



FOR LEASE

Industrial warehouse unit space available

920 Caledonia Road - Unit 4
North York, ON

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Tessa Compagno

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**AVISON
YOUNG**



920

Caledonia Road
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Property details

TOTAL AVAILABLE AREA

9,250 sf

SHIPPING

1 TL door (with a skilled driver)

PARKING

5 exclusive parking spaces

POSSESSION

TBD

LISTING PRICE

\$14.95 psf

TMI (2026)

\$3.75

Features



Located minutes away from Highways 401, 400 and 407



Close to a mix of amenities and public transit



Truck level door can accommodate 53' trailers



Zoning allows for an abundance of different uses



AC in office and fans in warehouse



1 Men + 1 Women Washroom (no separate warehouse washroom)



Featured kitchenette

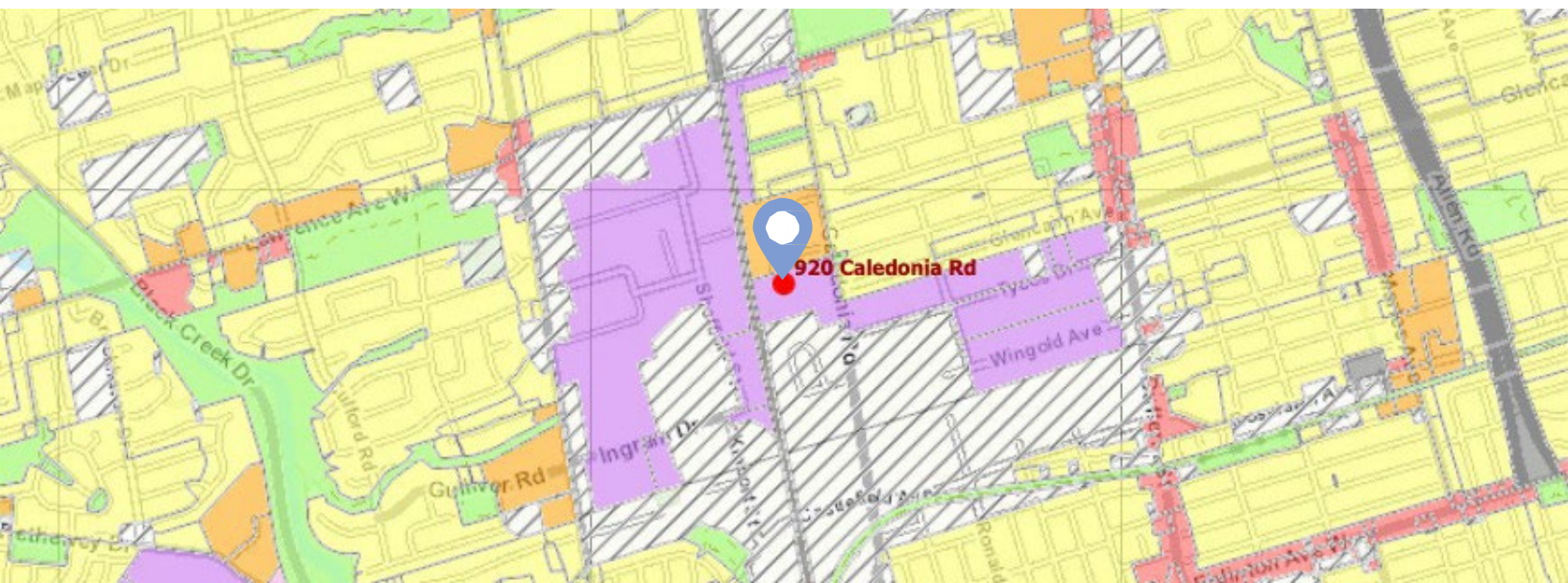
EL 1.0 | Employment Light Industrial

Permitted Uses

Ambulance Depot
Artist Studio
Automated Banking Machine
Bindery
Carpenter's Shop
Cold Storage
Custom Workshop
Dry Cleaning or Laundry Plant
Financial Institution
Fire Hall
Industrial Sales and Service Use
Laboratory
Office
Park
Performing Arts Studio
Police Station
Production Studio
Self-storage Warehouse
Service Shop
Warehouse
Wholesaling Use

Permitted Uses – With Conditions

Apparel and Textile Manufacturing Use(9)
Beverage Manufacturing Use(9)
Cogeneration Energy(17)
Contractor's Establishment(7)
Crematorium(21)
Eating Establishment(6,14)
Education Use(4)
Food Manufacturing Use(9, 10)
Furniture Manufacturing Use(9)
Metal Products Manufacturing Use(9)
Open Storage(12)
Outdoor Patio(11)
Plastic Product Manufacturing Use(9)
Printing Establishment (8)
Public Utility(16,18)
Recreation Use(1,3)
Renewable Energy(17)
Retail Store(5)
Software Development and Processing(2)
Take-out Eating Establishment(6)
Transportation Use(19)



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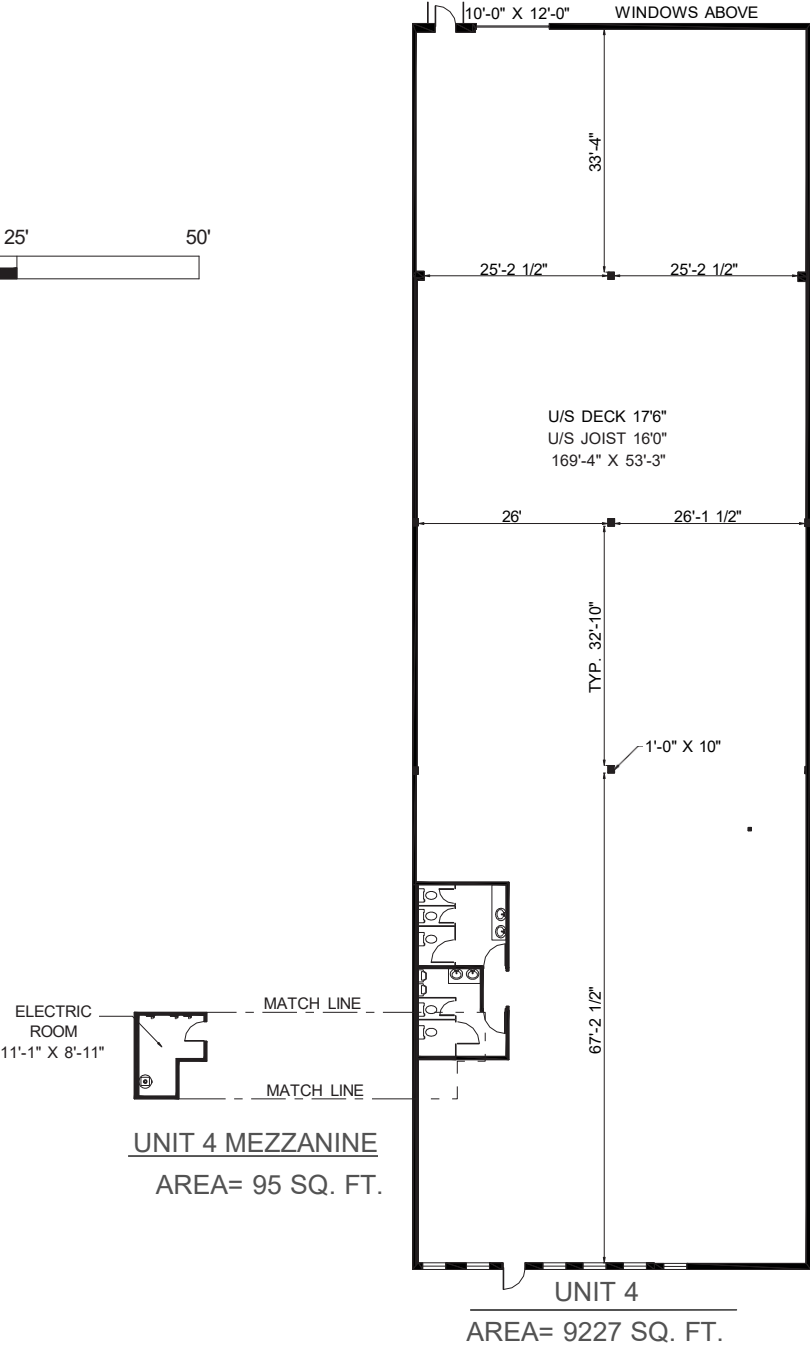
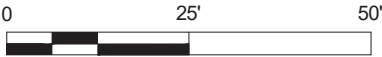
PHOTOS

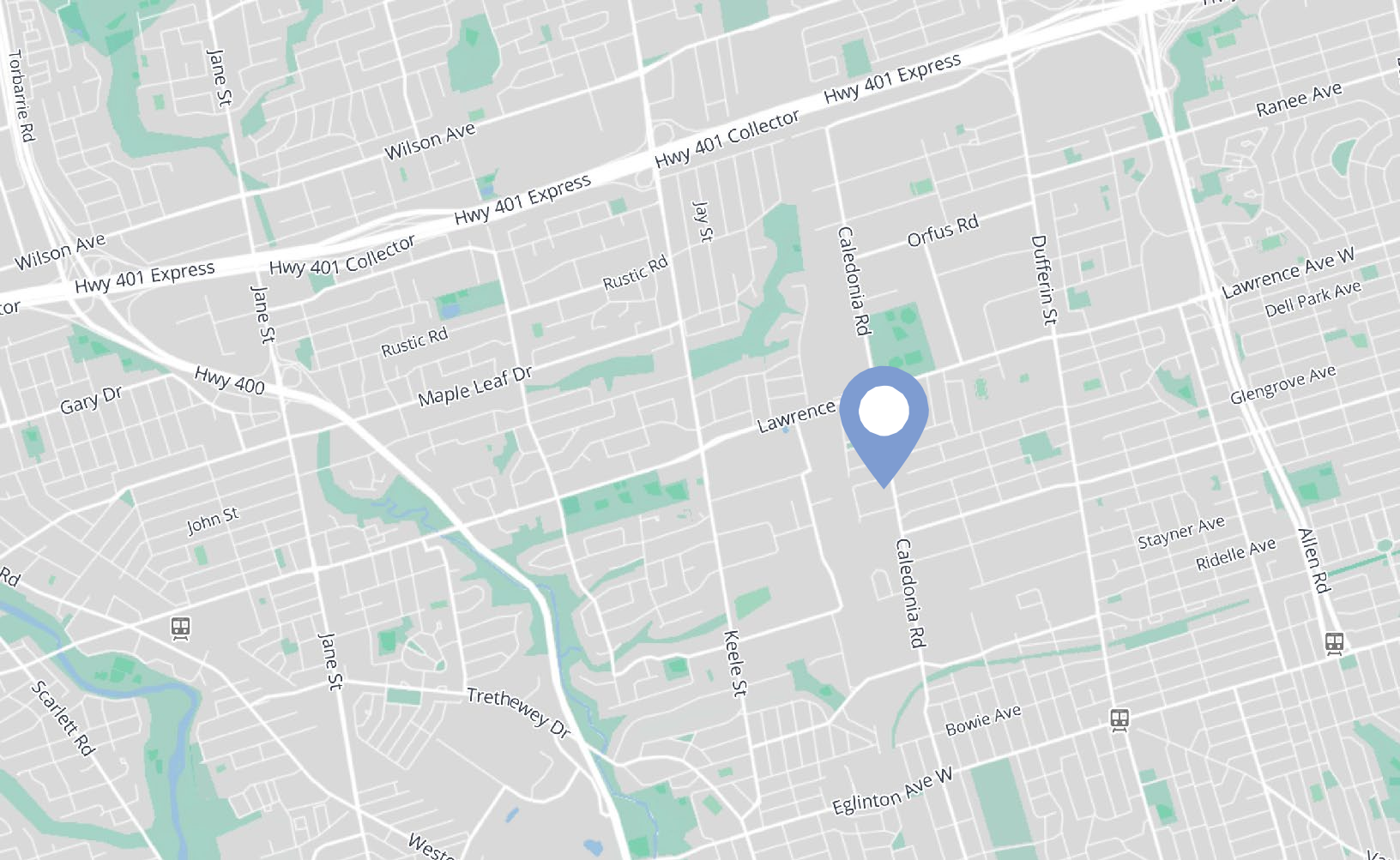


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FLOOR PLAN





Amenities within 5KM



740

Restaurants



1702

Retail



53

Gas Stations



88

Banks



56

Fitness Centres

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