

**AVISON
YOUNG**



FOR LEASE

Prime corner flex unit with exceptional exposure

62 Railside Road, Unit 2
North York, ON

Tom Clancy

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62

Railside Road
Unit 2
North York, ON

Property details

TOTAL AVAILABLE AREA

9,089 sf

INDUSTRIAL AREA

80%

OFFICE AREA

20%

CLEAR HEIGHT

14'

SHIPPING

3 shared truck-level doors

ZONING

E1

PARKING

Surface parking available

POSSESSION

Immediate

ASKING NET RENT

\$16.95 psf

TAXES (TMI)

\$6.80 psf (2026)

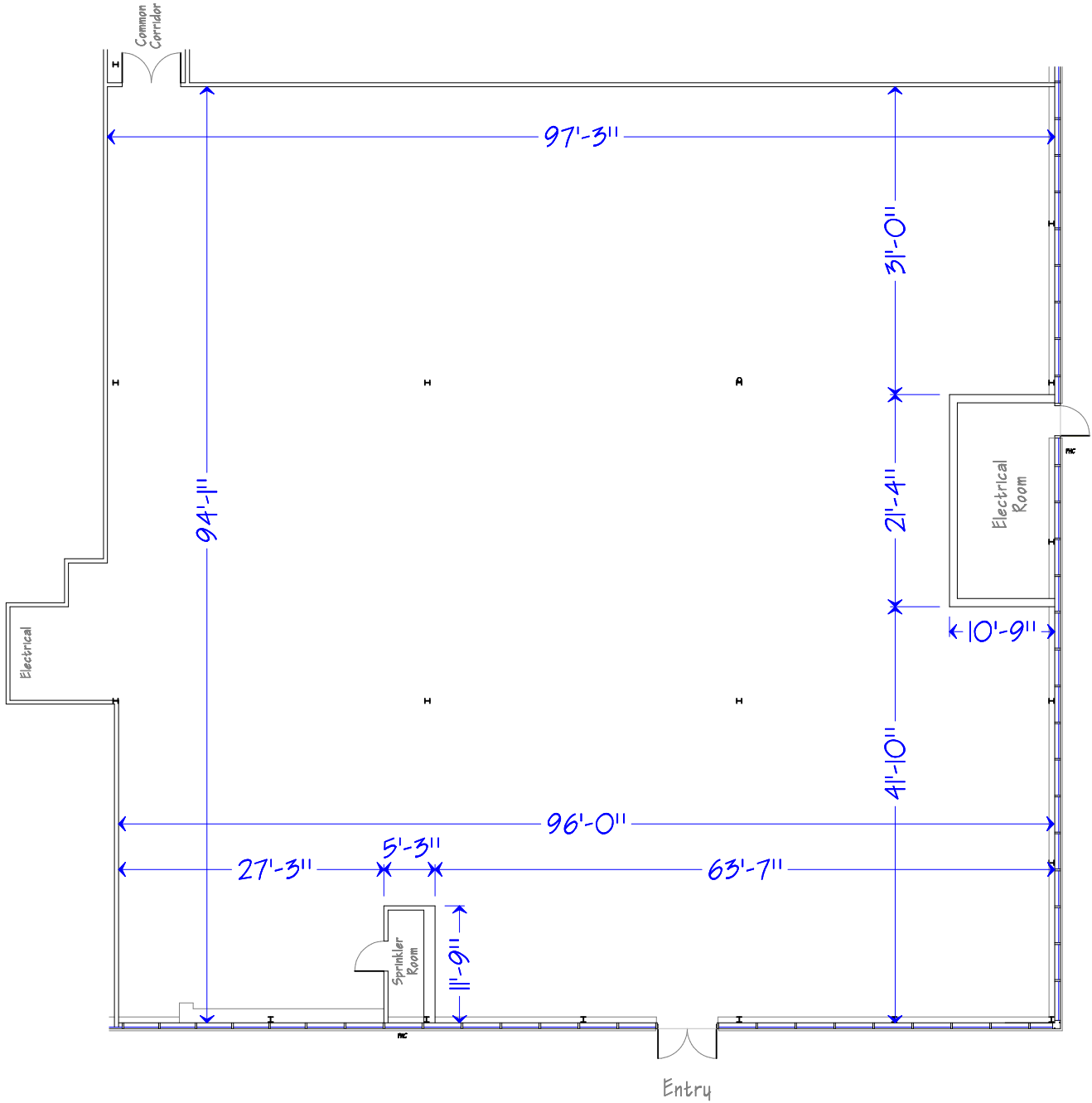
Features

- Ideal for showroom, office, hi-tech and clean warehouse uses
- Bright open-concept front area with full-height glazing and abundant natural light, featuring two private offices/classrooms, open workspace, and multi-zoned HVAC
- Clean rear warehouse with 14' clear height and shared shipping via 3 truck-level doors
- Additional features include skylights, fiber optic service, ample parking and access to a fenced rear yard
- Well-maintained building with excellent curb appeal
- Conveniently located at DVP & Lawrence Ave with TTC at the door
- Highly visible corner unit with excellent signage exposure

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Floor Plan



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Photos



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Zoning- E1

Permitted uses

EMPLOYMENT ZONE

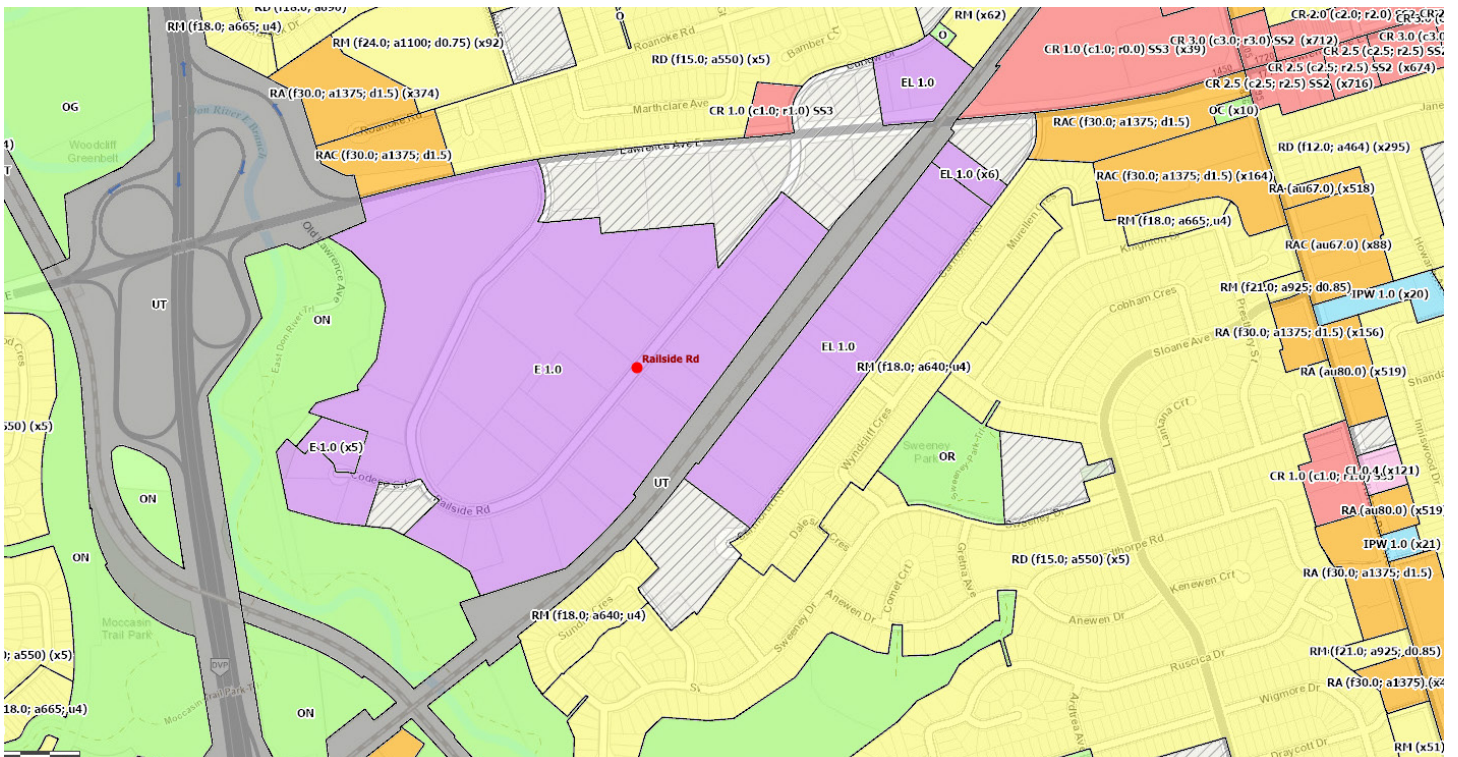
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Office
- Park

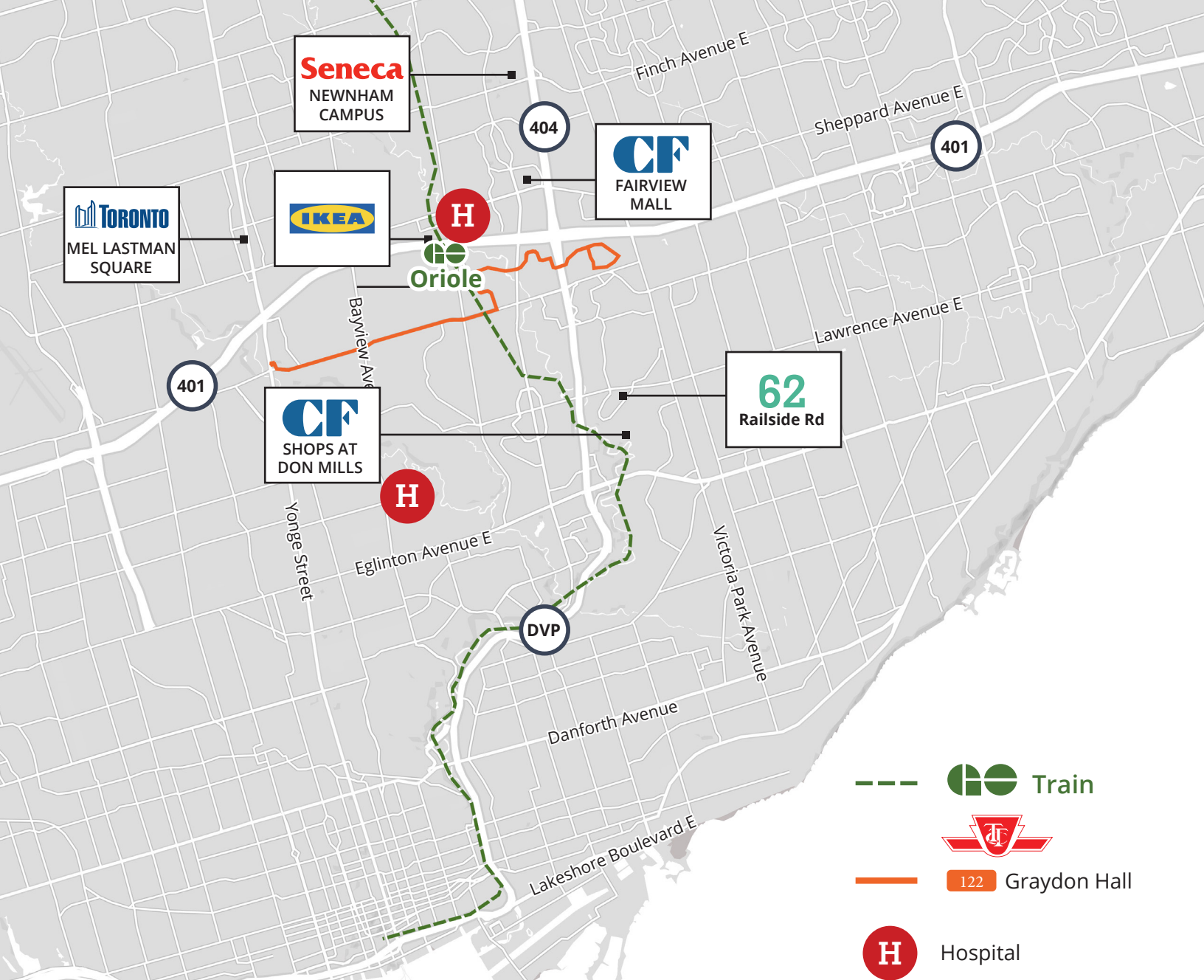
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

PERMITTED USES - WITH CONDITIONS

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)

- Metal Factory involving Forging and Stamping (25)
- Outdoor Patio (9)
- Open Storage (10)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment





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