



FOR SUBLEASE

22,520 SF Freestanding Industrial Building with Large Secured Shipping Yard in North York

82-86 St Regis Cres N, North York, ON



Matt Albertine
Senior Vice President
+1 647 464 6634
Matt.Albertine@colliers.com

Accelerating success.

*Sales Representative



Property Profile

82-86 St Regis Cres N, North York

Total Area 22,520 SF

Office Area 16%

Warehouse Area 84%

Clear Height 15'8"

Shipping 2 TL | 1 DI

Zoning EH 1 x45 ([Click to Learn More](#))

Possession Q4 2025

T.M.I. \$6.62

Asking Rate PSF Net: \$15.95



Fenced & secured shipping yard



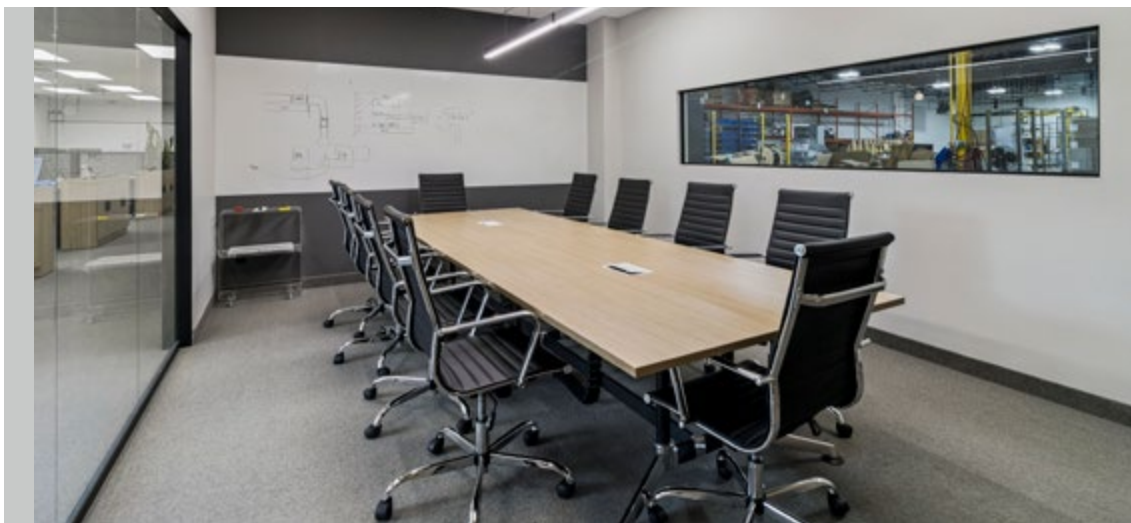
Large shipping apron that can accommodate 53' trailers



EH zoning permits wide range of industrial uses



Interior Photos



Interior Photos



Site Access



Highway 407
9 minutes



Highway 401
7 minutes



Pearson Airport
18 minutes

Highway 400
10 minutes

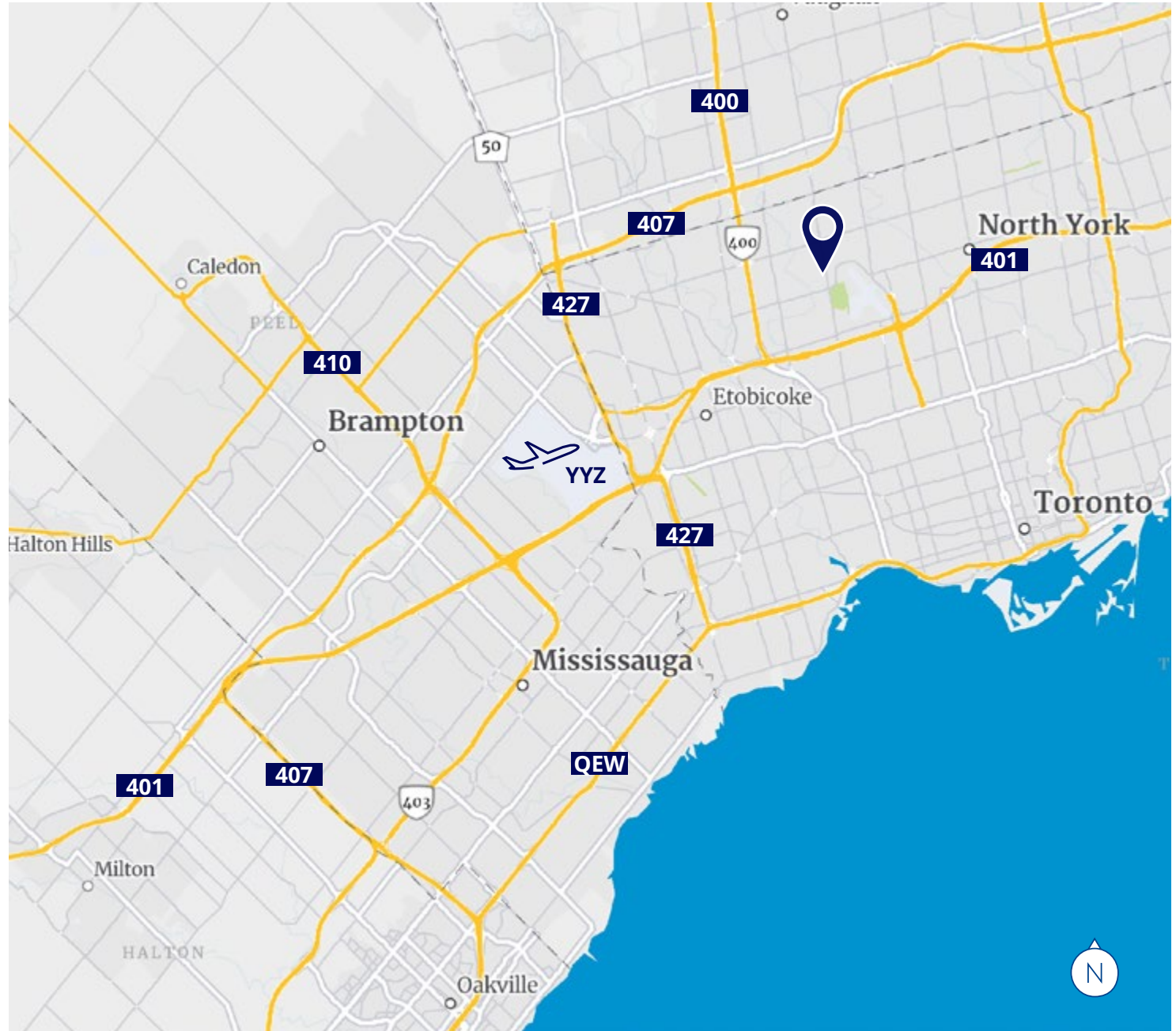
Highway 427
14 minutes

QEW
20 minutes

CN Brampton Intermodal
20 minutes

CP Vaughan Intermodal
22 minutes

Downtown Toronto (Union)
40 minutes





FOR SUBLEASE

Matt Albertine

Senior Vice President

+1 647 464 6634

Matt.Albertine@colliers.com

Colliers Canada

401 The West Mall, Suite 800

Toronto, ON M9C 5J5

+1 416 777 2200

collierscanada.com

*Sales Representative