



For Sublease: Industrial

33 West Beaver Creek Road

Exceptional Industrial building with 2-Storey Office / Showroom Located in the Prestigious Beaver Creek Business Park, Richmond Hill









Lennard:

Here is where your business will *grow*.

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33 West Beaver Creek Road

Exceptional Industrial building with 2-Storey Office / Showroom in Beaver Creek Business Park, Richmond Hill

 Full Building Size 183,394 SF	 Clear Height 23' 4"	 Lease Rate \$11.80 PSF
Office Space 33,000 SF (approx.)	 Shipping 10 Truck Level Doors & 1 Drive-in Door	TMI (2025) \$1.85 PSF (Tenants to do own maintenance)
Industrial Space 150,394 SF (approx.)	 Zoning M1	 Listing Agents
 Lot Area 7.36 acres	 Sub-Lease Term Expiry Dec 30, 2027	Adam Bronson* Senior Vice President 416.450.5535 abronson@lennard.com
		Mark McLaughlin* Senior Vice President 905.489.0708 mmclaughlin@lennard.com
		<small>*Sales Representative</small>

Property Highlights

- Unique atrium style reception with glass roof and lots of natural light
- Full service cafeteria, several private offices, boardrooms and open bull-pen areas
- Ample parking and great shipping

Zoning

High Performance Industrial (M-1) Zone

Permitted Uses

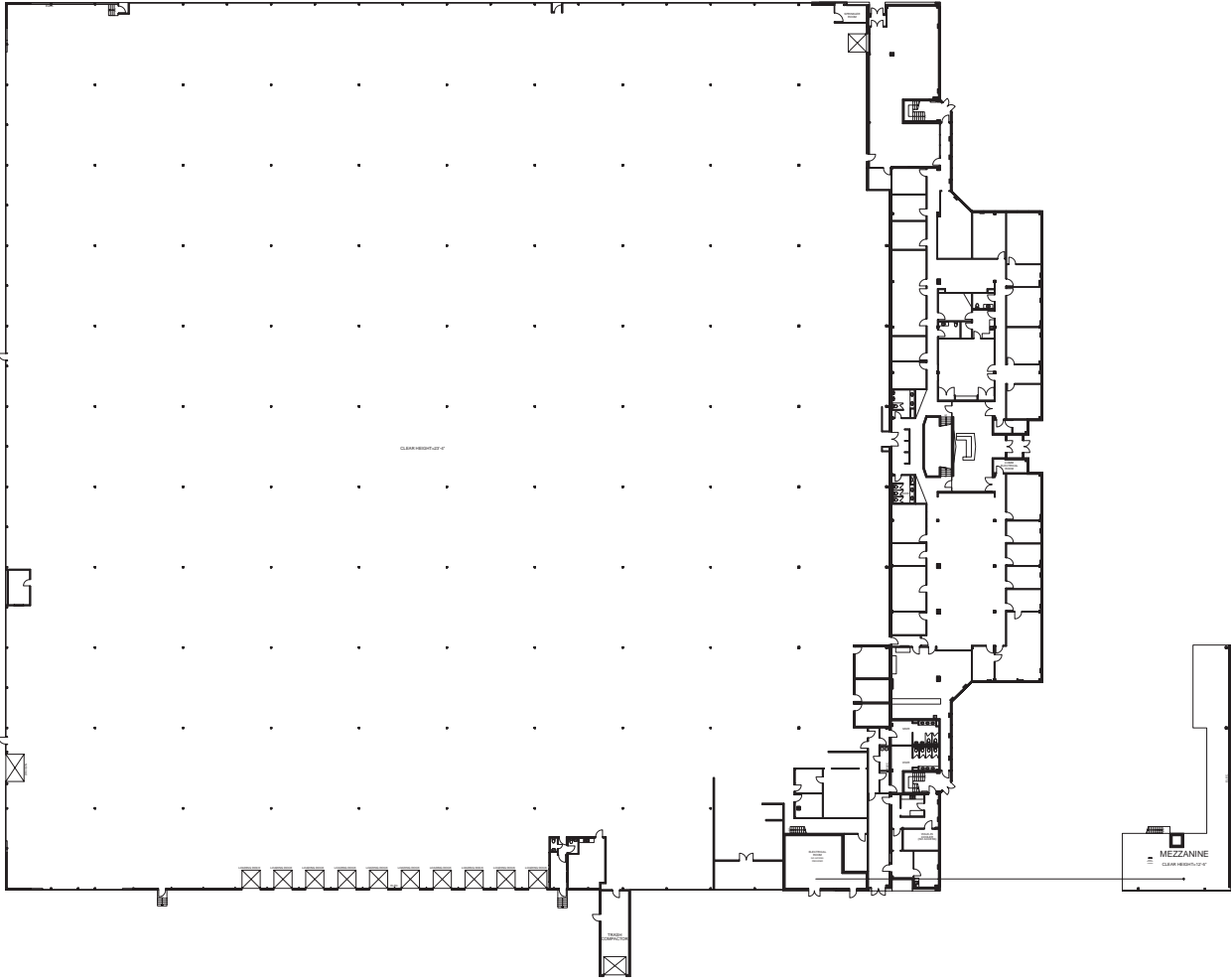
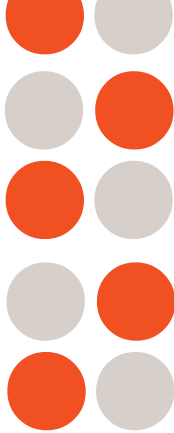
- Public Uses
- Warehousing of goods and materials but not including a transport terminal for the loading or unloading of goods and wares from transport vehicles
- Assembly of manufactured goods and materials
- Manufacture of goods and materials
- Printing establishments
- Research and developments
- Offices accessory to permitted uses on the same lot
- Retail sales (10% Max area for good assembled or manufactured on premises)
- Offices accessory to permitted uses on the same lot
- Data processing centres
- Offices not accessory to permitted uses on the same lot provided they do not occupy in excess of 15% of the total floor area of the building

For more zoning information, please visit City of Richmond Hill's website: <https://www.richmondhill.ca/en/zone-richmond-hill.aspx>

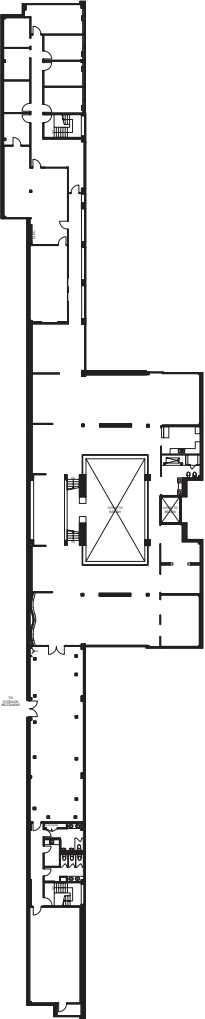


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Floor Plan



Floor 1



Floor 2

Amenities



Tim Hortons
FRESH CO
Lowering food prices
LCBO

SPORT CHEK
Tim Hortons **Esso** **MR.SUB**
TD **SHOPPER'S DRUG MART**

Wendy's **McDonald's**
food Basics **Walmart**
DOLLARAMA **KFC**

Tim Hortons

Richmond Hill

Esso

McDonald's **Shell**

Tim Hortons
CANADA POSTES **POST CANADA**
SHOPPERS DRUG MART

Longo's **THE HOME DEPOT**
COSTCO WHOLESALE **WINNERS**
Purolator **KELSEYS**

Tim Hortons **RBC**
NOFRILLS **Purolator**

SCADDABUSH **Starbucks**
Tim Hortons **MOXIE'S**
THE KEG STRAUBHOFER INN **Esso** **RBC**
ups **eggsmart**

33 West Beaver Creek Rd



THE HOME DEPOT **SILVERCITY** **Starbucks** **PETRO-CANADA**
STAPLES **The BRICK**
Walmart **Tim Hortons**

CHIPOTLE MEXICAN BOWL **POPEYES**
Shell **ups** **LAIFITNESS**
sunset grill

Hwy 407

Hwy 7

Hwy 7

Photo Gallery



Photo Gallery

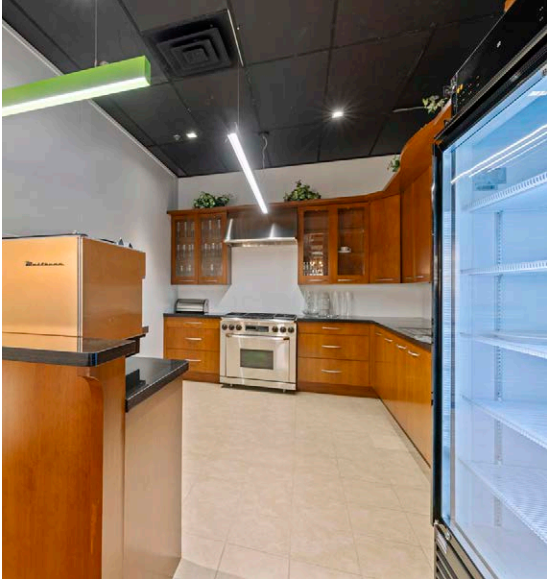
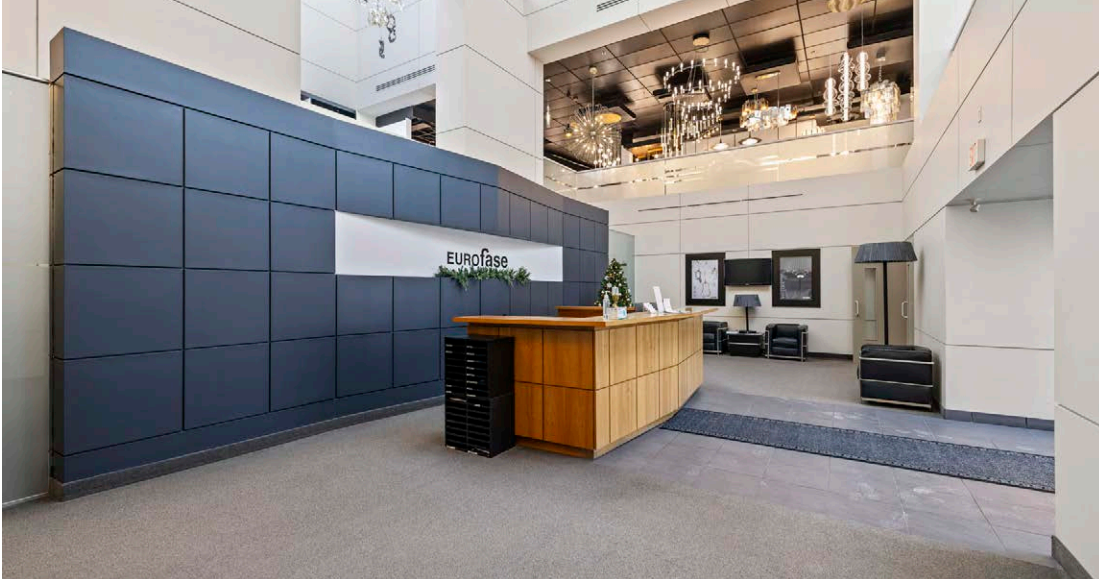
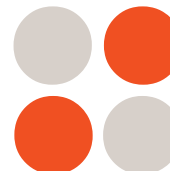
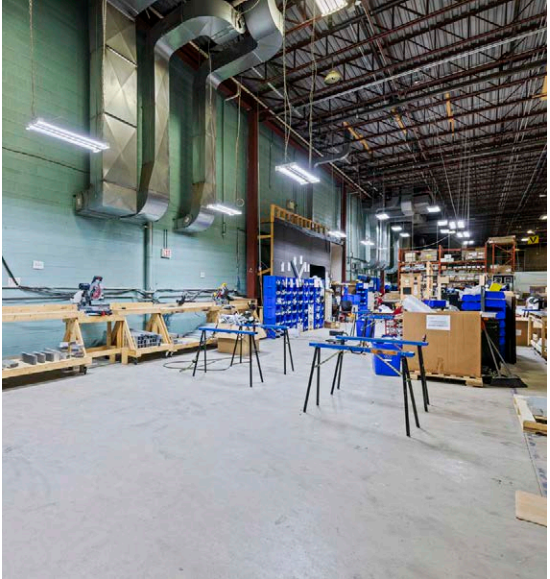
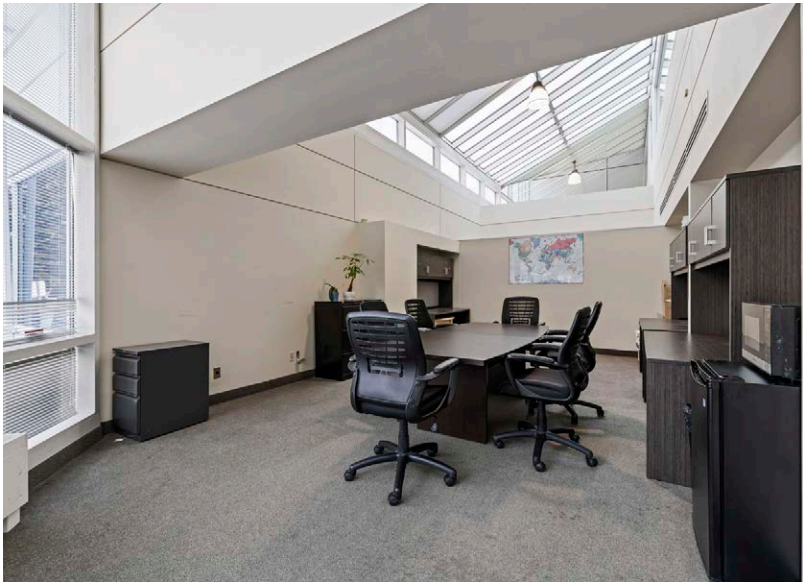
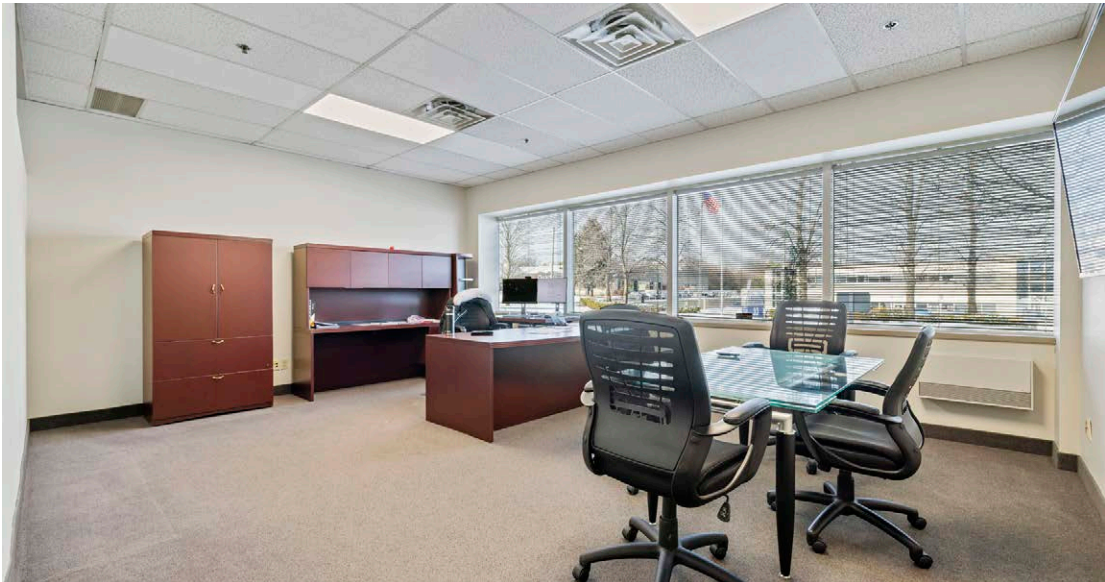


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