



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

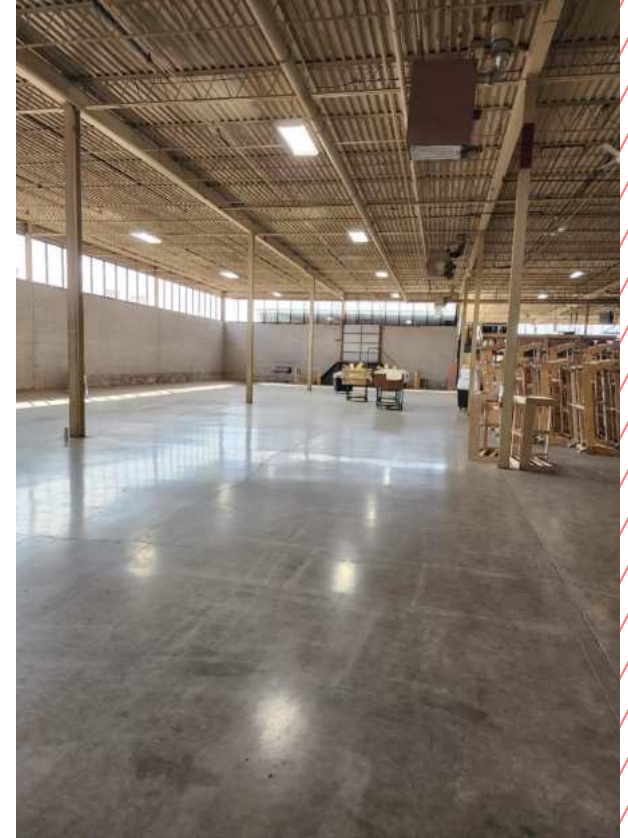
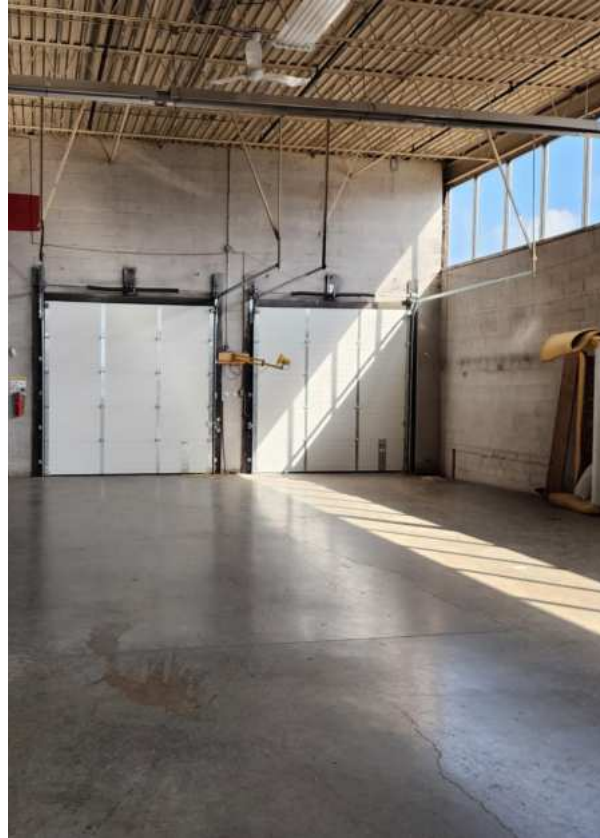
Building Size:	69,769 SF
Space Available:	32,331 SF to 69,769 SF
Office Area:	To Suit
Clear Height:	18'
Loading:	7 TL
Parking:	Ample
Sprinkler:	Yes
T.M.I.:	\$4.25 PSF (Est. 2025)
Lease Rate:	\$13.25 PSF to \$13.75 PSF
Possession:	Immediate Occupancy Available



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## 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

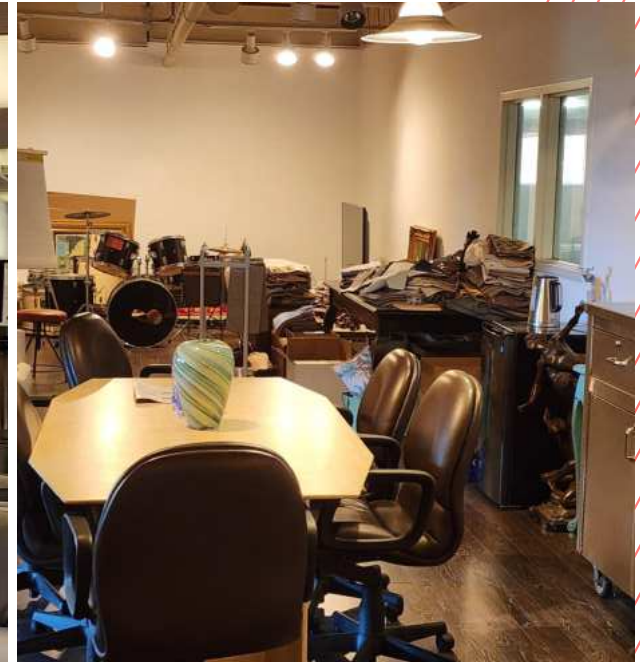




**473-475 GARYRAY DRIVE**  
**NORTH YORK, ON**



**INTERIOR PHOTOS**





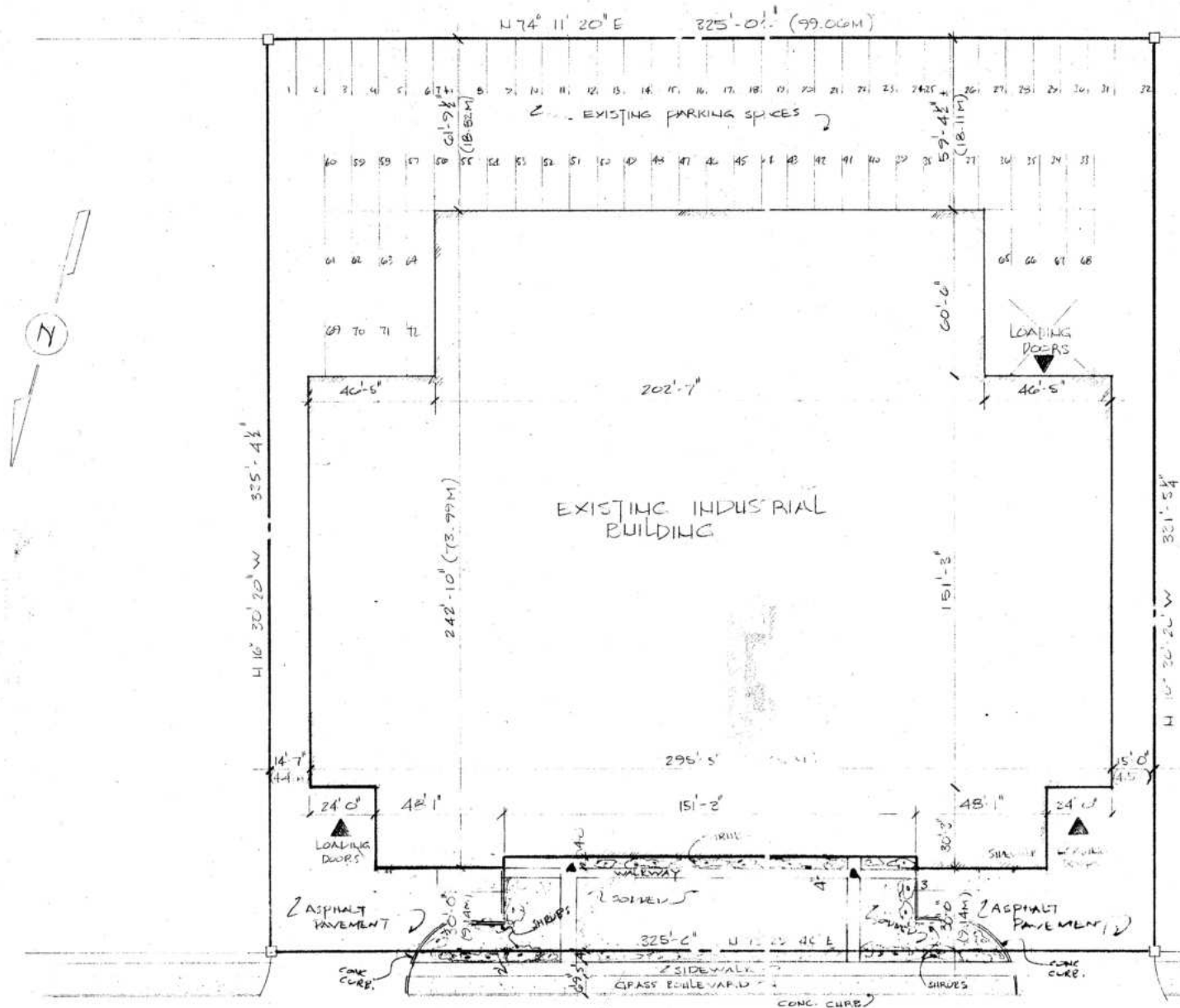
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## EXTERIOR PHOTOS



# SITE PLAN



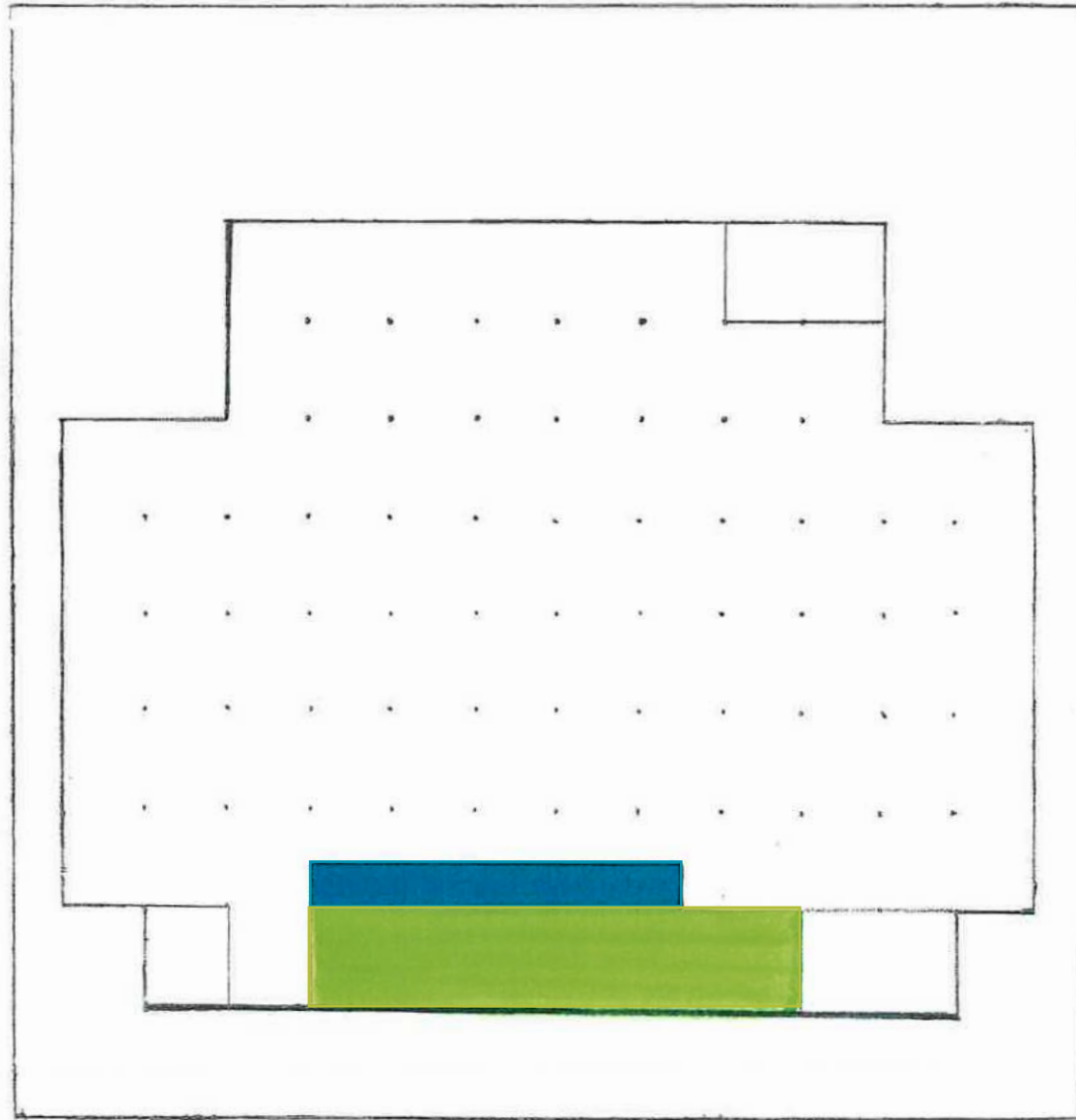


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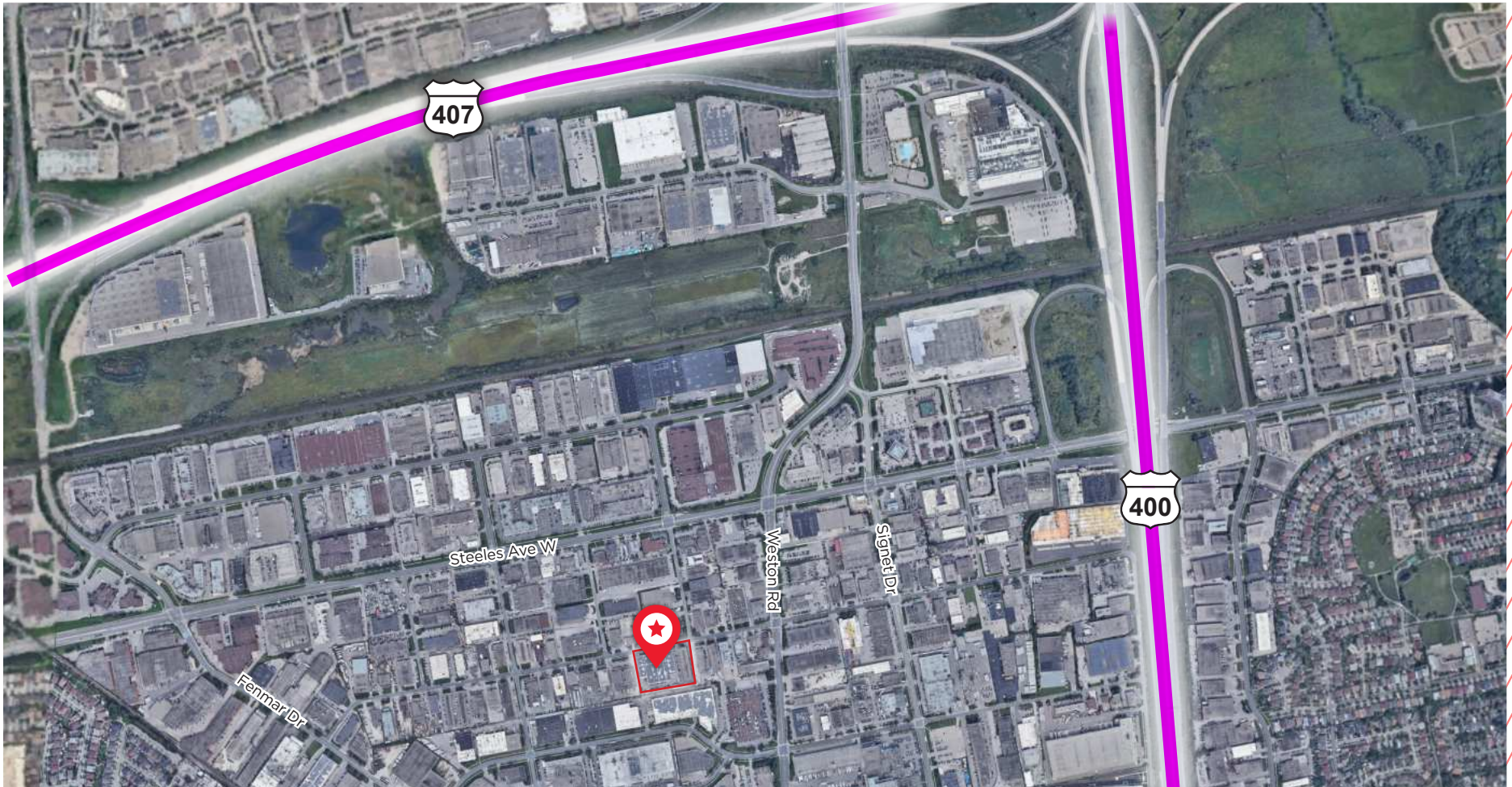
## BUILDING LAYOUT



-  Warehouse  
Washrooms & Lunchrooms
-  Office

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## NORTH YORK, ON



AERIAL

## NORTH YORK



**207,583**

Population



**\$82,150**

Median Household Income



**40**

Median Age



**332,380**

Daytime Population

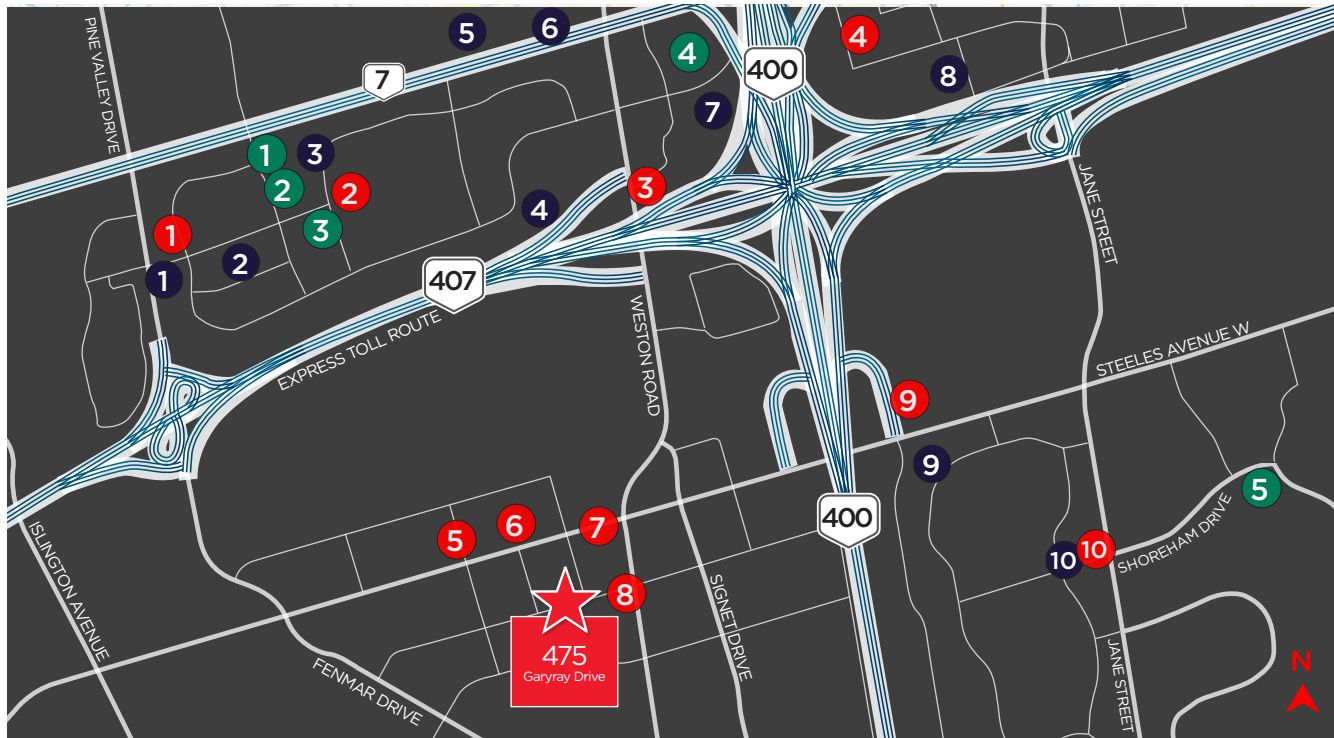


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## NORTH YORK, ON



### 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 |                    |





Weston Rd

Steeles Ave W

Grayray Dr

Ormont Dr



**FOR MORE INFORMATION, CONTACT:**

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