



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**24 INGRAM DRIVE  
NORTH YORK, ON**



## INDUSTRIAL UNITS AVAILABLE

SIZE	5,005 sf - Unit 6	1,449 sf - Unit 13
CEILING HEIGHT	18' 4"	18' 4"
SHIPPING	1 truck level door	1 drive-in door
ZONING	E 1.0	E 1.0
RENTAL RATE	\$21.00 psf	\$22.00 psf
TMI	\$5.50 psf	\$5.50 psf
OCCUPANCY	July 1 <sup>st</sup> , 2023	Immediate

### Property Highlights

- Clean and well maintained building
- Great location with easy access to major Highways and 401 and Allen Road
- Steps to public transit

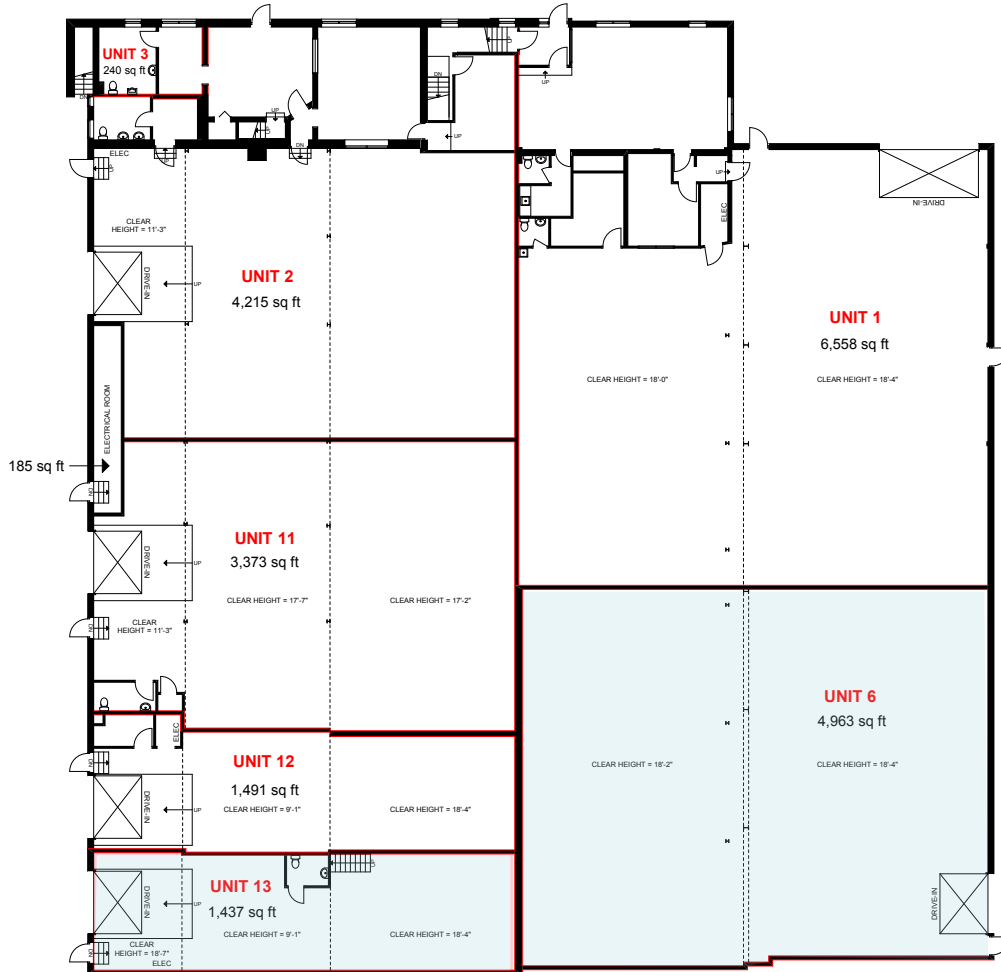


**Goran Brelih, B.Sc.Eng.,SIOR\***  
Executive Vice President  
416.458.4264  
goran.brelih@cushwake.com

**Diana McKennon**  
Sales Representative  
647.400.9801  
diana.mckennon@cushwake.com

**Cushman & Wakefield ULC. Brokerage**  
1100-3100 Steeles Avenue E  
Markham, ON L3R 8T3  
main 416.494.9500  
fax 416.494.9444  
**cushmanwakefield.com**

**FLOOR PLAN**



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**ZONING: E 1.0**

- **Permitted Use:**
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
  - All Manufacturing Uses except:
    - 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
    - 2) Ammunition, Firearms or Fireworks Factory;
    - 3) Asphalt Plant;
    - 4) Cement Plant, or Concrete Batching Plant;
    - 5) Crude Petroleum Oil or Coal Refinery;
    - 6) Explosives Factory;
    - 7) Industrial Gas Manufacturing;
    - 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
    - 9) Pesticide or Fertilizer Manufacturing;
    - 10) Petrochemical Manufacturing;
    - 11) Primary Processing of Gypsum;
    - 12) Primary Processing of Limestone;
    - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
    - 14) Pulp Mill, using pulpwood or other vegetable fibres;
    - 15) Resin, Natural or Synthetic Rubber Manufacturing;
    - 16) Tannery
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use



**Permitted Use - with Conditions:**

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marihuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment

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