

**AVISON  
YOUNG**

## Industrial Units Available For Lease

135 Ormont Drive, North York, ON

**New Units  
Available!**



**Recently renovated  
industrial units available  
in a professionally  
managed building**

### Get more information

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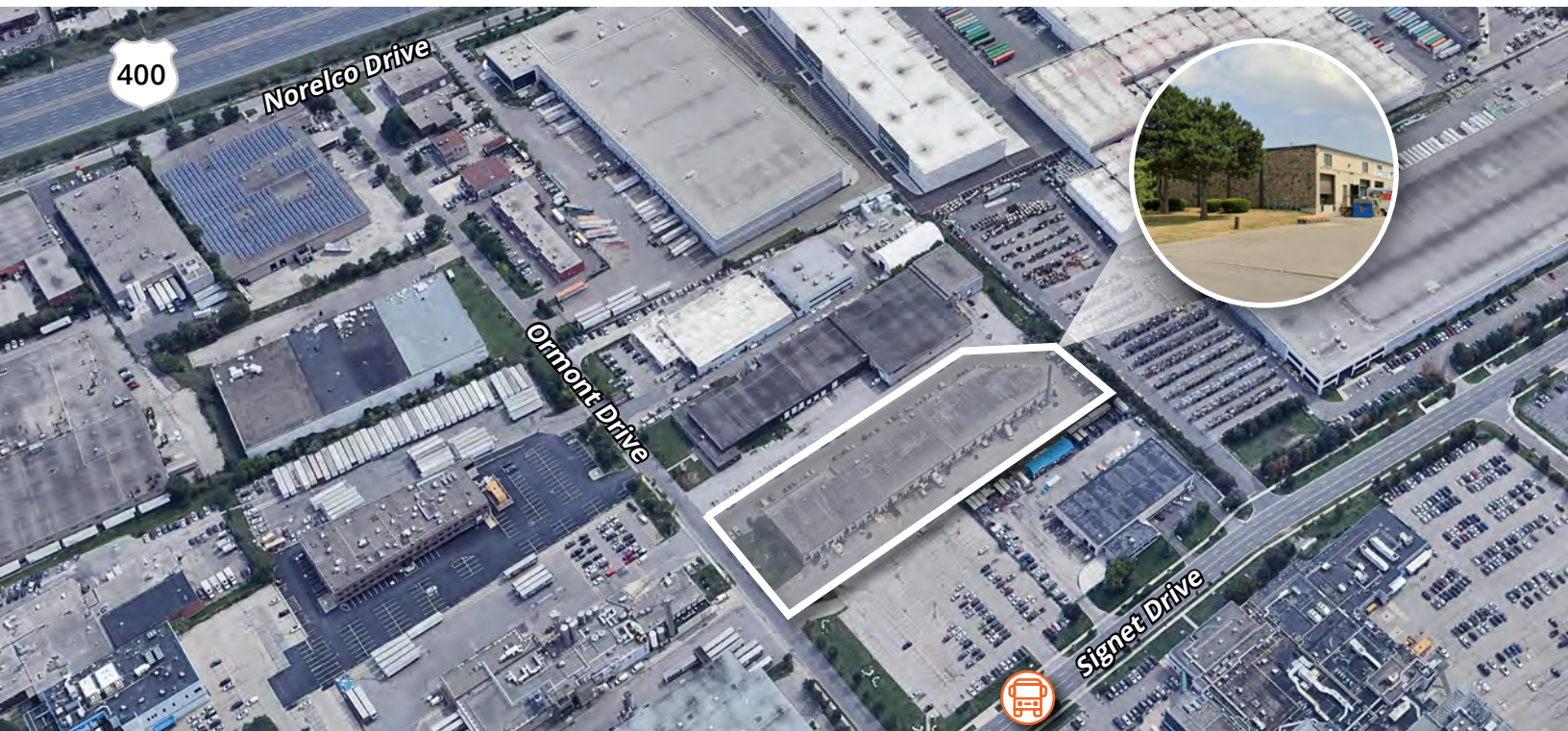
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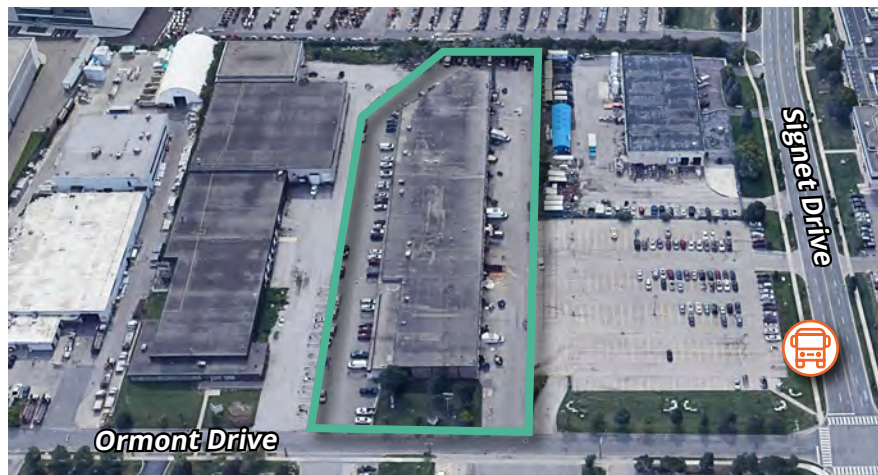
## Industrial Units Available For Lease

135 Ormont Drive  
North York, Ontario



## Property Highlights


- Recently renovated clean industrial units with truck level shipping
- Located in a professionally managed building
- Ideal for warehousing, light assembly, and manufacturing
- Clean uses only
- Ample parking on-site
- Within walking distance to TTC bus stop (Route 84C: Sheppard West - with access to Sheppard West TTC Subway Station)
- Quick access to Highways 400 & 407
- Shipping cannot accommodate 53' trailers




# Industrial Units Available For Lease

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North York, Ontario

## Property Availabilities

 **Additional Rent**  
\$5.25 psf (2026)

 **Clear Height**  
16'

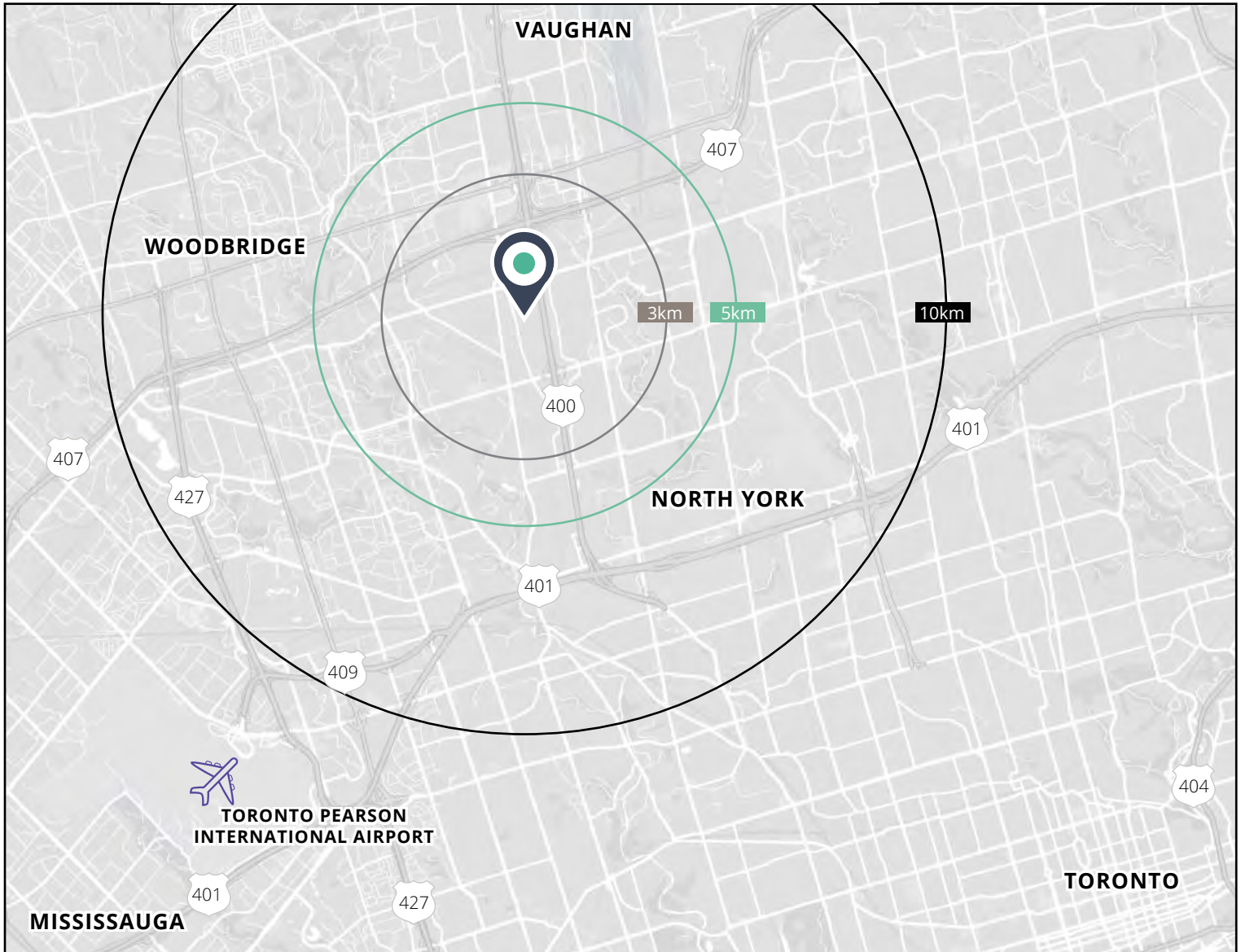
 **Zoning**  
EH 1.0

 **Renovations**  
Recently Completed

Unit:	Unit 4	Unit 6	Unit 7-8	Unit 16-17
<b>Size</b>	2,500 sf	2,500 sf	5,000 sf	5,000 sf
<b>Office Area:</b>	10%	10%	10%	10%
<b>Industrial Area:</b>	90%	90%	90%	90%
<b>Shipping:</b>	1 T/L	1 T/L	2 T/L	N/A
<b>Net Rent:</b>	LEASED	LEASED	LEASED	\$17.95 psf
<b>Possession:</b>	Immediate	Immediate	Immediate	Immediate



## Excellent Connectivity to the Greater Toronto Area



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