

# 4050

**CHESSWOOD DRIVE  
NORTH YORK, ON**



**FOR LEASE**





## // PROPERTY DETAILS

**UNIT SIZE**  
20,312 SF

**OFFICE**  
5%

**ZONING**  
EH 1.0

**SHIPPING DOORS**  
2 TL

**CEILING HEIGHT**  
16' CLEAR

**NET RENT**  
\$14.00 PSF

**TMI**  
\$4.00 PSF

**POWER**  
200 A / 600 V

**OCCUPANCY**  
IMMEDIATE

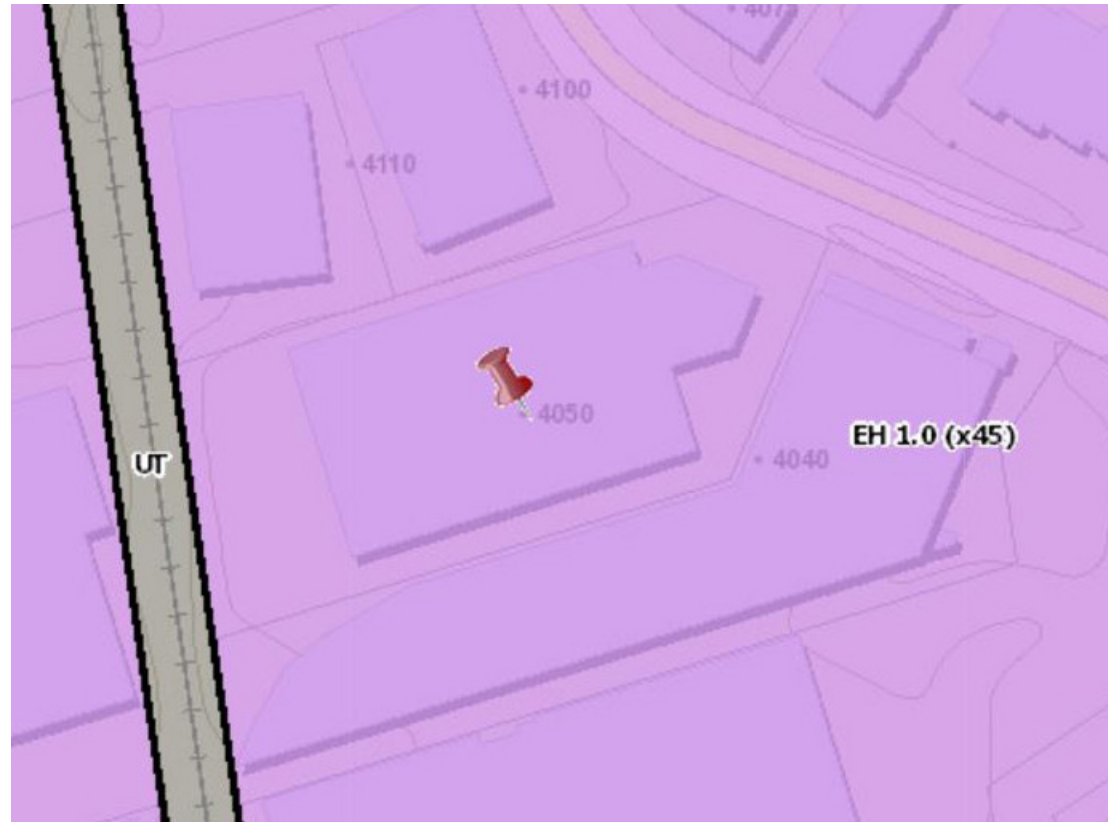
### COMMENTS

- Excellent location with easy access to Highways 401, 400 & Allen Road
- Good shipping with access for 53' trailers
- Warehouse fully air-conditioned
- Walking distance to Downview Park subway station and GO Transit

# // ZONING

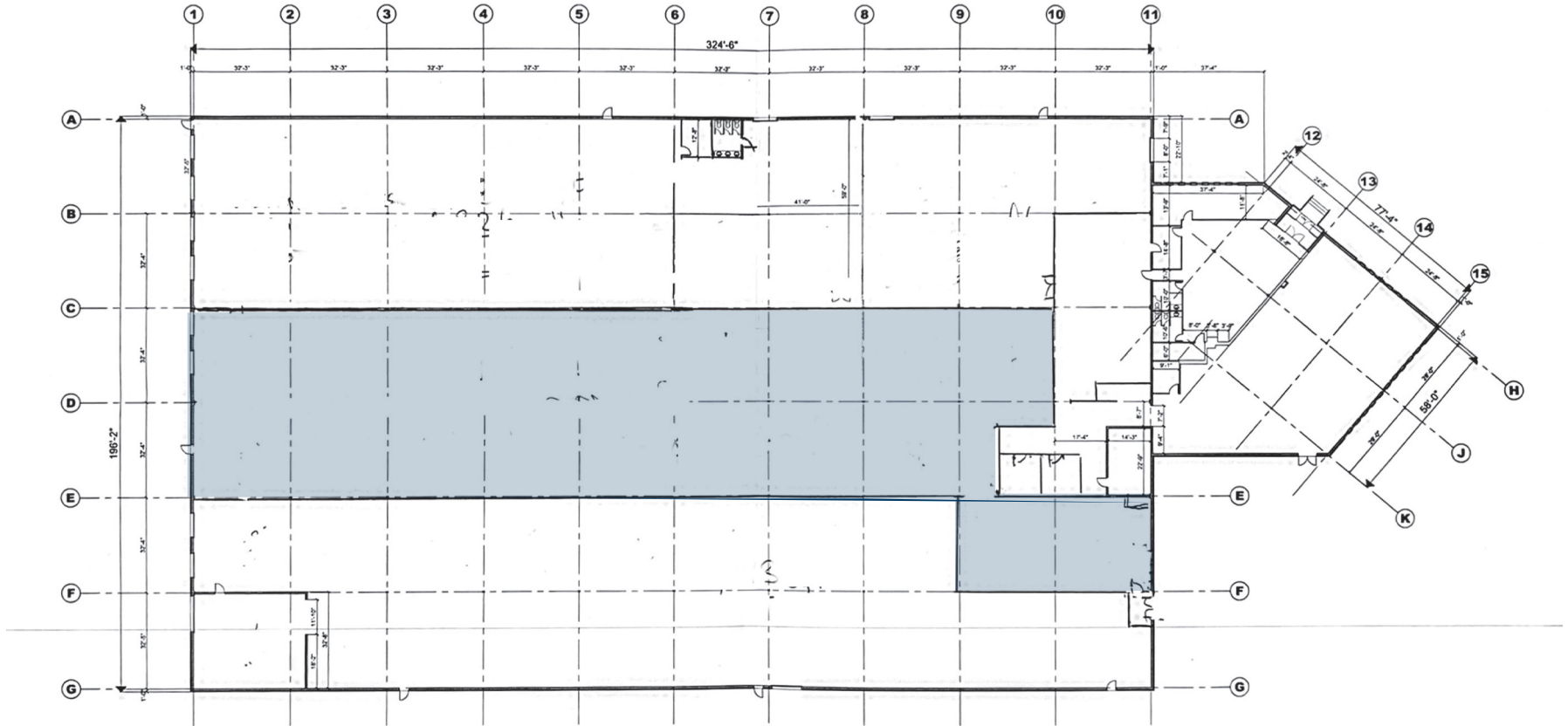
## EH 1.0 ZONING PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service
- Laboratory
- Manufacturing
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station



# // FLOOR PLAN

20,312 SF





# // INTERIOR IMAGES

20,312 SF







## DRIVE TIMES / DISTANCE

DESTINATION	DISTANCE	TIME
Highway 400	6.2 KM	20 Minutes
Highway 401	4.5 KM	11 Minutes
407 ETR	6.9 KM	17 Minutes
Highway 427	18.6 KM	24 Minutes
Pearson Airport	19.5 KM	26 Minutes
Downtown Toronto	33.6 KM	49 Minutes
Billy Bishop Airport	38.0 KM	46 Minutes
Downsview Park GO & TTC Subway	1.1 KM	2 Minutes
Don Valley Parkway	13.9 KM	25 Minutes
Queen Elizabeth Way	23.9 KM	30 Minutes
CPKC Vaughan Intermodal	26.9 KM	39 Minutes



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# AMENITIES & TRANSIT

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

 **1** | HOTELS

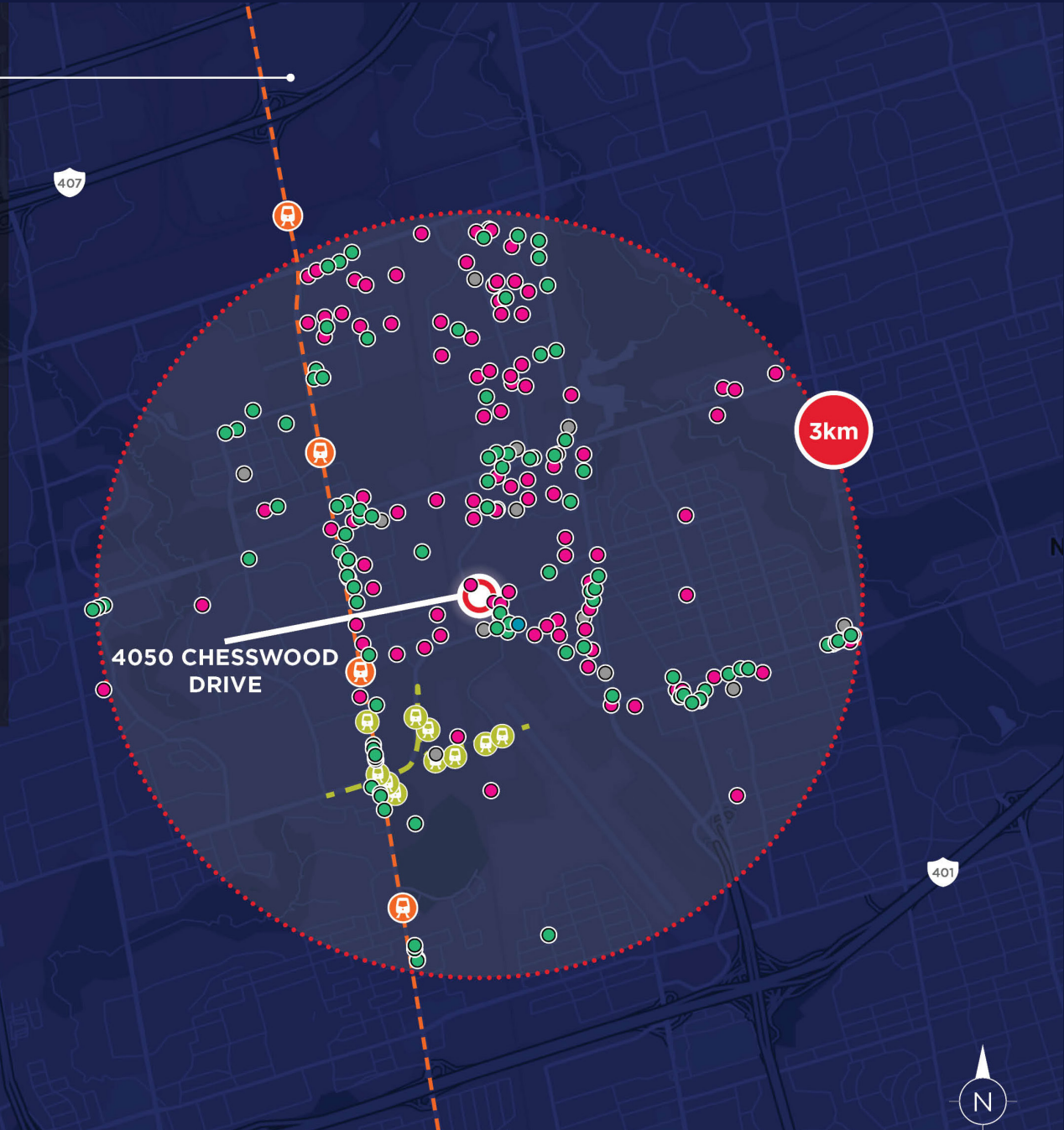
 **12** | HEALTH CLUBS

 **146** | RESTAURANTS

 **166** | RETAIL LOCATIONS

## TRANSIT

- |   |   |
|---|---|
|  Station Go Line     |  Rapid Transit Lines |
|  Station MiWay       |  MiWay Route         |
|  Station Interchange |  Go Line             |







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