

FOR LEASE

36-38 MILVAN DRIVE

NORTH YORK, ON



24,762 - 110,360 Sq. Ft.

**Freestanding Industrial Building For Lease
Multiple Unit Sizes Available**

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CBRE

PROPERTY DETAILS

Recently refurbished industrial facility that is centrally located and offers convenient access to major highways and Pearson Airport. Spanning across 110,360 square feet, this building can provide flexible demising options. The property is zoned E1, allowing for a diverse range of uses including industrial, commercial, and institutional purposes. This property boasts numerous desirable features such as a spacious shipping court, abundant power supply, and energy-efficient LED lighting.

| | |
|----------------------|-----------------------------|
| Total Size: | 110,360 Sq. Ft. |
| Location: | Finch Ave & Weston Rd |
| Possession: | Speak with Listing Agents |
| Clear Height: | 15'6" |
| Shipping: | 16 Truck Level / 2 Drive-in |
| Power: | 1600A, 600V |
| Sprinklers: | Yes |
| Zoning: | E1.0 |

LEASING OPTIONS (UNIT CONFIGURATIONS)

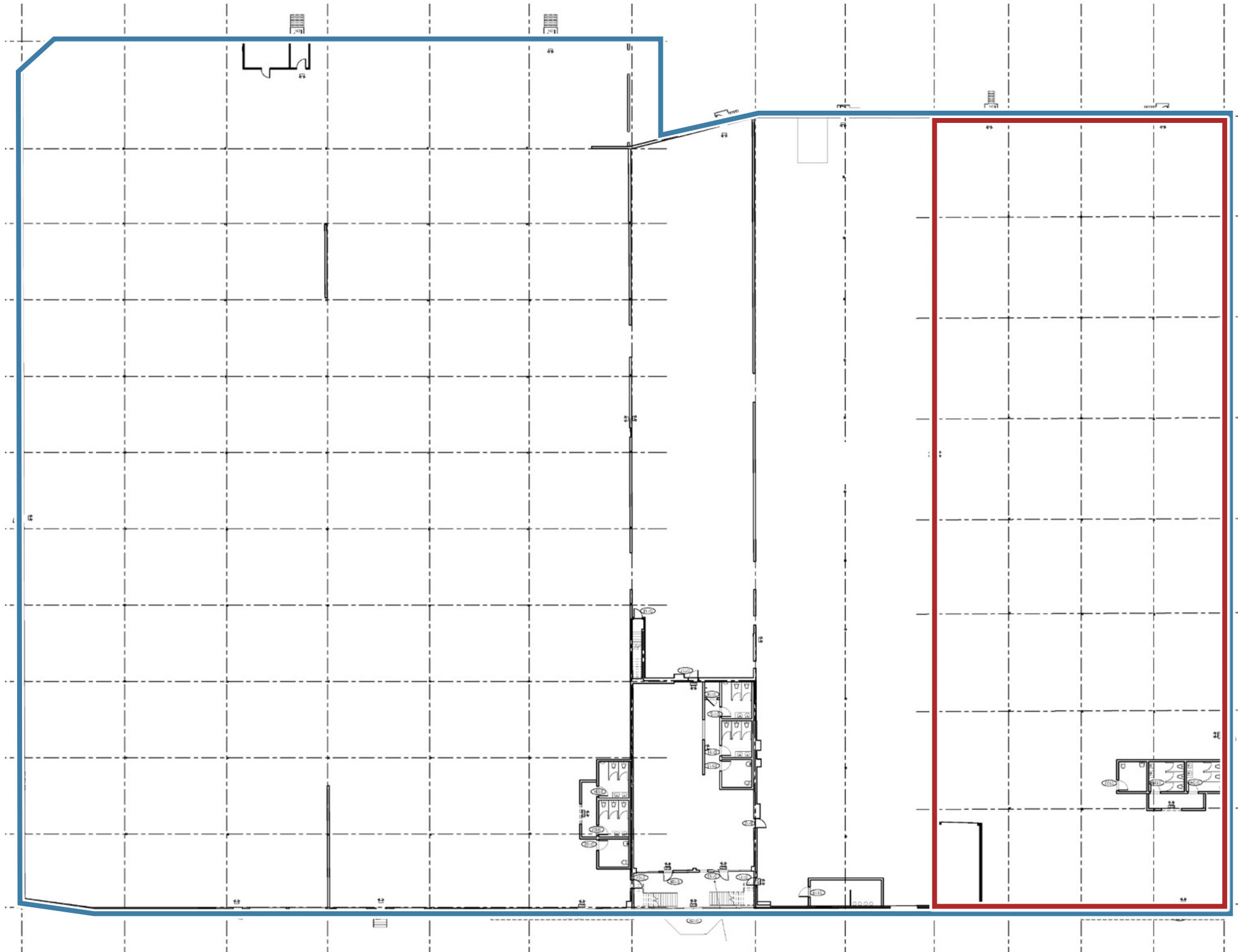
| | Option 1 Unit 3 | Option 2 Entire Building |
|----------------------|----------------------------|-------------------------------------|
| Size: | 24,762 Sq. Ft. | 110,360 Sq. Ft. |
| Clear Height: | 15'6" | 15'6" |
| Shipping: | 3 Truck Level | 16 Truck Level 2 Drive-in |
| Power: | 200A | 1600A |
| Asking Rate: | \$16.95 PSF Net | \$16.50 PSF Net |
| TMI (2024): | \$3.71 PSF | \$3.71 PSF |

36-38 MILVAN DRIVE • NORTH YORK

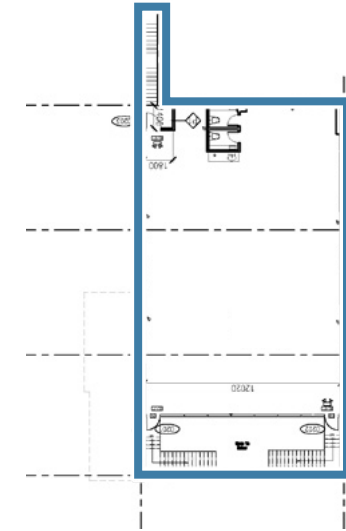
**LINK TO PROPERTY
TOUR HERE**





GROUND FLOOR

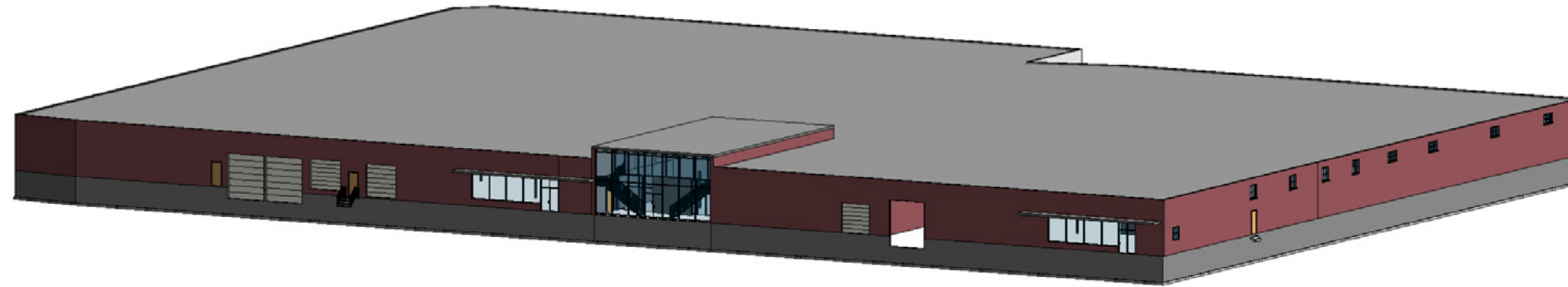


SECOND FLOOR - UNIT 2

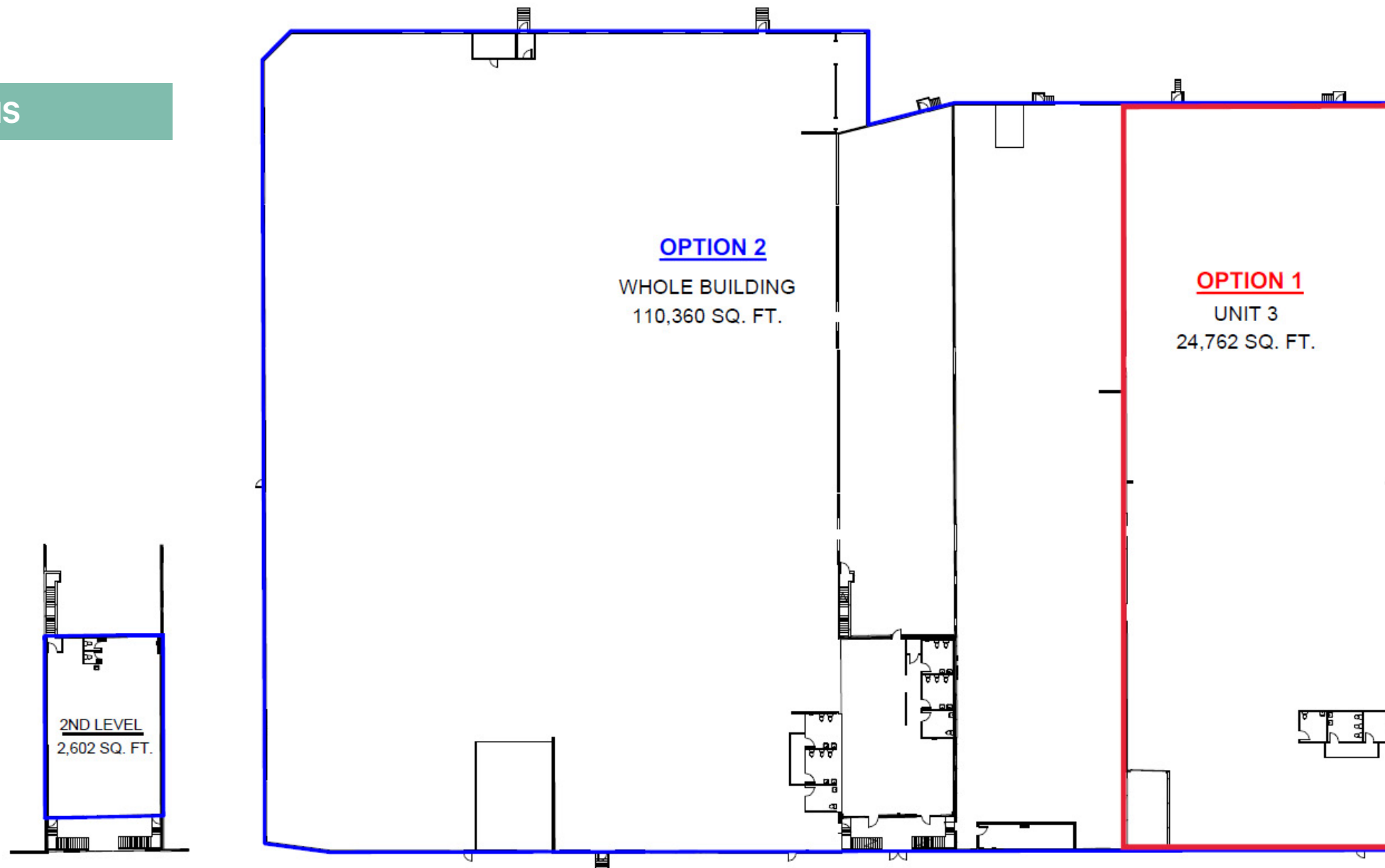


-  Option 1: Unit 3
-  Option 2: Entire Building

3D EXISTING BUILDING



AREA PLANS














LOCATION OVERVIEW

North York is a former township and city and is now one of the six administrative districts of Toronto, Ontario. It is located in the northern area of Toronto, centred around Yonge Street, north of Ontario Highway 401. Bounded by York Region to the north at Steeles Avenue, on the west by the Humber River, on the east by Victoria Park Avenue. Its southern boundary corresponds to the northern boundaries of the former municipalities of Toronto: York, Old Toronto and East York. As of the 2016 Census, the district has a population of 672,960.

Transit Routes:

| | | | |
|--|------|---|-----|
|  | 60BD |  | 165 |
|  | 36 B |  | 73C |
|  | 45A |  | 37A |
|  | 37B |  | 35 |

Drive Times:

| Destination: | KM | MIN |
|------------------|------|-------|
| Highway 400 | 3.7 | 6 |
| Highway 401 | 6.9 | 13 |
| Highway 407 | 6.4 | 11 |
| Highway 427 | 7.2 | 15 |
| Vaughan | 16.5 | 20 |
| Downtown Toronto | 35 | 35-45 |
| CPKC Intermodal | 18.5 | 24 |
| CN Brampton Yard | 13.2 | 15 |
| Pearson Airport | 13.4 | 16 |



DEMOGRAPHICS

10 Km Radius

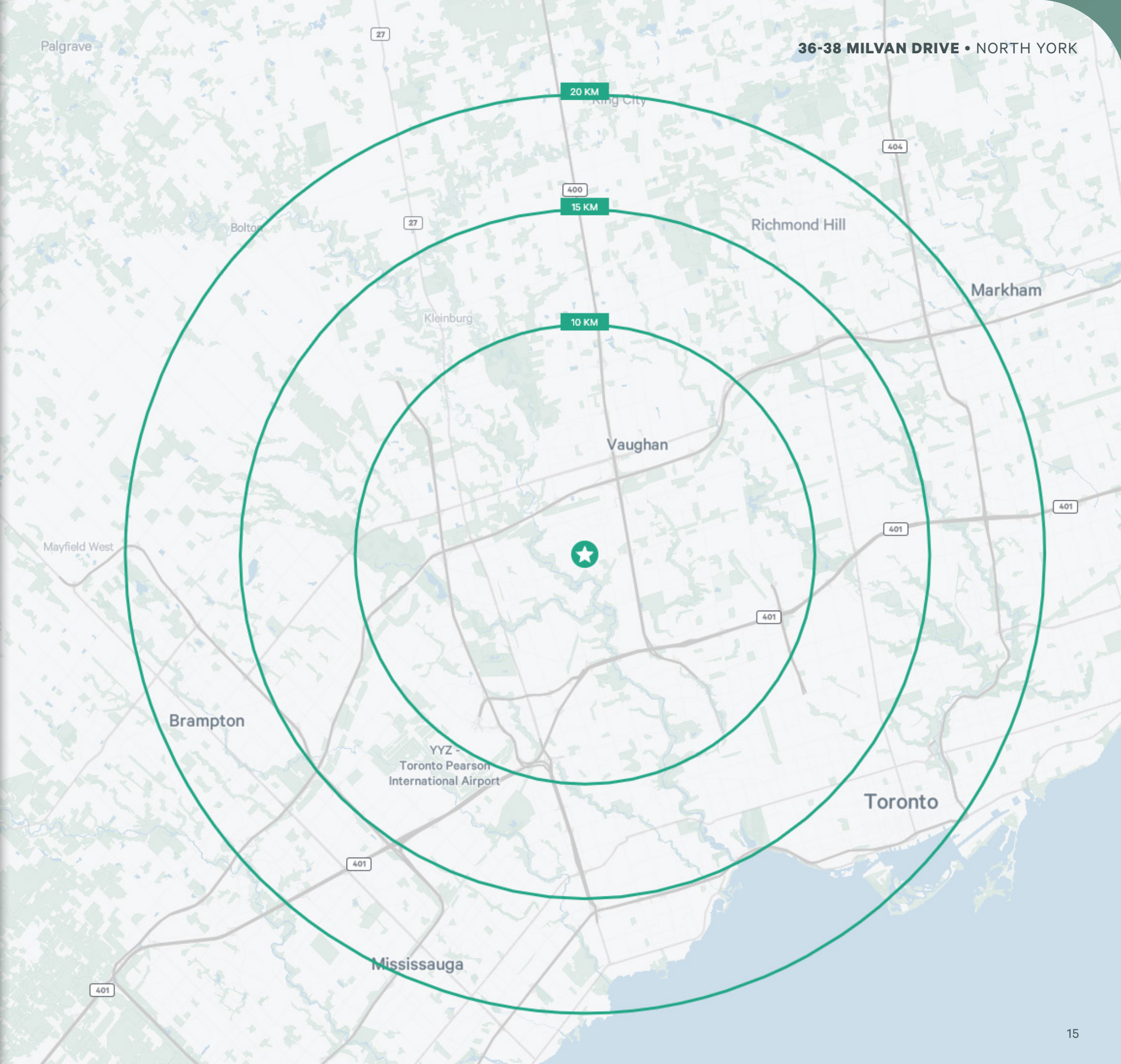
| | |
|--------------------------|-----------|
| Population | 529,004 |
| Labour Force | 280,124 |
| Median Age | 39.8 |
| Average Household Income | \$112,307 |

15 Km Radius

| | |
|--------------------------|-----------|
| Population | 1,391,190 |
| Labour Force | 764,026 |
| Median Age | 40.2 |
| Average Household Income | \$133,170 |

20 Km Radius

| | |
|--------------------------|-----------|
| Population | 2,555,865 |
| Labour Force | 1,447,311 |
| Median Age | 40.0 |
| Average Household Income | \$142,968 |



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