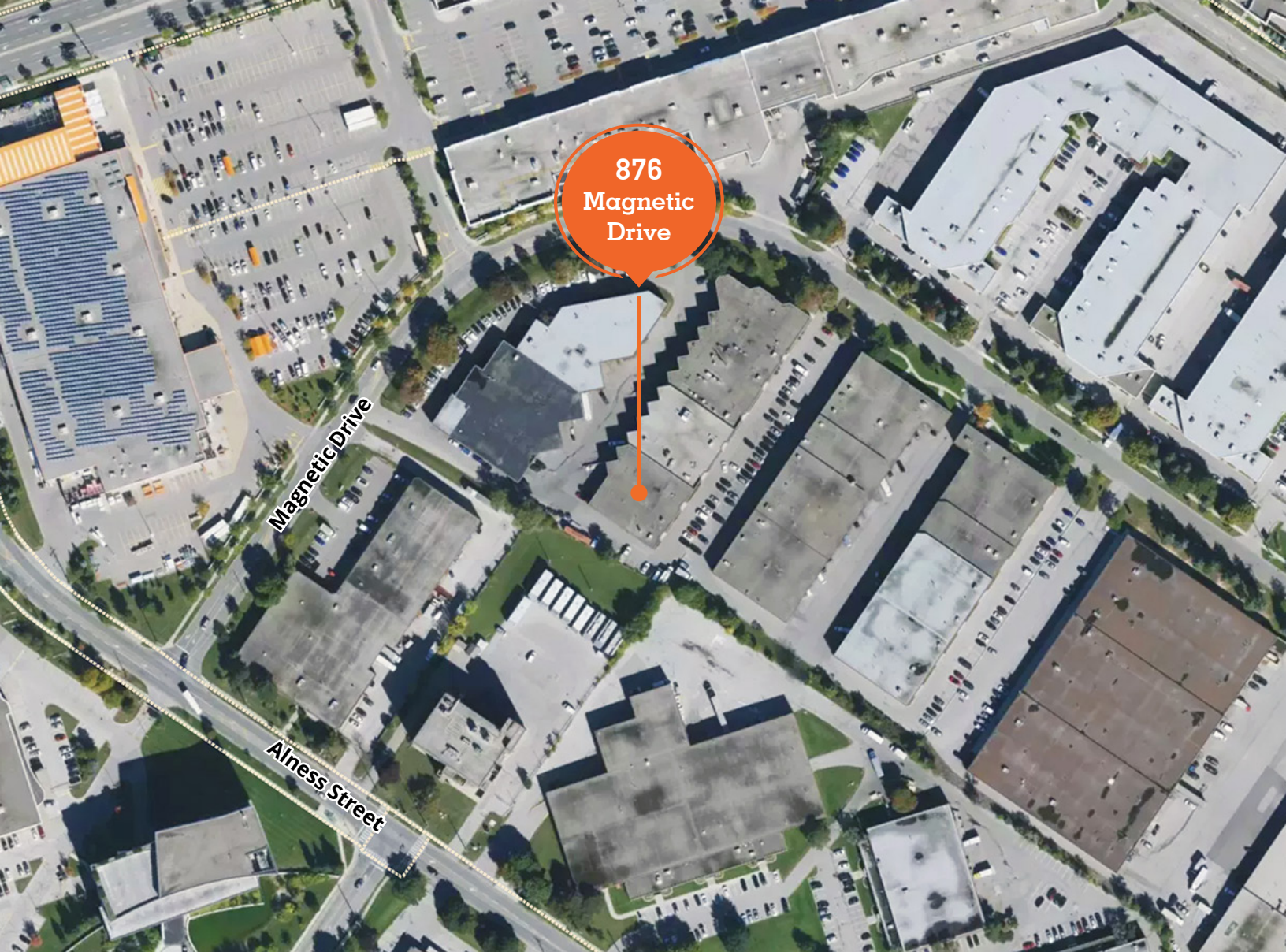




Industrial unit available for lease in North York

876 Magnetic Drive
North York, ON

Tessa Compagno

Sales Representative

416 400 1015

tessa.compagno@avisonyoung.com

Tom Clancy

Broker, Principal

647 774 6040

tom.clancy@avisonyoung.com

**AVISON
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About the property

876 Magnetic Drive
North York, ON

Property Details

TOTAL AVAILABLE AREA	CLEAR HEIGHT	SHIPPING	POSSESSION	ASKING NET RENT
2,681 sf	15' 11"	1 D/I	Immediate	\$17.95 psf

 **ZONING**
EH1(x45)

 **ADDITIONAL RENT**
\$4.25 (2024)

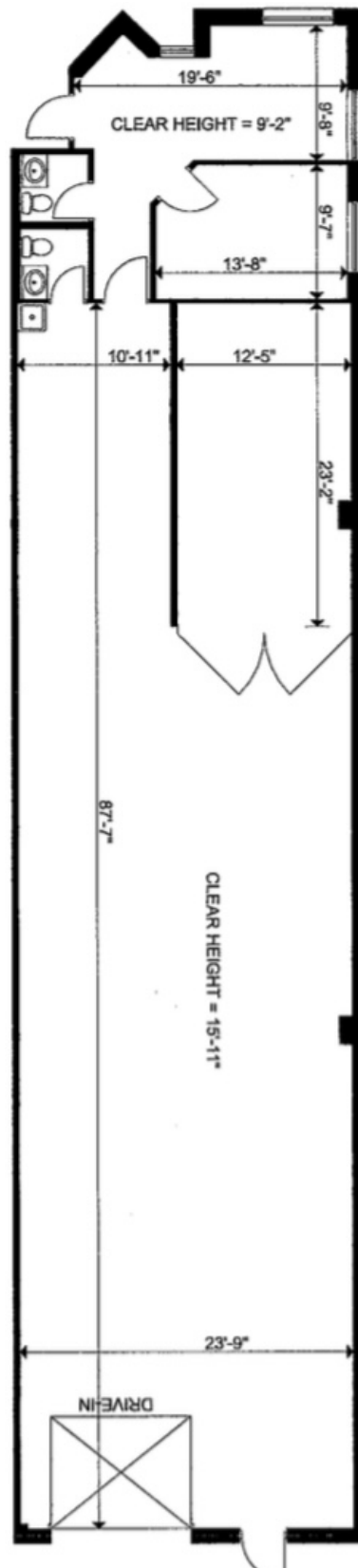


Property Highlights

- Recently renovated industrial end unit located at Steeles and Alness in a professionally managed complex.
- Office fully renovated with LVT floors.
- Warehouse lighting upgrade to new LEDs.
- Big box retailers across the street (Home Depot, Fabricland, Winners, Sherwin Williams).
- Parking available.
- Short walk to TTC bus stop.
- Clean uses only - speak to listing brokerage to confirm use before touring.

Floor plan

**876 Magnetic Drive
North York, ON**



Permitted Uses

Ambulance Depot
Animal Shelter
Bindery
Building Supply Yards
Carpenter's Shop
Chemical Materials Storage
Cold Storage
Contractors Establishment
Custom Workshop
Dry Cleaning or Laundry Plant
Fire Hall
Fuel Storage
Industrial Sales and Service Use
Laboratory
All Manufacturing Uses except:
- Ammunition, Firearms or Fireworks Factory;
- Crude Petroleum Oil or Coal Refinery;
- Explosives Factory;
- Tannery
Police Station
Public Utility
Public Works Yard
Recovery Facility

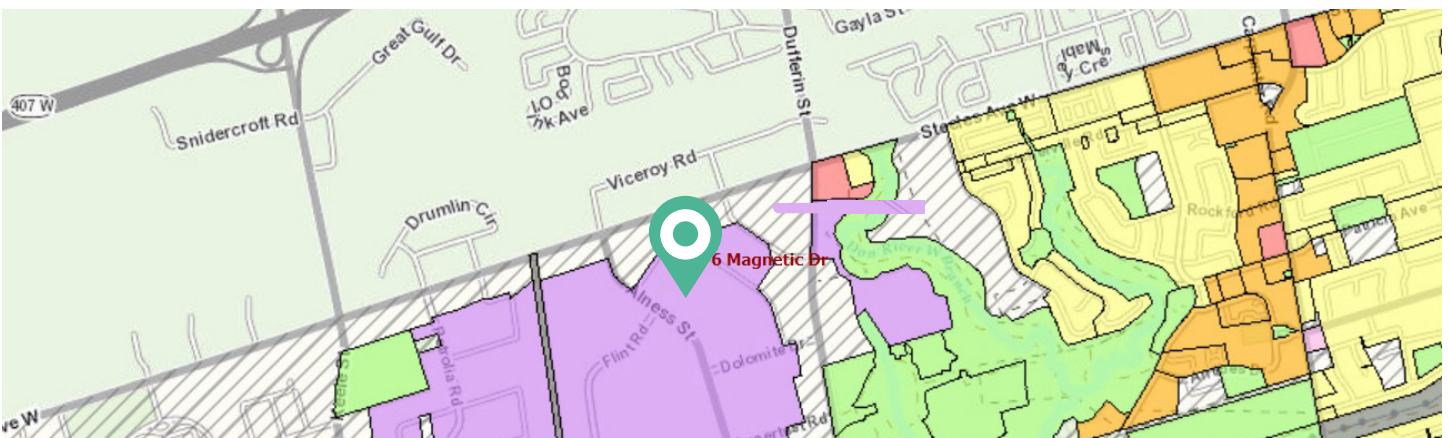
Service Shop
Shipping Terminal
Vehicle Depot
Vehicle Repair Shop
Warehouse
Waste Transfer Station

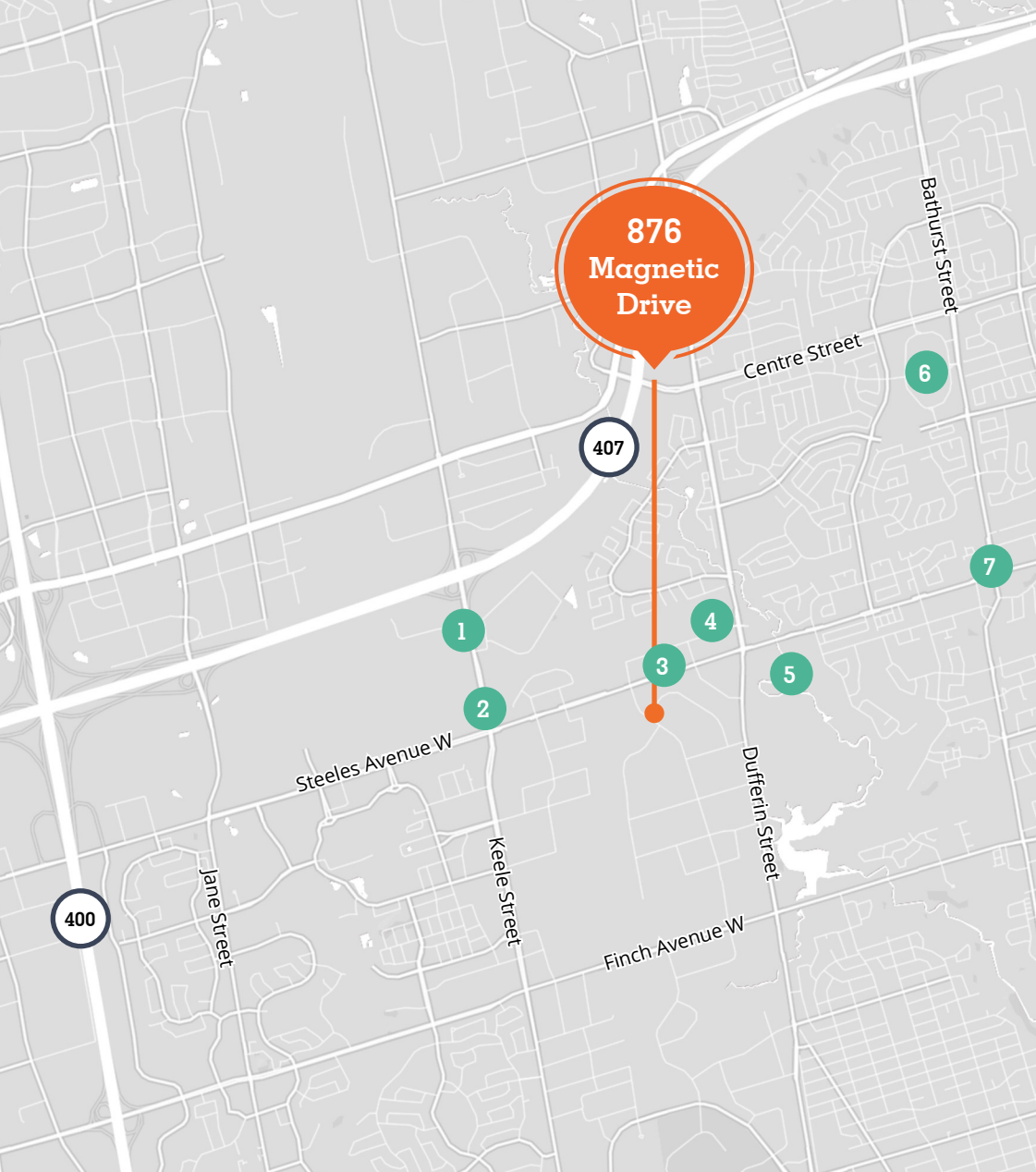
Permitted Uses - With Conditions

Cogeneration Energy
Crematorium
Marihuana production facility
Open Storage
Outside Operations
Propane Transfer, Handling and Storage Facility
Renewable Energy
Transportation Use
Vehicle Service Shop

Bylaw Exception 45

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from
City of North York zoning by-law 7625.





- 1 Improve Canada
Tim Hortons
Busy Bee Tools
- 2 TD Canada Trust
Pioneer Gas
- 3 **RioCan Marketplace**
Real Canadian Superstore
Home Depot
Starbucks
Sephora
Freshii
Canada Post
LCBO
Dollarama
Osmow's
- 4 Petro-Canada
Value Village
Max's Restaurant
Thornhill Toyota
- 5 Shoppers Drug Mart
Cora
Pizza Nova
RBC
- 6 **Centrepont Mall**
BMO
Canadian Tire
Dollarama
Beer Store
MiniSo
No Frills
Jollibee
Hudson's Bay
- 7 Freshco
Dollarama
Mac
BMO
Petro/A&W
Metro
TD
McDonald's

For Lease

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