

# 278 Newkirk Road

Richmond Hill, Ontario L4C 3G7

Crosby, York Region

## For Lease — Freestanding Industrial Building

ASKING RATE

# \$15.00

per sq ft net



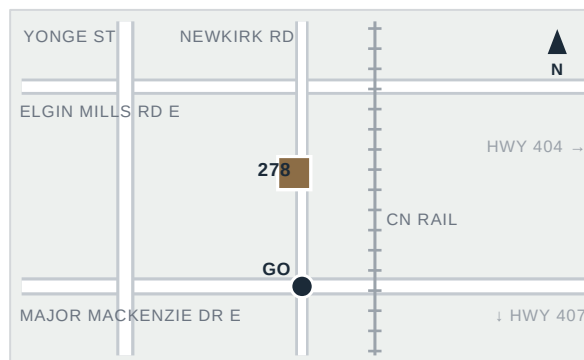
### LOCATION

#### 278 Newkirk Road, Richmond Hill

South of Elgin Mills Road, east of Yonge Street. Minutes to the Highway 407 and Highway 404 interchanges.

|                 |                     |
|-----------------|---------------------|
| Area            | <b>58,335 sq ft</b> |
| Site area       | <b>4.2 acres</b>    |
| Additional land | <b>1.2 acres</b>    |
| Zoning          | <b>I-C1</b>         |
| Clear height    | <b>14' - 15'1"</b>  |

### LOCATION MAP



Subject property in gold. Diagrammatic — not to scale.

### HIGHLIGHTS

- Prime freestanding building with Newkirk Road exposure
- 2 dock-level and 2 drive-in doors
- 800 amp service, radiant and forced-air heating
- 53-foot trailer turning radius
- 14' to 15'1" clear height
- Columns 31' east-west, 24' north-south
- 1,100 sq ft showroom and finished offices
- Extra 1.2 acres of additional rentable land

### FOR MORE INFORMATION

## Marcello Marcantonio

Salesperson · Right At Home Realty, Brokerage

Mobile 416 275 4009

MLS® N13111412

Possession 1 April 2027 or earlier

Term 60 – 120 months

# High-Exposure Freestanding Industrial

278 Newkirk Road is a 58,335 square foot freestanding industrial building on 4.2 acres, with excellent street exposure on Newkirk Road in Richmond Hill's Crosby district. The site offers a 53-foot trailer turning radius and ample on-site parking, with a further 1.2 acres of additional rentable land available.

The building is well suited to woodworking, panel processing, and similar production uses, and is complete with a 1,100 square foot showroom, a large reception, eight executive offices, two boardrooms including one executive boardroom, mezzanine offices, and 800-amp service. Staff amenities include five office washrooms, his and hers washrooms at the plant, a cafeteria, and locker rooms.

Heating is radiant, with forced air in the shipping area. The property is close to Highway 407 and Highway 404, the GO station, and the Yonge Street transit line.

## AT A GLANCE

|                          |              |                    |             |
|--------------------------|--------------|--------------------|-------------|
| Total area               | 58,335 sq ft | Clear height       | 14' – 15'1" |
| Site area                | 4.2 acres    | Zoning             | I-C1        |
| Additional rentable land | 1.2 acres    | Freestanding       | Yes         |
| Office space             | approx. 15%  | Electrical service | 800 amp     |

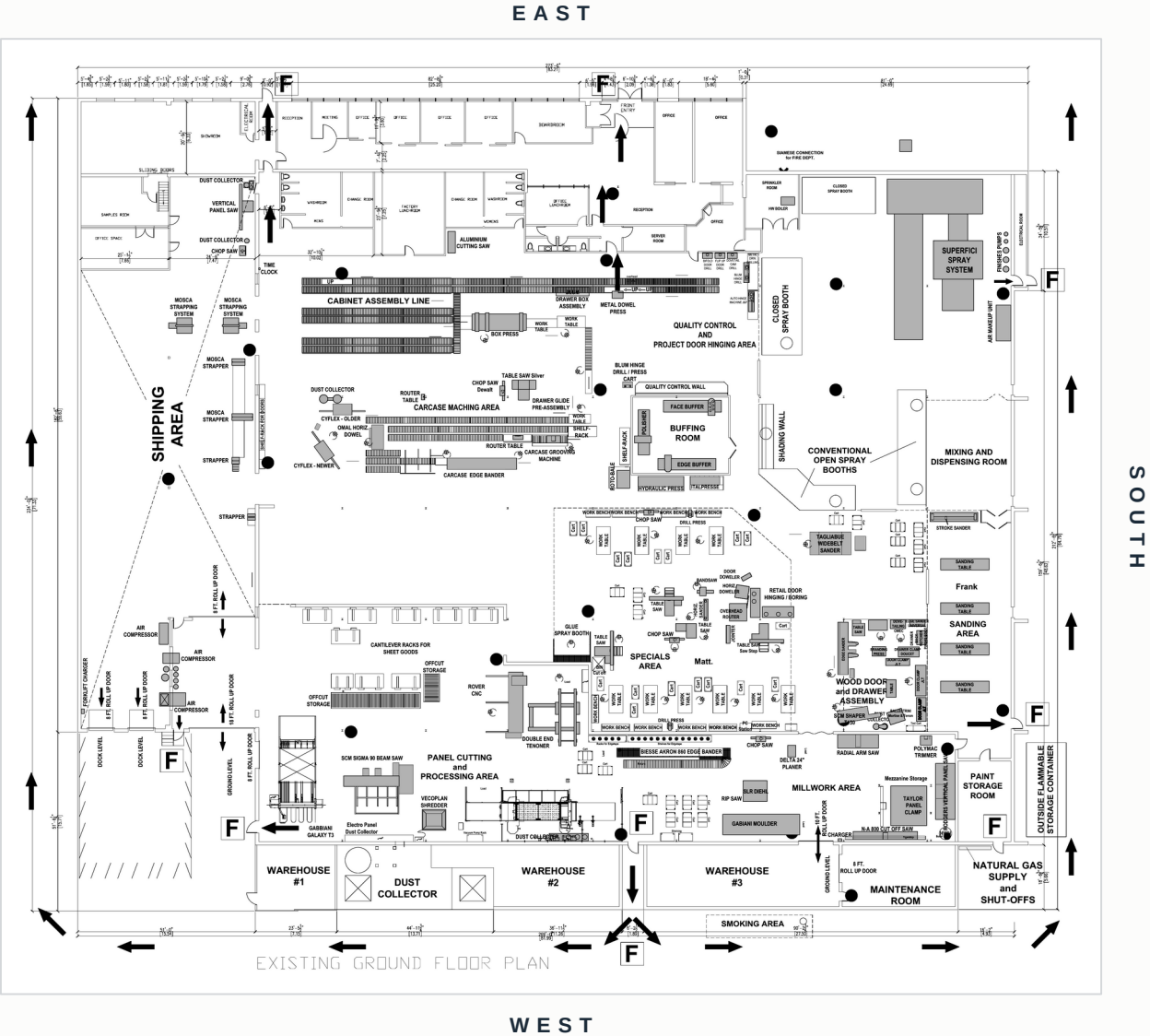
## LOCATION & ACCESS

|               |                            |                |                       |
|---------------|----------------------------|----------------|-----------------------|
| Cross streets | Yonge St & Elgin Mills Rd  | Highway access | Hwy 407 & Hwy 404     |
| Directions    | South of Elgin Mills Rd    | Rail           | GO station nearby     |
| Municipality  | Richmond Hill, York Region | Transit        | Yonge St transit line |

## SOME PERMITTED USES

Recreational · Light manufacturing · Industrial operations · Storage · Bank · Restaurant · Repair shop · Retail sales outlets accessory and incidental to an industrial use

# Existing Ground Floor Plan



Drawing A1, Existing Ground Floor Plan — Battaglia Architect Inc., 12 January 2018. Scale 1/16" = 1'-0". Not to scale as reproduced.

## CLEAR HEIGHTS & COLUMN SPACING

MAIN AREA

14'0"

clear height

SHIPPING AREA

15'1"

clear height

COLUMN SPACING

31'

east-west

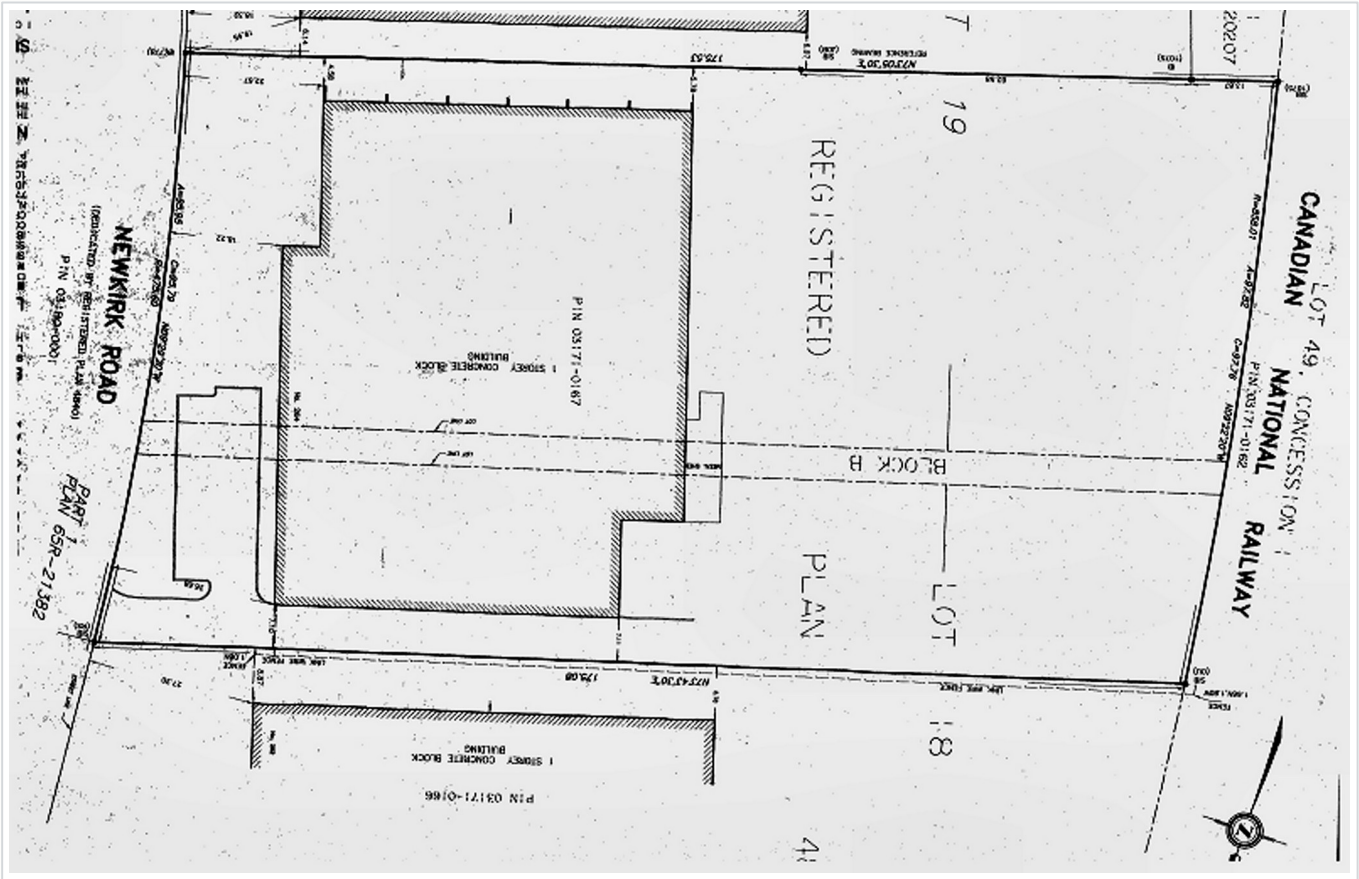
COLUMN SPACING

24'

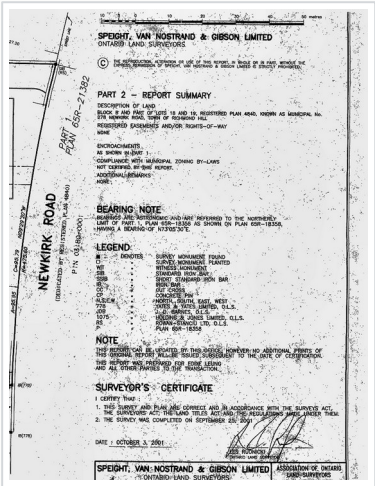
north-south

# Land Survey

Plan of survey by Speight, Van Nostrand & Gibson Limited, Ontario Land Surveyors — Block B and Part of Lots 18 and 19, Registered Plan 4840, known as Municipal No. 278 Newkirk Road, Richmond Hill. Certified 3 October 2001.



Plan of survey — site boundaries and building footprint



## SURVEY REPORT SUMMARY

Registered easements

None

Rights-of-way

None

Encroachments

As shown in Part 1

Lot irregularity, north

581.74'

Lot irregularity, south

576.52'

East boundary

Canadian National Railway

# Zoning: I-C1

SOME PERMITTED USES

- Recreational
- Light manufacturing
- Industrial operations
- Repair shop
- Storage
- Bank
- Restaurant
- Retail sales outlets †

† Retail sales outlets that are accessory and incidental to an industrial use.

USES SUITED TO THE EXISTING BUILDING

### Woodworking, millwork & panel processing

Currently configured for cabinetry and millwork production, with spray finishing, sanding, panel processing, and assembly areas in place.

### Industrial space

Open production floor with 14' to 15'1" clear heights, columns 31' apart east–west and 24' apart north–south, 800-amp service, and dust collection infrastructure on site.

### Warehousing & distribution

Shipping area with two dock-level doors and two ground-level drive-in doors — one 16 feet wide and one double-door garage — and a 53-foot trailer turning radius.

### Showroom or retail display

Existing 1,100 sq ft showroom with two offices, fronting Newkirk Road.

**See PDF for I-C1 zoning.** Full City of Richmond Hill zoning by-law and permitted-use tables:  
[richmondhill.ca/en/zone-richmond-hill.aspx](http://richmondhill.ca/en/zone-richmond-hill.aspx)

# Offices, Washrooms & Building Features

## BUILDING

|                          |                     |
|--------------------------|---------------------|
| Total area               | <b>58,335 sq ft</b> |
| Office space             | <b>approx. 15%</b>  |
| Site area                | <b>4.2 acres</b>    |
| Additional rentable land | <b>1.2 acres</b>    |
| Basement                 | <b>No</b>           |

|                             |                    |
|-----------------------------|--------------------|
| Clear height                | <b>14' – 15'1"</b> |
| Column spacing, east–west   | <b>31'</b>         |
| Column spacing, north–south | <b>24'</b>         |
| Freestanding                | <b>Yes</b>         |

## LOADING & SHIPPING

|                  |                               |
|------------------|-------------------------------|
| Dock-level doors | <b>2</b>                      |
| Drive-in doors   | <b>16' wide + double door</b> |

|                        |              |
|------------------------|--------------|
| Trailer turning radius | <b>53 ft</b> |
| Rail access            | <b>No</b>    |

## BUILDING SYSTEMS

|                    |                             |
|--------------------|-----------------------------|
| Electrical service | <b>800 amp</b>              |
| Heating            | <b>Radiant + forced air</b> |
| Air conditioning   | <b>Yes</b>                  |

|                   |                  |
|-------------------|------------------|
| Sprinklers        | <b>Yes</b>       |
| Security features | <b>Yes</b>       |
| Water             | <b>Municipal</b> |

## OFFICES, WASHROOMS & AMENITIES

|                   |                        |
|-------------------|------------------------|
| Showroom          | <b>1,100 sq ft</b>     |
| Executive offices | <b>8</b>               |
| Showroom offices  | <b>2</b>               |
| Boardrooms        | <b>2 (1 executive)</b> |
| Mezzanine offices | <b>Yes</b>             |

|                  |                       |
|------------------|-----------------------|
| Reception        | <b>Large</b>          |
| Office washrooms | <b>5</b>              |
| Plant washrooms  | <b>His &amp; hers</b> |
| Cafeteria        | <b>Yes</b>            |
| Locker rooms     | <b>Yes</b>            |

*A further 1.2 acres of additional rentable land is available at the rear of the plant for parking or trailer storage.*

# Property Photographs

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Main office entrance, Newkirk Road frontage



Building elevation and on-site parking



Rear yard and dust collection system



Loading area and covered storage

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AVAILABLE FOR LEASE

# 278 Newkirk Road

Richmond Hill, Ontario L4C 3G7

## SUMMARY OF TERMS

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|              |                            |                     |                                |
|--------------|----------------------------|---------------------|--------------------------------|
| Asking rate  | <b>\$15.00 / sq ft net</b> | Possession          | <b>1 April 2027 or earlier</b> |
| Total area   | <b>58,335 sq ft</b>        | Rental term         | <b>60 – 120 months</b>         |
| Site area    | <b>4.2 acres</b>           | Annual taxes (2026) | <b>\$100,463</b>               |
| Clear height | <b>14' – 15'1"</b>         | MLS® number         | <b>N13111412</b>               |

## LISTING SALESPERSON

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### Marcello Marcantonio

Salesperson · Right At Home Realty, Brokerage

**Mobile 416 275 4009**

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All information contained in this profile is derived from the MLS® listing record, property information sheet, floor plan, and plan of survey on file, and is subject to verification. This profile does not constitute an offer or a listing.