

FREESTANDING FLEX BUILDING I 52,000 SF

40-42 SAMOR ROAD

NORTH YORK, ON

CUSHMAN & WAKEFIELD

// PROPERTY SPECS



- 52,000 SF FREESTANDING BUILDING
- 11,151 SF 2ND FLOOR OFFICE SPACE
- 20' CLEAR HEIGHT
- TRUCK LEVEL SHIPPING
- ELEVATOR SERVING FIRST & SECOND FLOORS
- SECURED & FENCED PARKING
- ABUNDANT NATURAL LIGHT
- FULLY AIR CONDITIONED
- WALK TO SUBWAY & TTC
- NET RENT $15.50 PSF TMI $4.00 PSF

40-42 SAMOR ROAD
NORTH YORK, ON

// INTERIOR PHOTOS













// INTERIOR PHOTOS







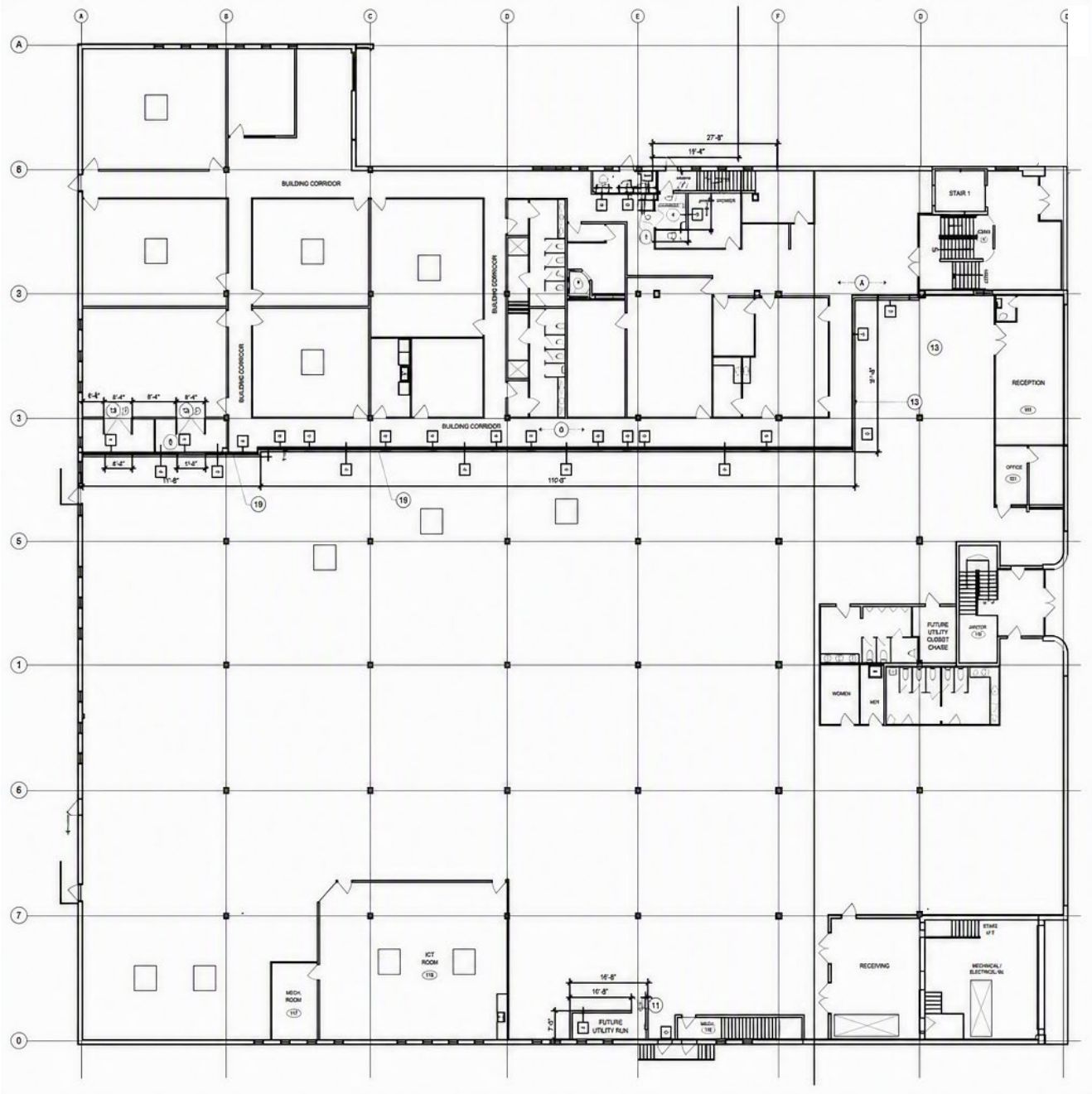


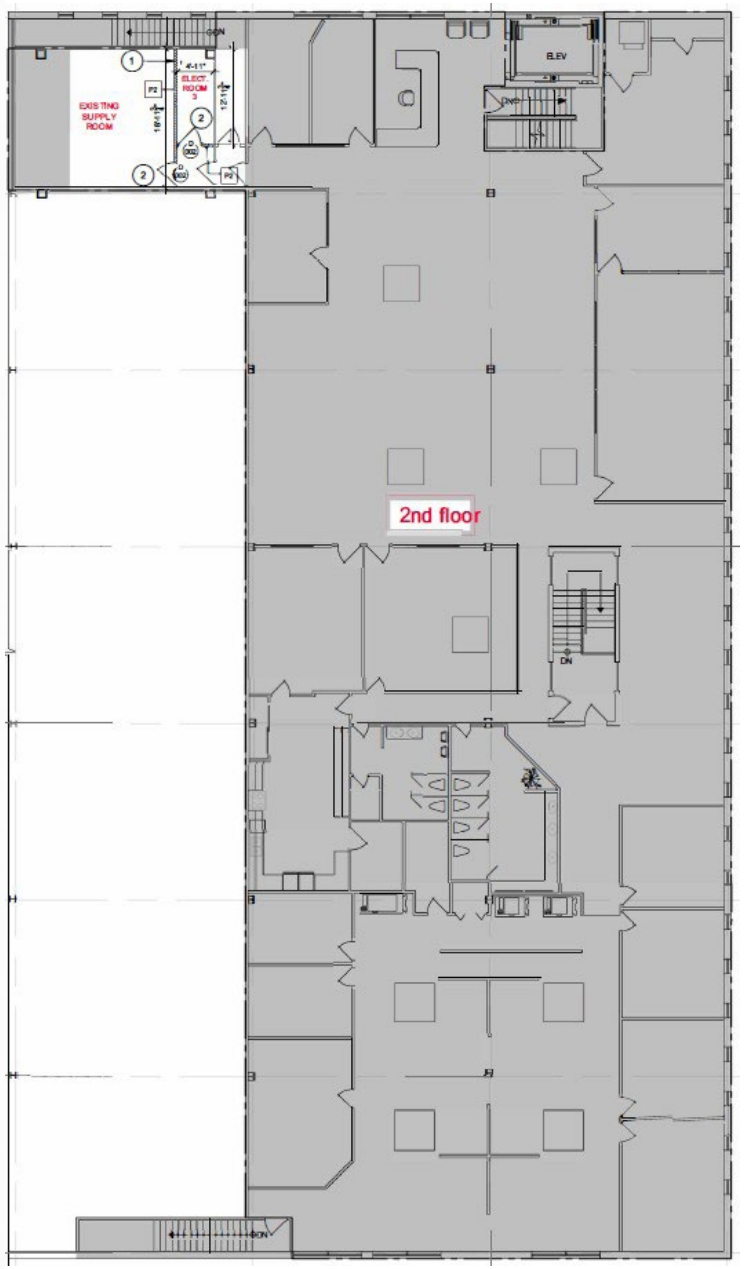






// FLOOR PLANS





40-42 SAMOR ROAD
NORTH YORK, ON

// ZONING - MC (H)

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 And 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
- Motor Vehicle Body Repair Shop
- Motor Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball And Video Games Arcade
- Place Of Worship
- Public Library
- Public Self Storage Warehouse
- Research Laboratory
- Restaurant, With Or Without An Outdoor
- Patio
- Retail Store*
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic

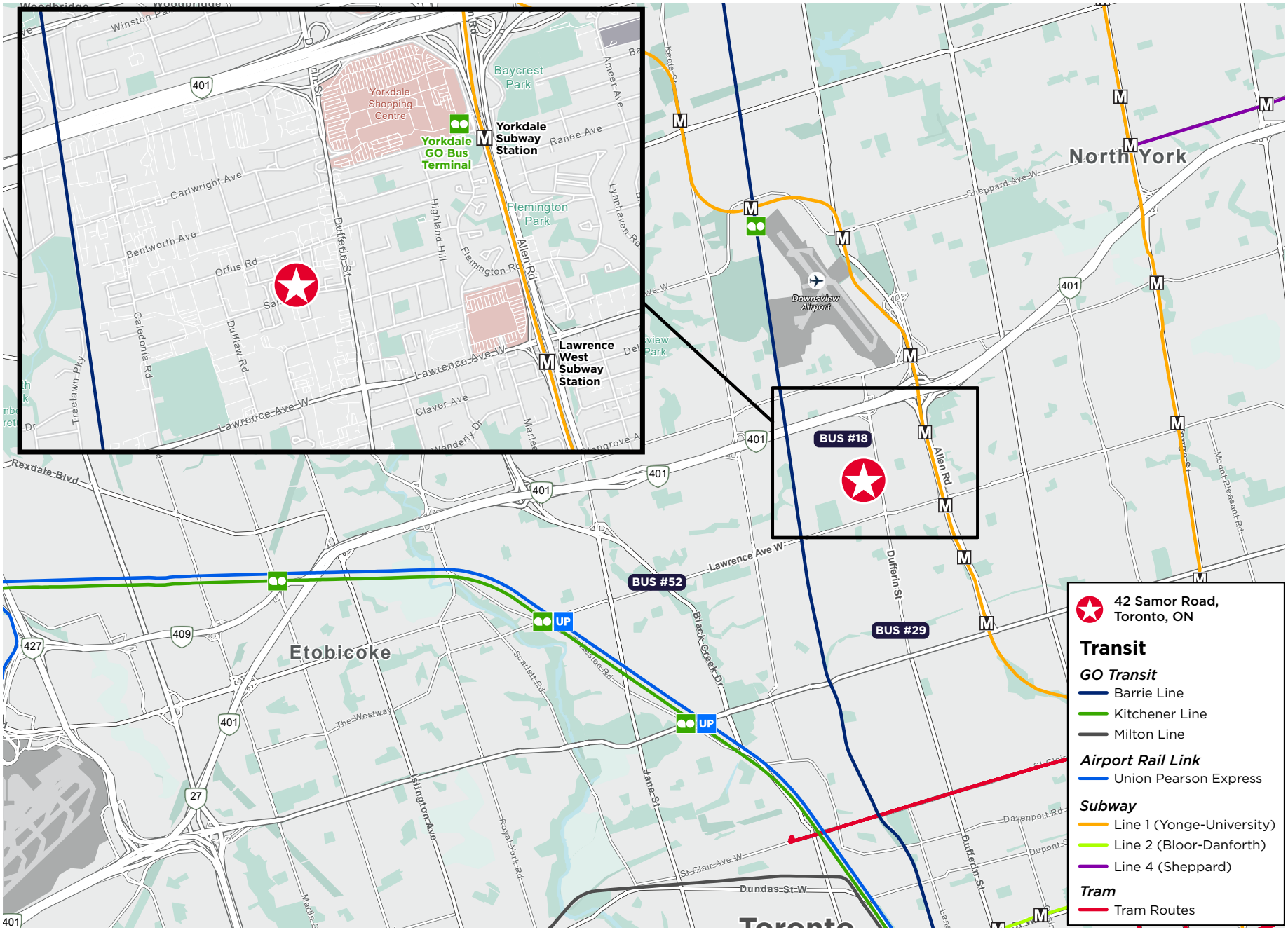


// AMENITIES MAP



40-42 SAMOR ROAD
NORTH YORK, ON

// TRANSIT MAP



40-42 SAMOR ROAD
NORTH YORK, ON



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