

3636

WESTON ROAD
NORTH YORK, ON



For Lease

 CUSHMAN &
WAKEFIELD

 NORDALE



// PROPERTY DETAILS

BUILDING SIZE

115,172 SF

ZONING

EH 1.0

SHIPPING DOORS

12 TL & 1 DI DOORS

CEILING HEIGHT

17'10"-20'10" CLEAR

TMI

\$3.65 PSF

POWER

1,600 A /600 V (93K UNIT)

OCCUPANCY

IMMEDIATE

AVAILABLE OPTIONS

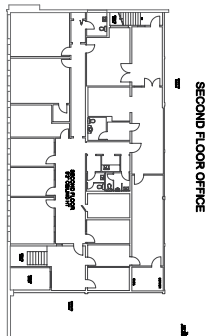
UNIT 2	93,328 SF	12 TL, 1 DI	\$13.95 PSF
UNIT 2A	62,332 SF	7 TL, 1 DI	\$14.95 PSF
UNIT 2B	30,996 SF	5 TL	\$14.95 PSF

COMMENTS

- Industrial building with exposure on Weston Rd & Fenmar
- 14,219 sf at 20'10" clear
- Excellent location with easy access to Hwys 400,401 and 407
- 15 trailer parking spots available

// **FOR LEASE**
3636 WESTON ROAD, NORTH YORK

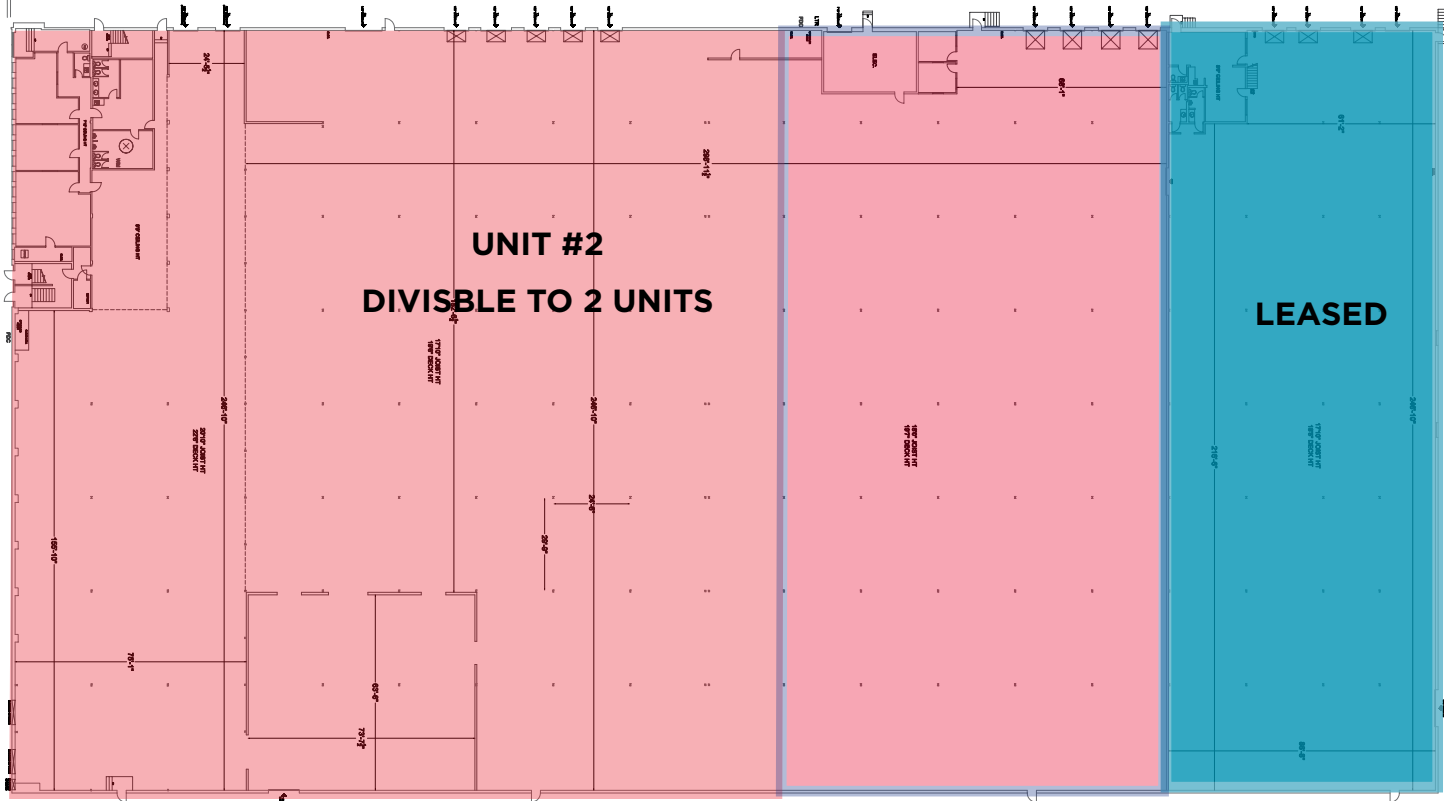
// FLOOR PLAN



OPTIONS AVAILABLE:

- 1. UNIT #2 93,328 SF (3,341 SF OFFICE AREA)
- 2. UNIT #2A 62,332 SF | 7 TL & 1 DI DOOR
- 3. UNIT #2B 30,996 SF | 5 TL DOORS

ADDITIONAL 4,702 SF 2ND FLOOR OFFICE AREA CAN BE PROVIDED



UNIT 2A
62,332 SF
7TL, 1 DI

UNIT 2B
30,996 SF
5 TL

// PHOTOS



// ZONING

EH 1.0 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





AMENITIES & TRANSIT



80 FENMAR DRIVE



41 RESTAURANTS / FAST CASUAL DINING LOCATIONS



19 SHOPPING / DINING LOCATIONS



7 GYM / FITNESS LOCATIONS



9 HOTELS / LODGING LOCATIONS

TRANSIT



Station Go Line



Rapid Transit Lines



Station MiWay



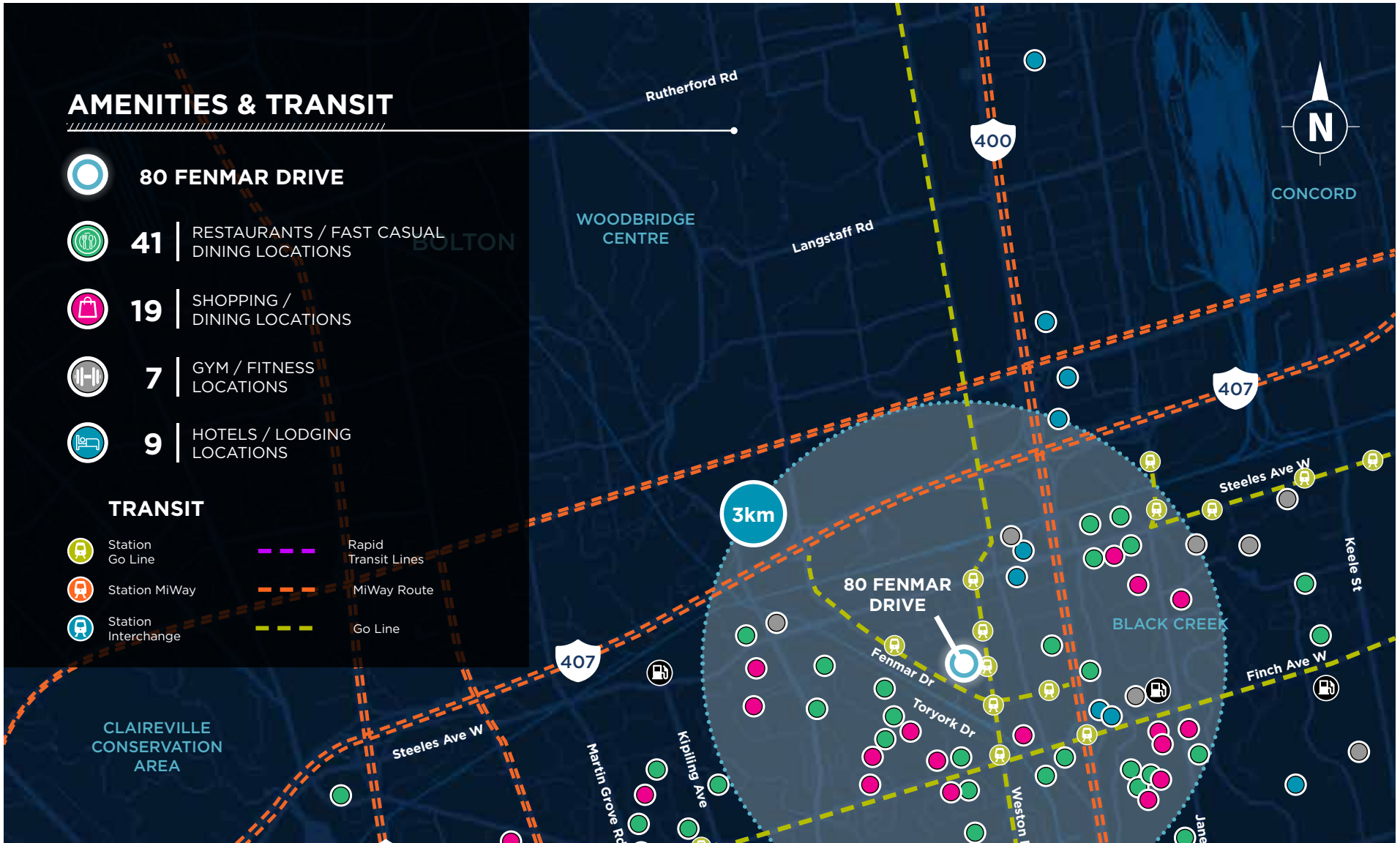
MiWay Route



Station Interchange



Go Line





DRIVE TIMES / DISTANCE

DESTINATION	DISTANCE	TIME
Highway 400	2.5 km	5 mins
Highway 401	5.8 km	8 mins
Highway 407	3.3 km	5 mins
Highway 27	6.5 km	9 mins
Highway 427	9.3 km	8 mins (VIA 407)
Pearson International Airport	13.2 km	12 mins (VIA 409)
Billy Bishop Toronto City Airport	33 km	50 mins
CP Intermodal	15.7 km	20 mins
Downsview Park GO Station	8.5 km	12 mins
Hwy 407 station	8 km	12 mins





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