



FOR SALE 26,500 SF INDUSTRIAL FREESTAND

200 GRANTON DRIVE

RICHMOND HILL, ON



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EXECUTIVE SUMMARY

Cushman & Wakefield ULC (the “Advisor”) has been retained by the Vendor to offer 200 Granton Drive, Richmond Hill, Ontario (“The Property”), for sale. 200 Granton Drive is a 26,500 SF. freestanding Industrial building located in the prestigious Beaver Creek Business Park of Richmond Hill.

The Property presents a unique opportunity to acquire a well located, centralized, and rare-sized industrial property with excellent access to highway #407, #404, and #401. The building is currently tenanted, to February 1, 2027.

The property is a well maintained building with excellent industrial property features that include 3 truck-level loading doors that accommodate large tractor-trailer access and one drive-in loading door. The 20 ft. clear height ceilings are ample for racking and storage of material and product. The offices are contemporary and in excellent condition, with a mix of open areas and private offices. There are several lab type areas included in the office space.

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PROPERTY HIGHLIGHTS

LOCATION

200 Granton Drive is ideally situated within the highly regarded Beaver Creek Business Park in Richmond Hill, offering exceptional connectivity across the GTA. Highway 404 is just one minute away, with convenient access via Highway 7 to the south and 16th Avenue to the north. Highway 407 is also within a short drive, providing efficient east-west travel and seamless regional access.

BUILDING SPECS

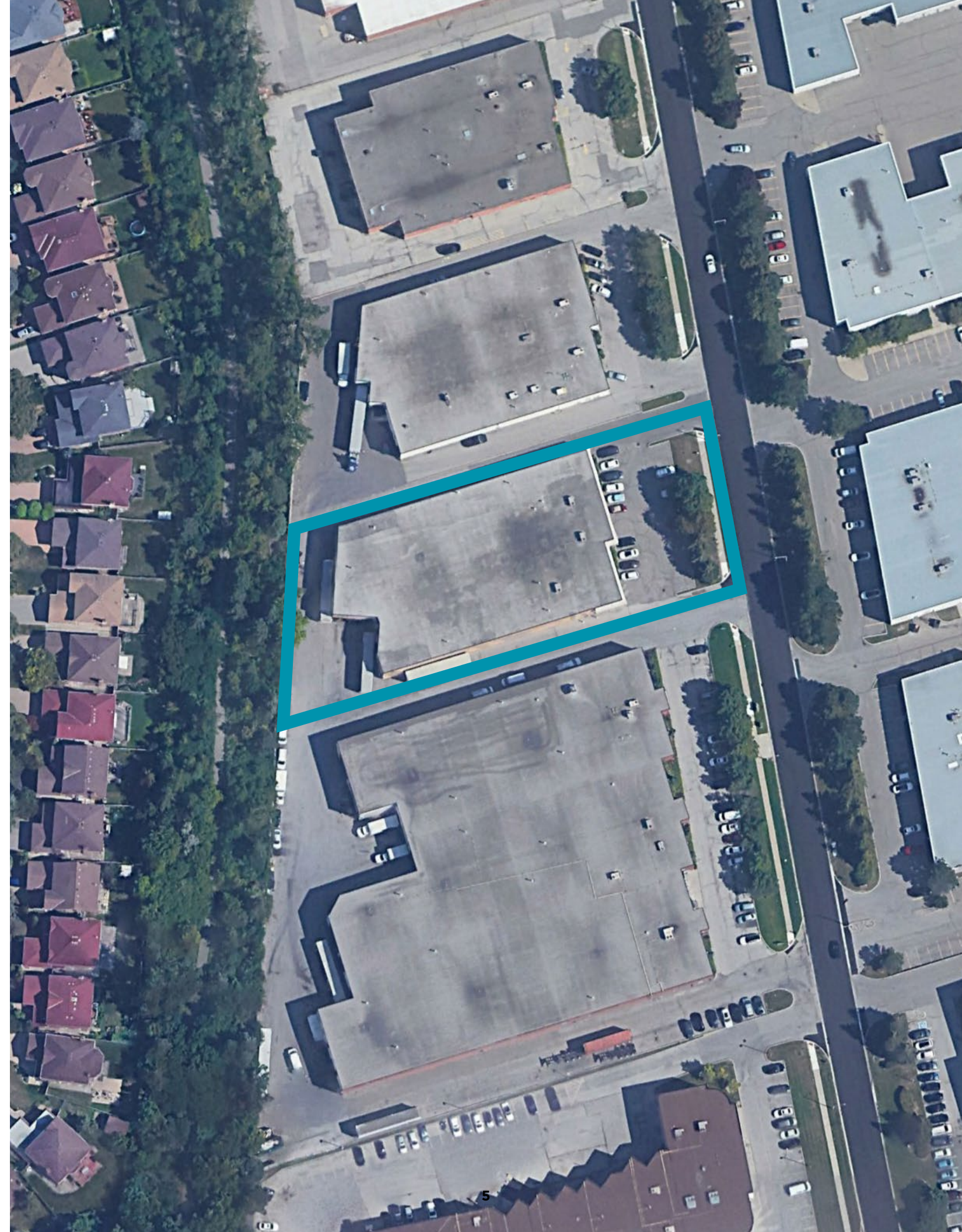
Designed to support a wide range of uses, including warehousing, distribution, and manufacturing, 200 Granton Drive features 20-foot clear ceiling heights throughout the warehouse. The shipping area is well-equipped with three truck-level doors and one drive-in door, ensuring efficient logistics and flow. Approximately 6,000 square feet of existing office and showroom space is in place and can be readily reduced to expand warehouse capacity if required. The warehouse is outfitted with functional lighting suitable for active operations, creating a bright and practical work environment. The building is fully serviced with standard hazard sprinkler systems for reliable fire protection.

AREA AMENITIES

The property is surrounded by a strong mix of nearby amenities that support both business operations and employee convenience. Within minutes, you'll find a broad selection of restaurants, as well as recreational options including indoor golf simulators, bowling, and racquet sports facilities. Several well-known hotels are also located in the immediate area, making it easy to accommodate visiting clients, customers and employees.

VACANT OCCUPANCY

Currently leased to a longstanding tenant, their lease expires in February 2027 and they will be vacating at that time. The property is being sold free and clear of existing financing, with purchasers expected to arrange their own financing.



ASSET DETAILS

SITE DETAILS

ADDRESS 200 Granton Drive, Richmond Hill, ON
PCL 5-1 SEC 65M2363; BLK5 PL 65M2363;
RICHMOND HILL

TOTAL BUILDING SIZE 26,500 SF

LOT SIZE 1.35 acres

ZONING M-1

SHIPPING 3-Truck Level Doors & 1 Drive In Door

OFFICE/FINISHED COMPONENT 6,000 SF (23%) (approximate)

PLANT CLEAR HEIGHT 20'-0'

OCCUPANCY Tenanted to February 2027

PROPERTY TAXES \$54,913.41 (2025)

ADDITIONAL

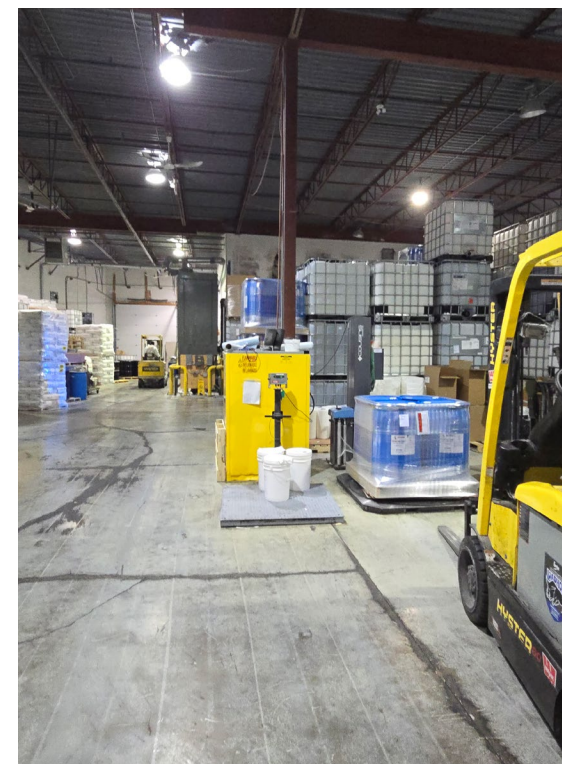
- Building Condition Assessment and Environmental Assessment underway
- Windows replaced (2023)
- Significant paving replaced (2023)
- Roof well maintained

OFFERING PROCESS Offers entertained as received

ASKING PRICE Speak To Listing Agent



PROPERTY PHOTOS



ZONING BYLAWS

HIGH PERFORMANCE INDUSTRIAL (M-1) ZONE PERMITTED USES:

- Warehousing of goods and materials but not including a transport terminal for the loading or unloading of goods and wares from transport vehicles
- Assembly of manufactured goods and materials
- Printing establishments
- Research and development
- Offices accessory to permitted uses on the same lot
- Retail sales (10% max area for goods assembled or manufactured on premises)
- Data processing
- Offices not accessory to permitted uses on the same lot provided they do not occupy in excess of 15% of the total floor area of the Building



Note: It is the buyer's responsibility to determine that their use is permitting under the zoning by-laws.

AREA AMENITIES



Restaurant Campus

- Grain Cafe
- 3 MARIACHIS MEXICAN RESTAURANT
- 嘉苑 ORIENT BISTRO
- Phở Vinh VIETNAMESE CUISINE
- ALCHEMY
- ATO JAPANESE

**200 Granton Drive
Richmond Hill, ON**

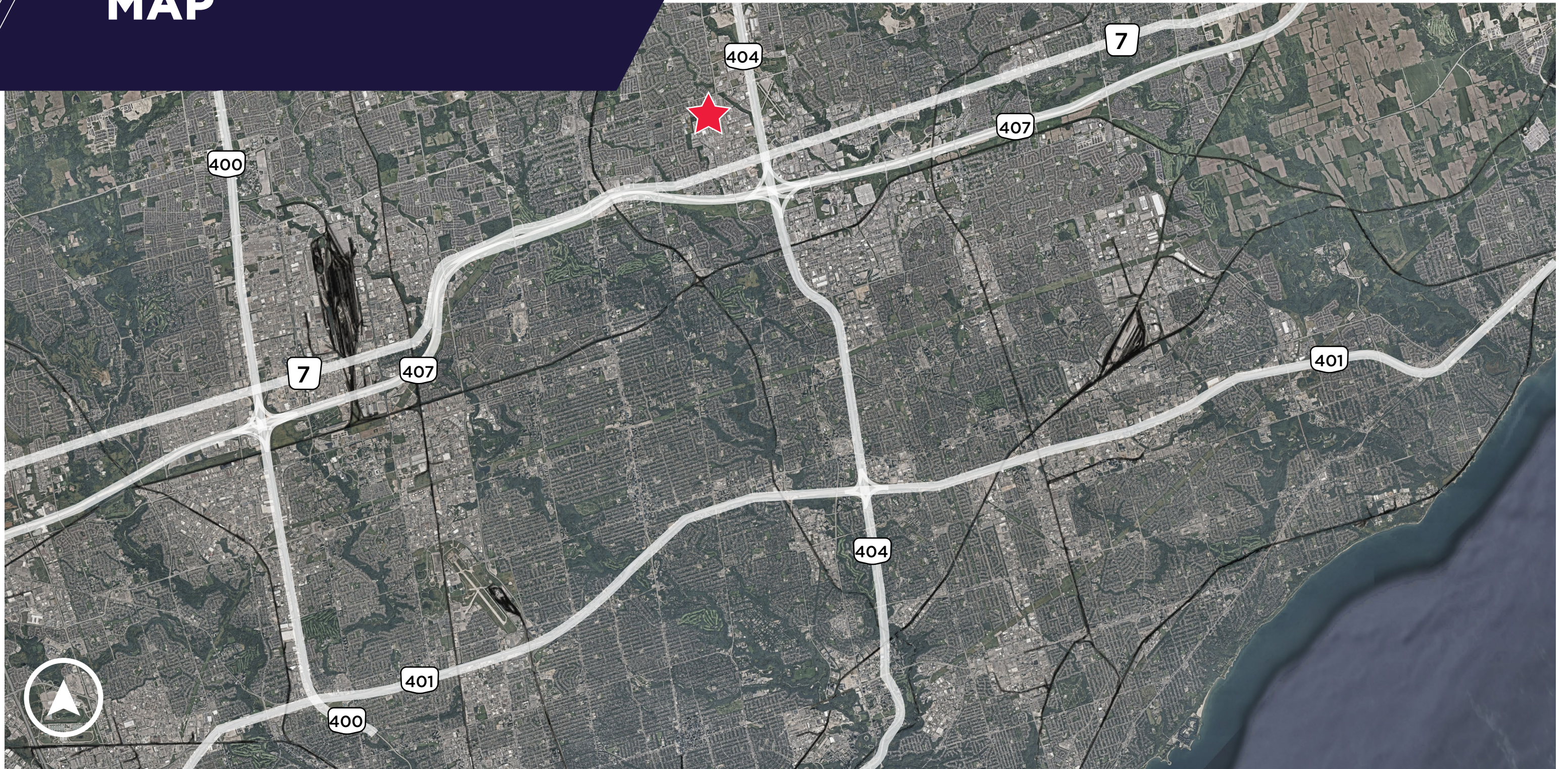
Restaurant Campus

- Call A Chicken
- machi machi
- 茶記 港式茶餐廳
- 根回 大屋
- 紫蘭軒 PURPLE ORCHID
- 茶百道 TeaByDo
- SHINTA BBQ MASTER | BBQ
- 圓滿園 FLAVOURFUL HOUSE
- 大家好餐廳 PEPPER WOK
- corner1 cafe
- 沾仔記 JIN CHAI KEE WONTON NOODLE
- SUBWAY

Restaurant Campus

- BHAI'S Indian Canteen
- chako
- THE KEG STEAKHOUSE + BAR
- 달동네 Daldongne
- Frankie's NASHVILLE HOT CHICKEN
- MOXIES
- Fionn MacCool's
- FAT BASTARD BURRITO
- 大鴨梨 DAYALI PEKING DUCK
- TOURO BRAZILIAN STEAKHOUSE & BAR
- PIZZA IOLO
- THE PIZZA MAKER'S PIZZA.
- 星芝草私廚 STARCHIVA CUISINE

LOCATION MAP



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