

**AVISON
YOUNG**

Industrial Unit Available For Lease

135 Ormont Drive, North York, ON

**New Unit
Available!**



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

Get more information

Tom Clancy

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Nick Neila

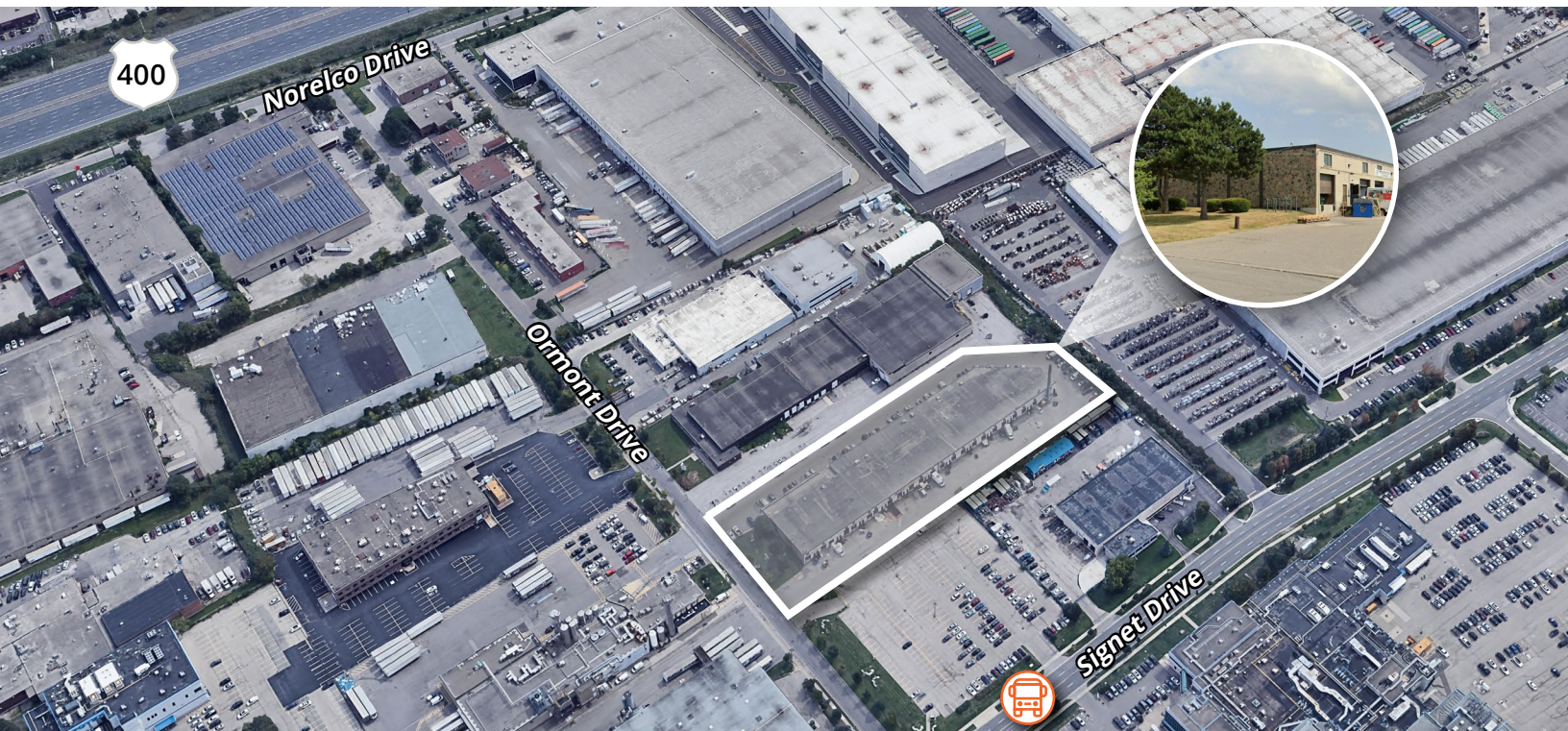
Sales Representative
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Platinum member

Industrial Unit Available For Lease

135 Ormont Drive
North York, Ontario



Property Highlights


- Recently renovated clean industrial unit 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




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Property Availabilities

 **Additional Rent**
\$5.25 psf (2024)

 **Clear Height**
16'

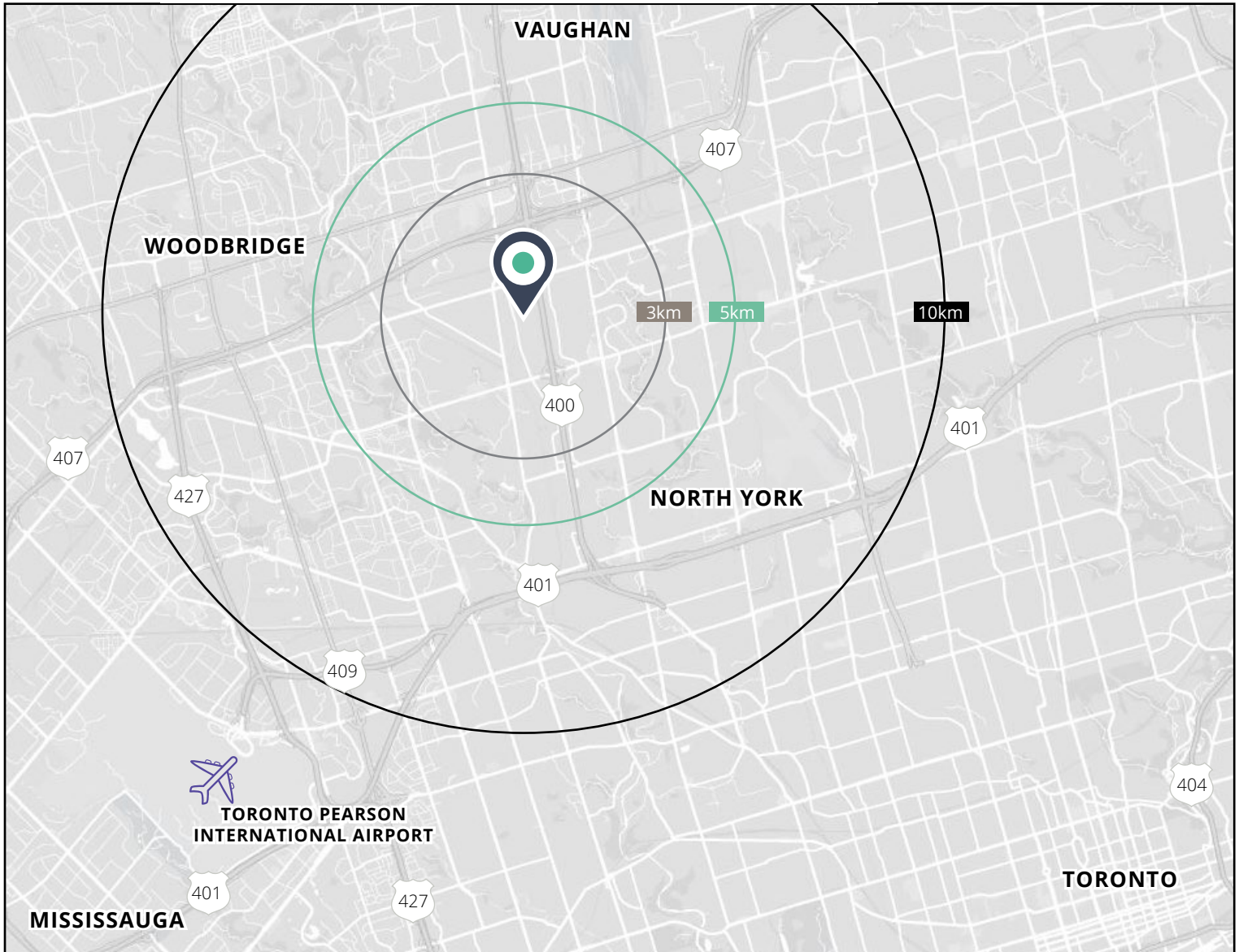
 **Zoning**
EH 1.0

 **Renovations**
Recently Completed

Unit:	Unit 7-8	Unit 9	Unit 10-11
Size	5,000 sf	2,500 sf	5,000 sf
Office Area:	10%	10%	10%
Industrial Area:	90%	90%	90%
Shipping:	2 T/L	1 T/L	2 T/L
Net Rent:	\$17.95 psf	\$17.95 psf	\$16.95 psf
Possession:	Immediate	Immediate	Immediate



Excellent Connectivity to the Greater Toronto Area



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