



FOR LEASE

Rare freestanding industrial building available in North York

5 Sheffield Street
North York, ON

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**AVISON
YOUNG**

FOR LEASE

5

**Sheffield Street
North York, ON**

Property details

TOTAL AVAILABLE AREA

36,400 sf

INDUSTRIAL AREA

90%

OFFICE AREA

10%

LOT SIZE

1.34 acres

CLEAR HEIGHT

18'

SHIPPING

1 truck level, 1 drive-in

ZONING

E1

PARKING

Outside/surface

ASKING NET RENT

\$12.95 psf

ADDITIONAL RENT

\$5.25 psf (2025)



Features



Additional 8,305 sf of enclosed, heated, and sprinklered warehousing with full electricity (not included in square footage)



Fenced outside storage space



Clear height of 17' and 18' in the warehouse



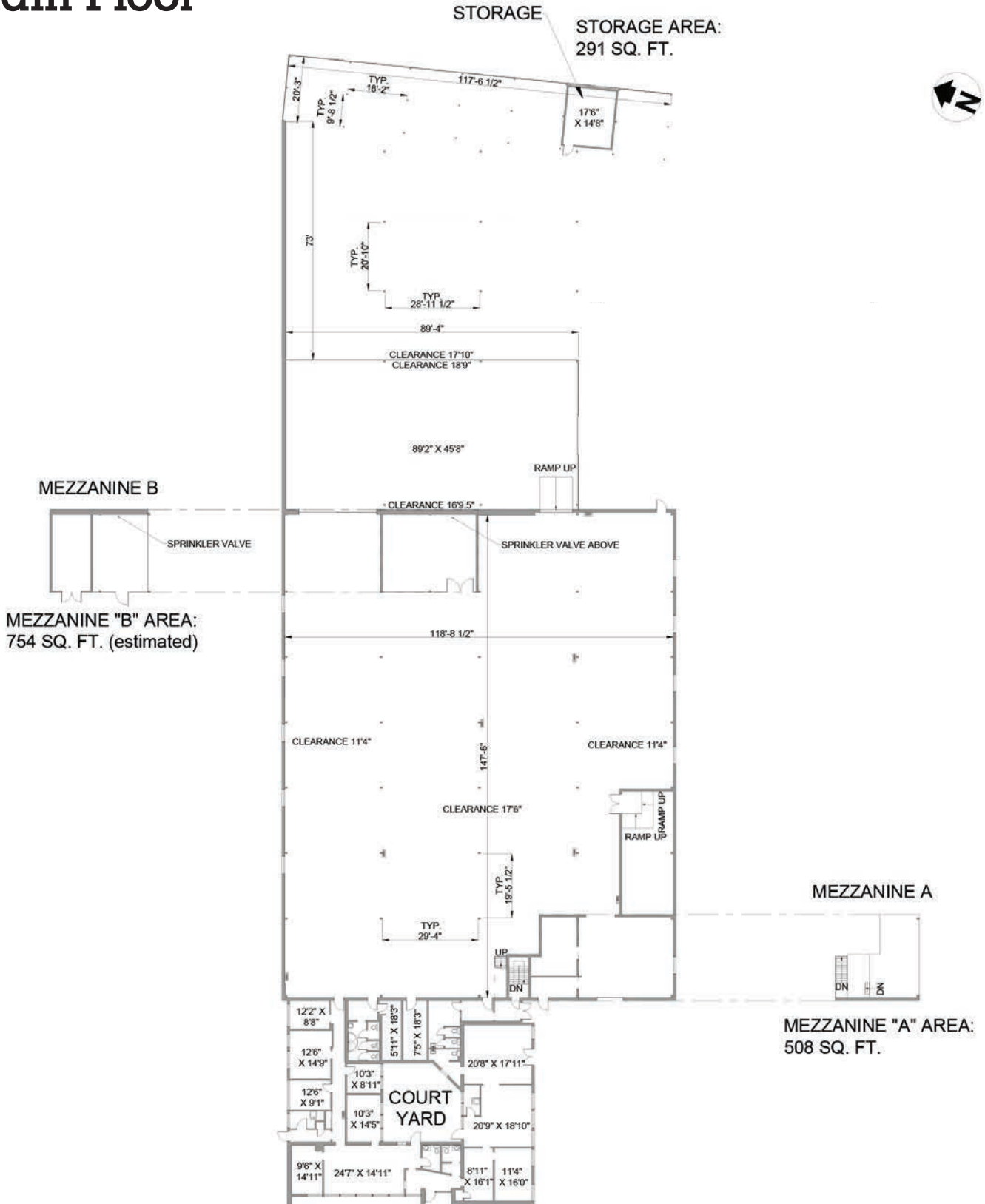
Ample power and natural light throughout the warehouse



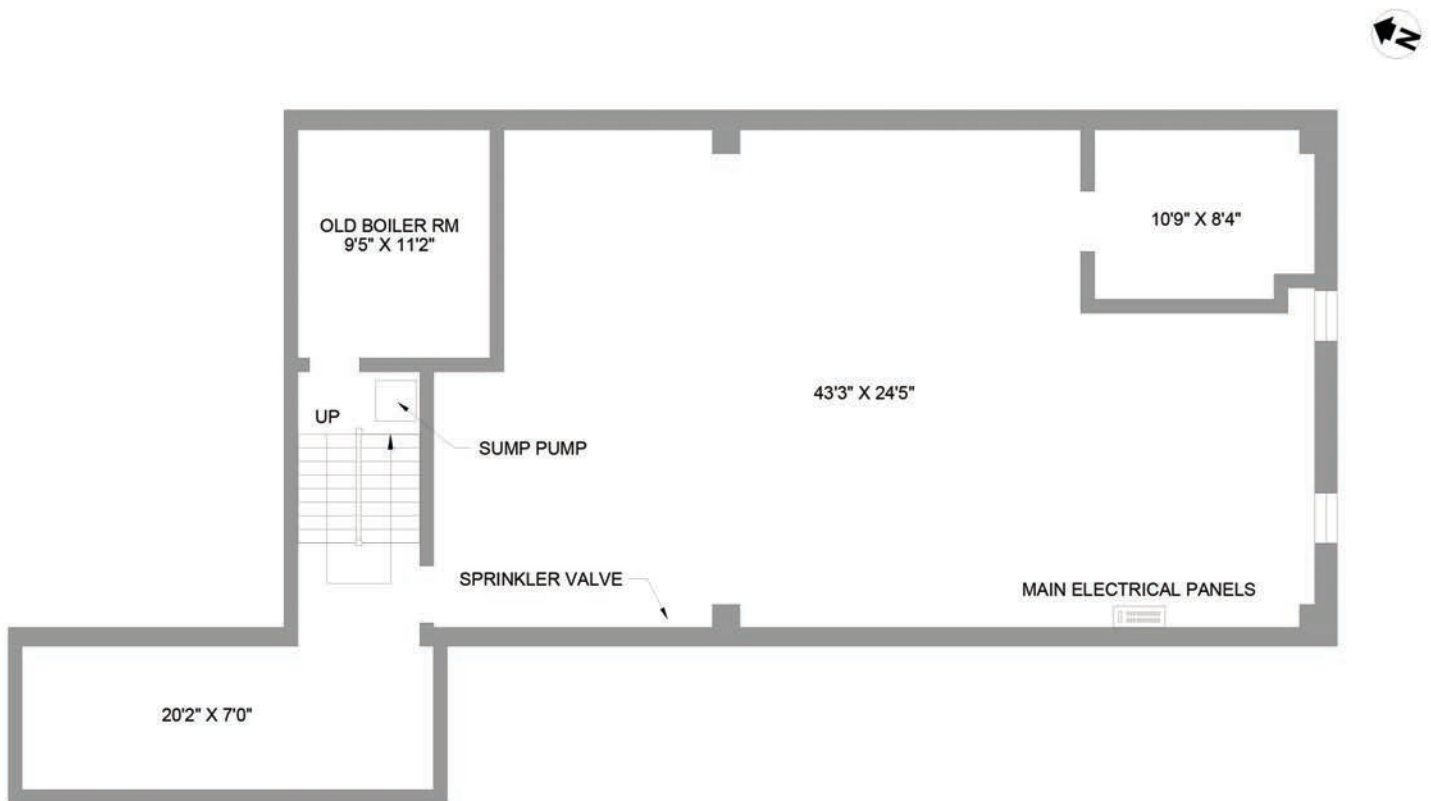
Convenient access to highways 400 and 401 and great access to labour with bus stop at your doorstep

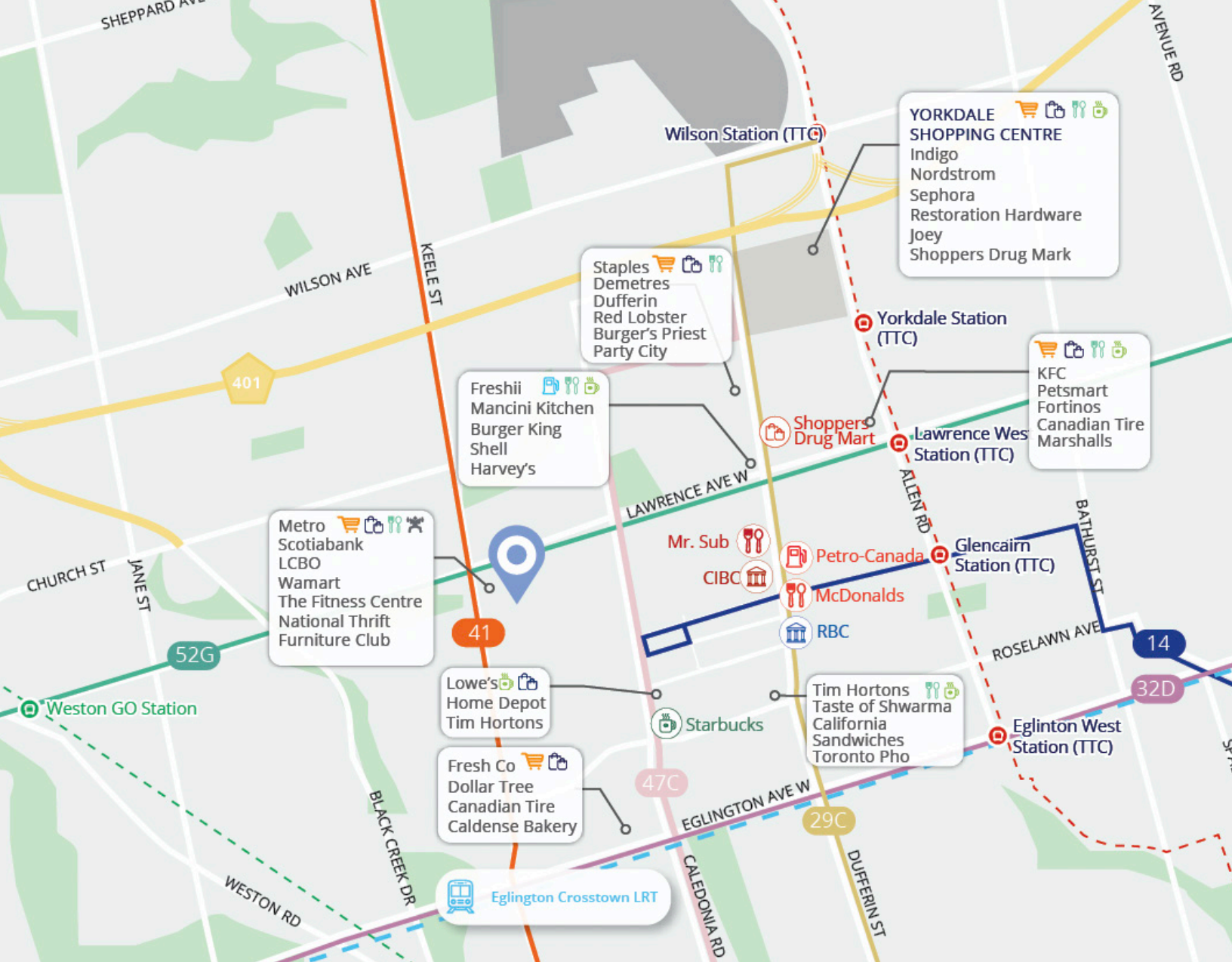


Main Floor



Basement





Amenities within 5KM



661

Restaurants



1758

Retail



61

Gas Stations



80

Banks



35

Fitness Centres

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