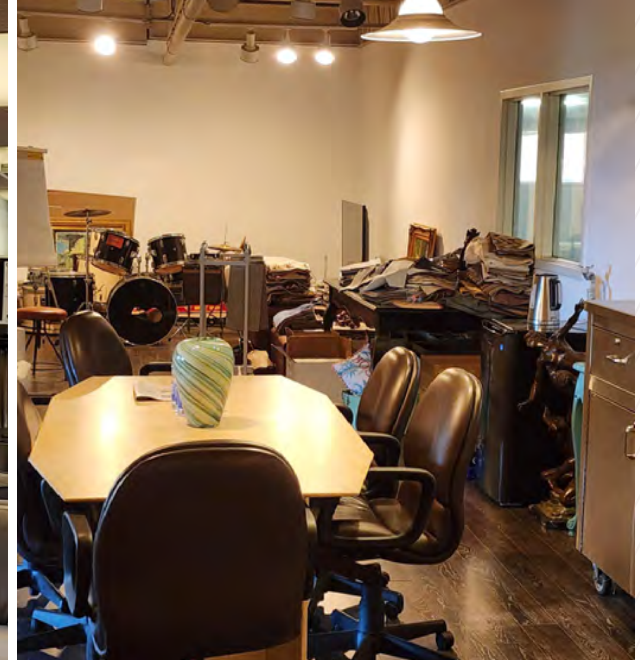
TTC
ACCESS



473-475 GARYRAY DRIVE
NORTH YORK, ON



INTERIOR PHOTOS



473-475 GARYRAY DRIVE NORTH YORK, ON



EXTERIOR PHOTOS

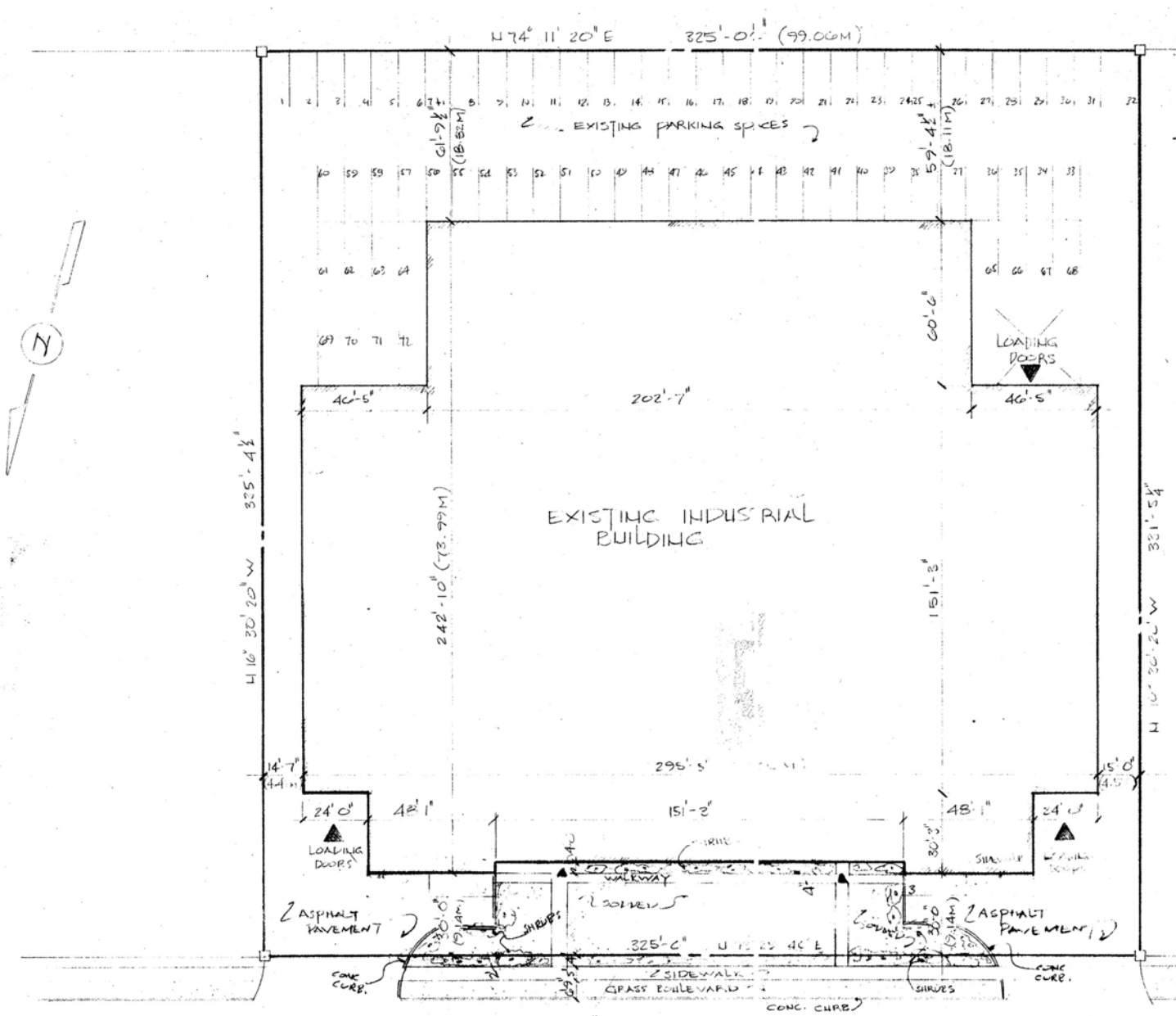


473-475 GARYRAY DRIVE

NORTH YORK, ON



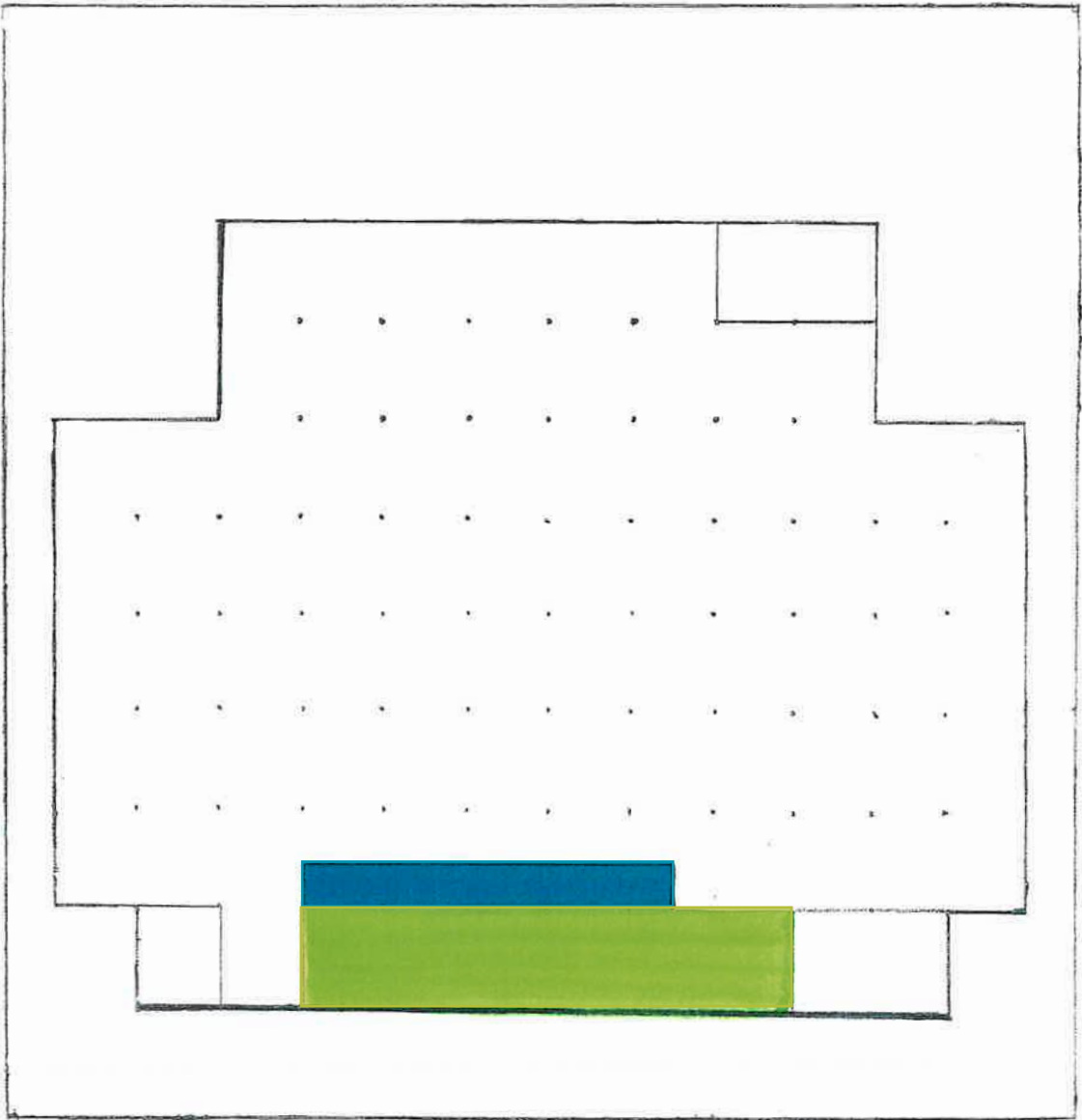
SITE PLAN



473-475 GARYRAY DRIVE
NORTH YORK, ON



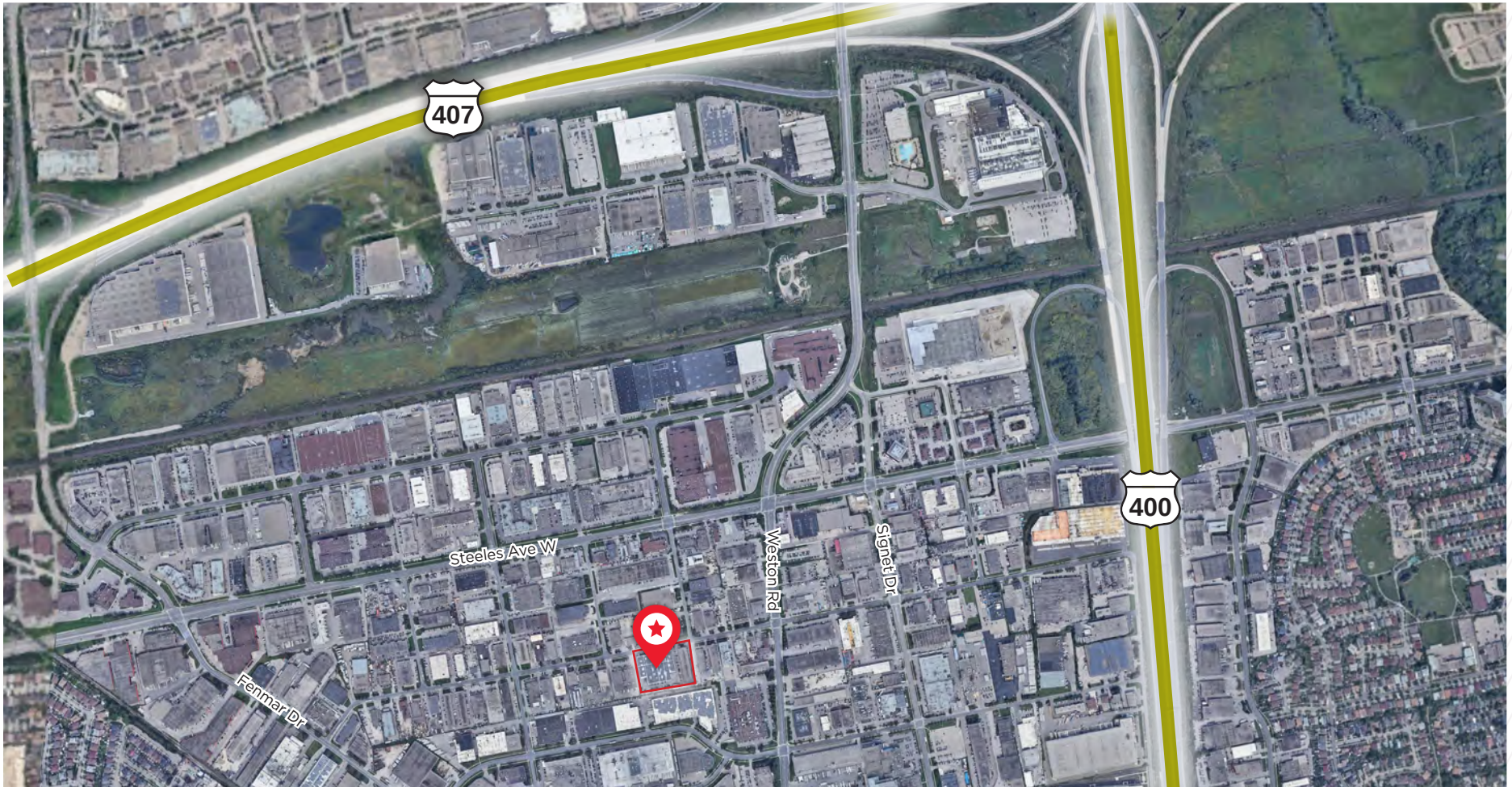
BUILDING LAYOUT



- Warehouse
Washrooms & Lunchrooms
- Office

473-475 GARYRAY DRIVE

NORTH YORK, ON



AERIAL

NORTH YORK



207,583

Population



\$82,150

Median Household Income



40

Median Age



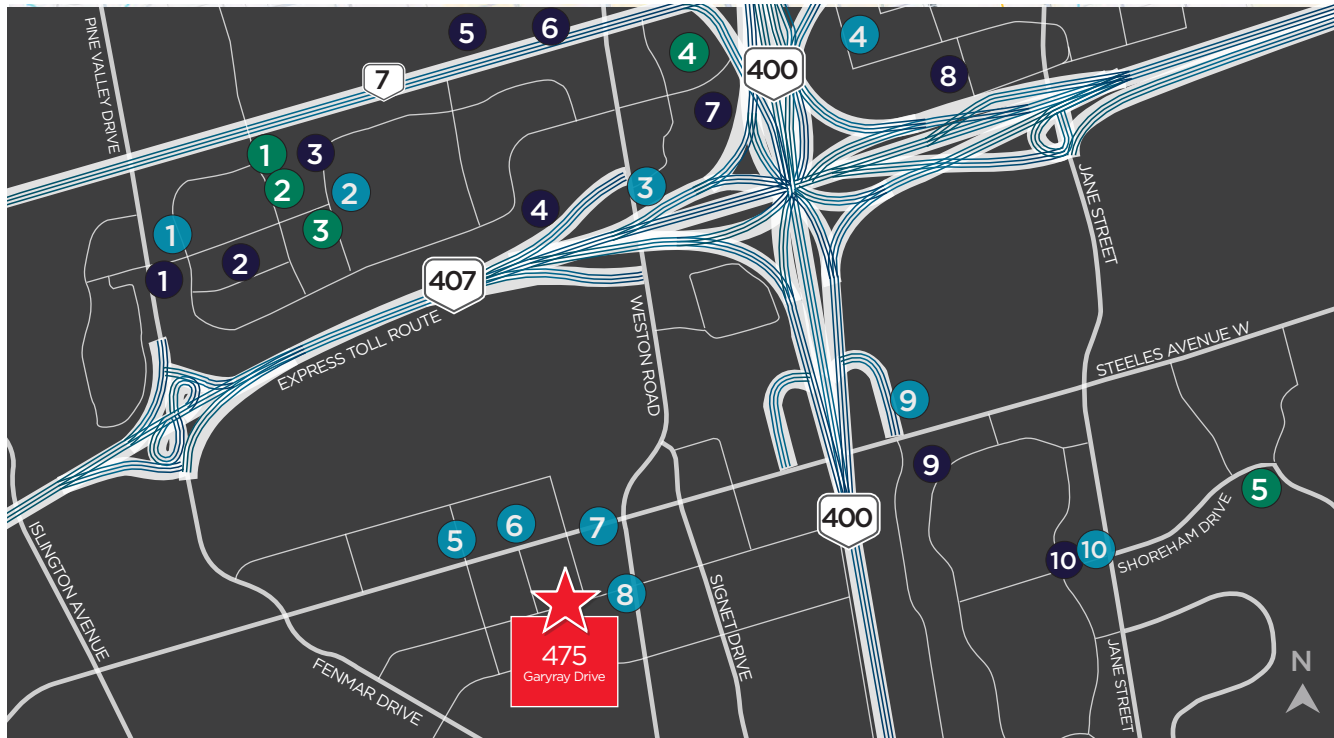
332,380

Daytime Population

473-475 GARYRAY DRIVE NORTH YORK, ON



Amenities



Retail

- | | |
|------------------------|------------------------------|
| 1 Toronto Auto Brokers | 6 The Home Depot |
| 2 AutoBase | 7 Costco Wholesale |
| 3 Euro Essentials | 8 IKEA |
| 4 IHL-Canada | 9 Omni Food Equipment |
| 5 Canadian Tire | 10 Pacific Fresh Food Market |



Food & Restaurants

- | | |
|-----------------------|-------------------------|
| 1 Romano's Restaurant | 6 La Cupanada Cafe |
| 2 Summer Fresh Salad | 7 Subway |
| 3 Tim Hortons | 8 York Shawarma |
| 4 Dave & Buster's | 9 Mcdonalds |
| 5 Wendy's | 10 Little Caesars Pizza |



Lifestyle & Entertainment

- | | |
|--------------------|--------------------|
| 1 Joyous Planet | 4 Cineplex Cinemas |
| 2 Reebok Crossfit | 5 Sobeys Stadium |
| 3 The Wreck'n Ball | |





FOR MORE INFORMATION, CONTACT:

JOHN M. FILICE, Ph.D.
Senior Vice President & Broker
Direct: 905.501.6433
Mobile: 416.821.3010
john.filice@cushwake.com

1 PROLOGIS BLVD SUITE 300 | MISSISSAUGA, ONTARIO L5W 0G2 | CANADA | [CUSHMANWAKEFIELD.COM](https://www.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.

