

**AVISON
YOUNG**



FOR SALE

Freestanding Industrial Space for Sale in the Heart of North York

4100 Chesswood Drive
North York, ON

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Tom Clancy

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Chesswood Drive
North York, ON

Property details

TOTAL AVAILABLE AREA

38,878 sf

SECOND FLOOR OFFICE

13,996 sf

GROUND FLOOR INDUSTRIAL

24,882 sf

LOT SIZE

1.24 acres

CLEAR HEIGHT

16'

SHIPPING

1 TL / 6 DI

ZONING

EH 1.0

ASKING NET RENT

\$10,950,000

TAXES (2026)

\$82,034.71

Features



Freestanding industrial building with 270 ft frontage on Chesswood Dr



Updated glazing and doors on front of building



Ground floor is currently demised into five industrial units totalling 24,667 sf.



Second floor is built out as new office space (14,211 sf) with CN Tower views



Great street presence and exposure



Steps away from public transit

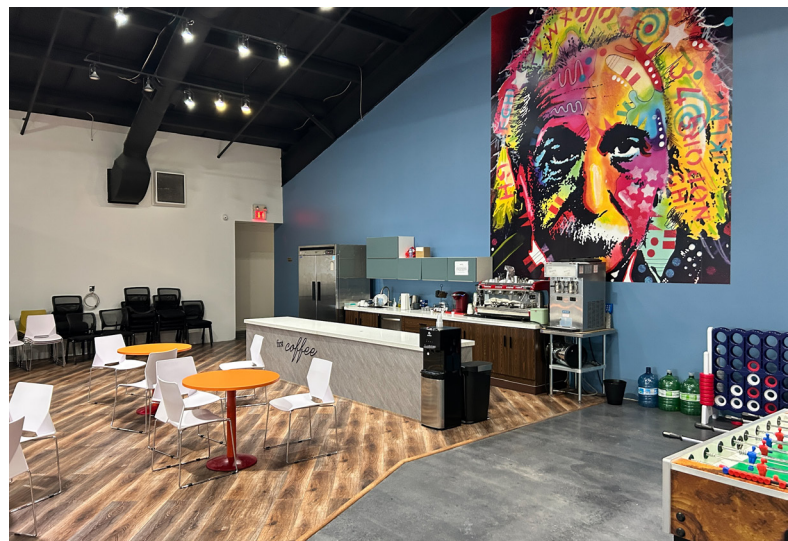
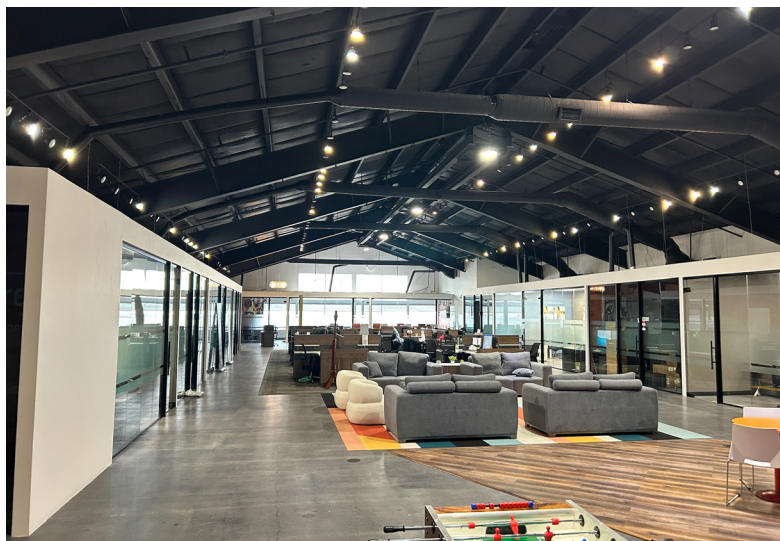


Minutes to Highways 401, 400, and 407

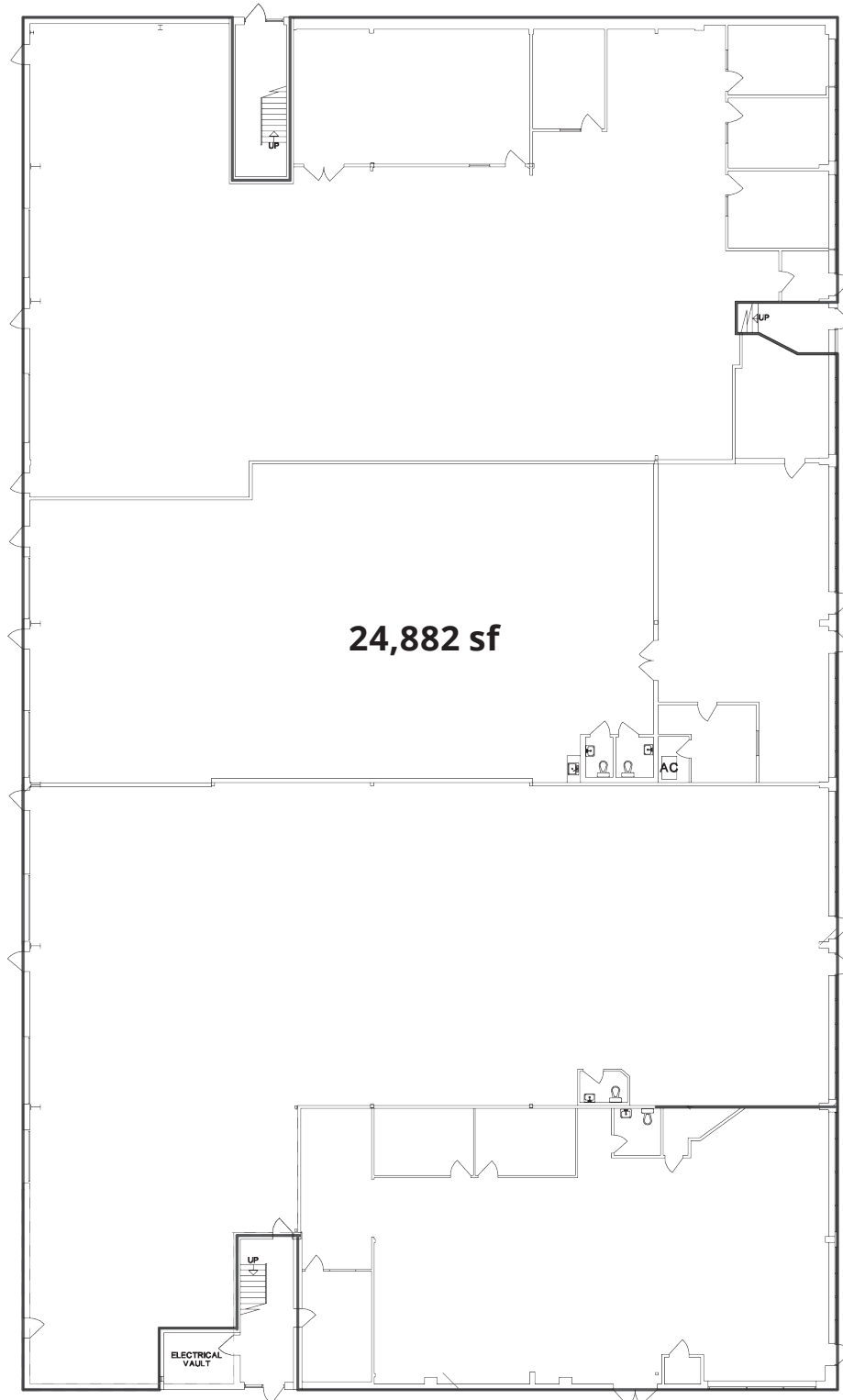
4100 Chesswood Drive

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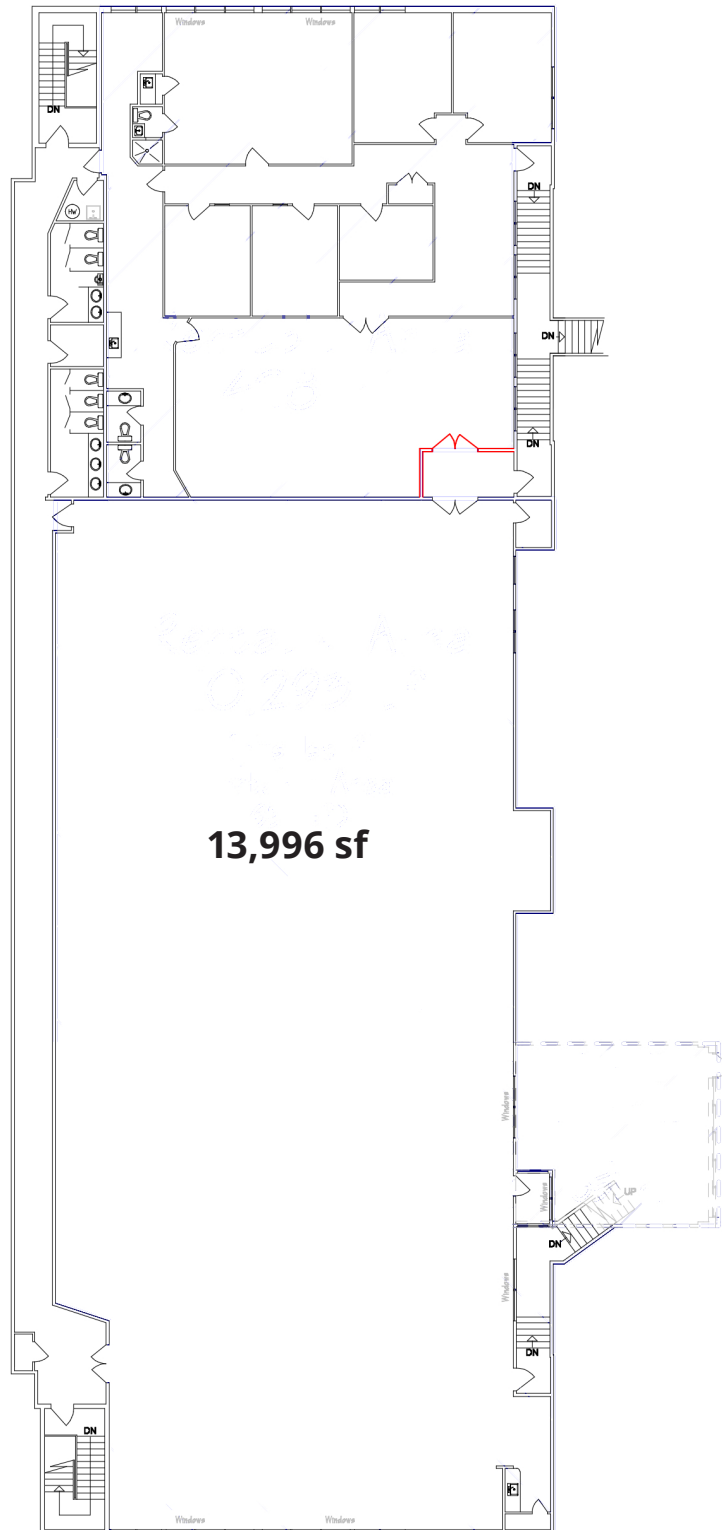
PHOTOS

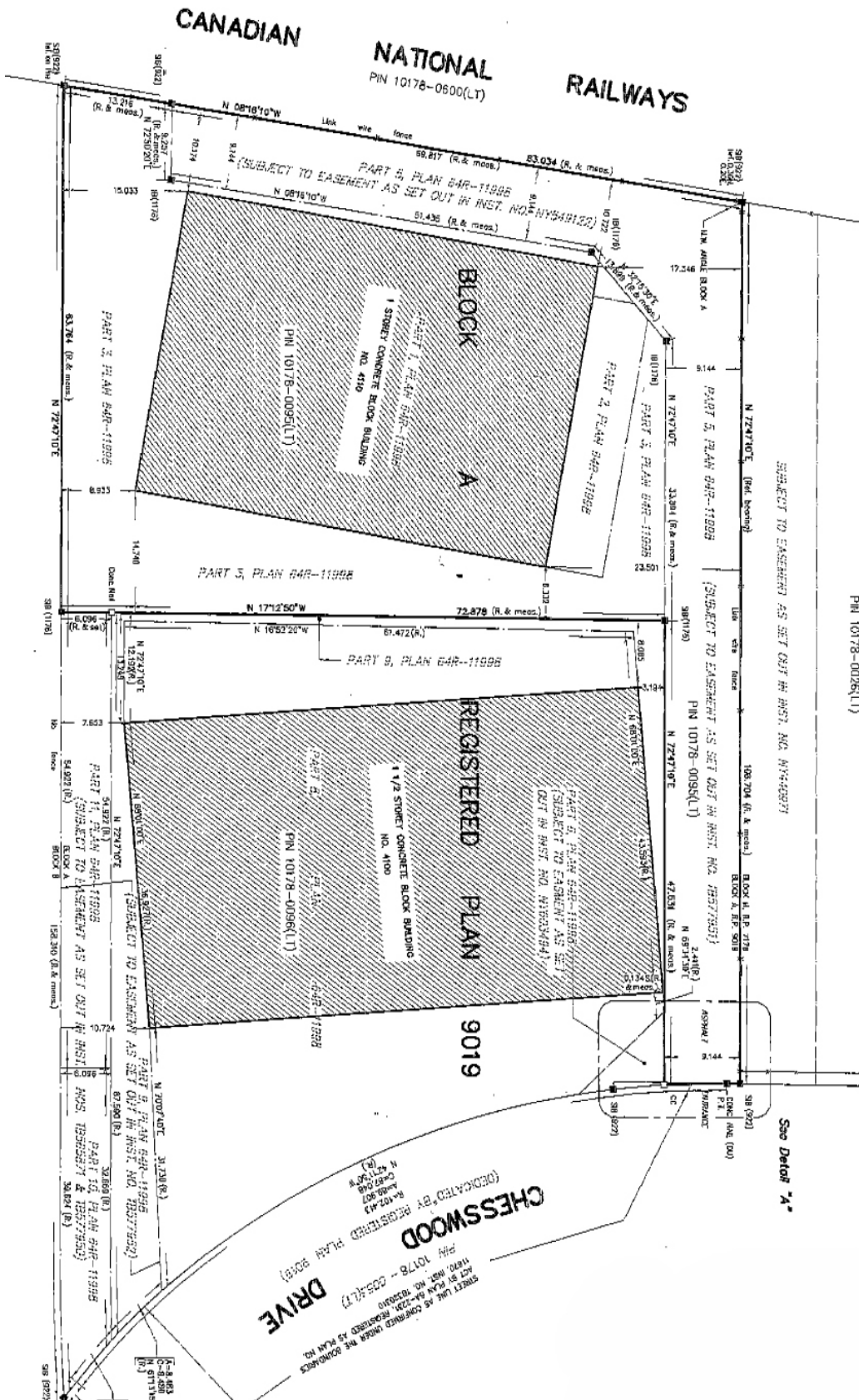


Ground Floor - 24,882 sf



Second Floor - 13,996 sf





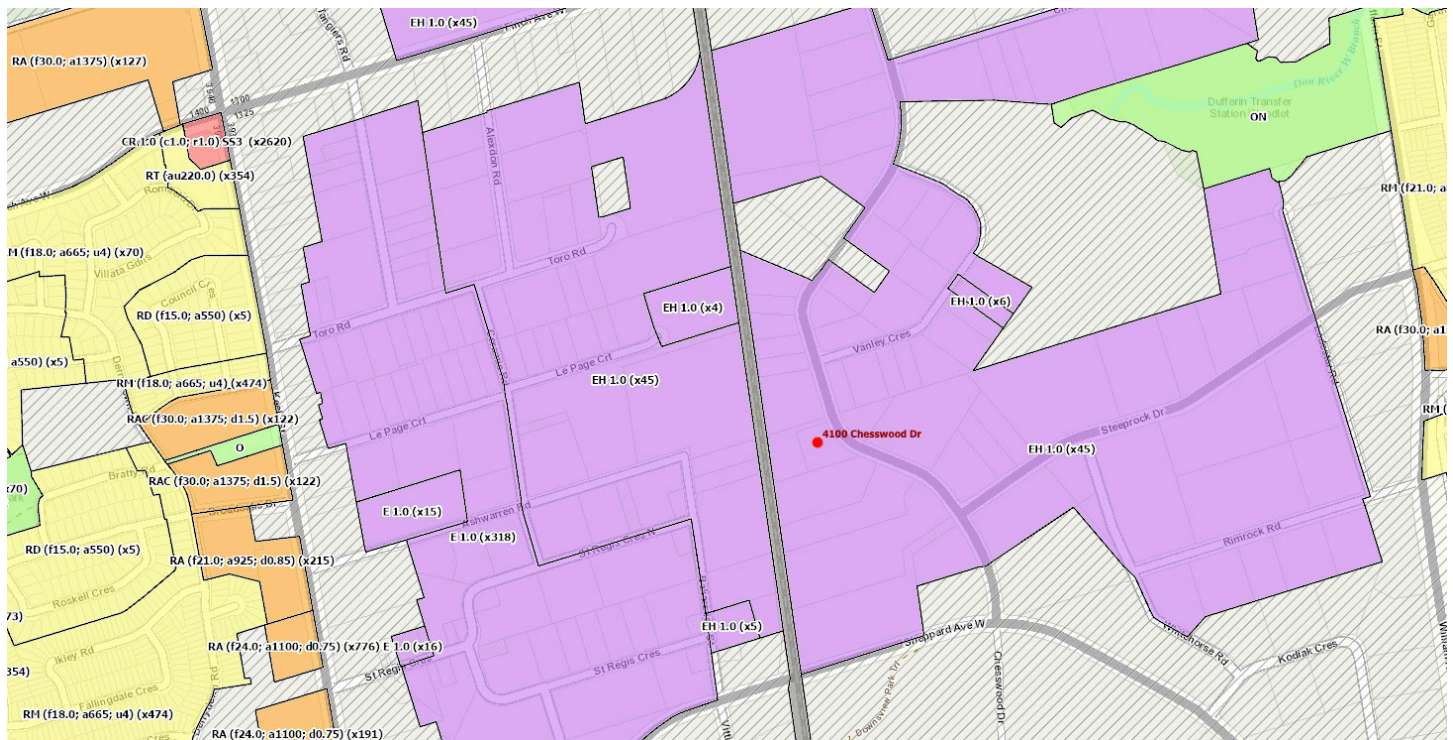
EH 1.0 – Employment Heavy Industrial

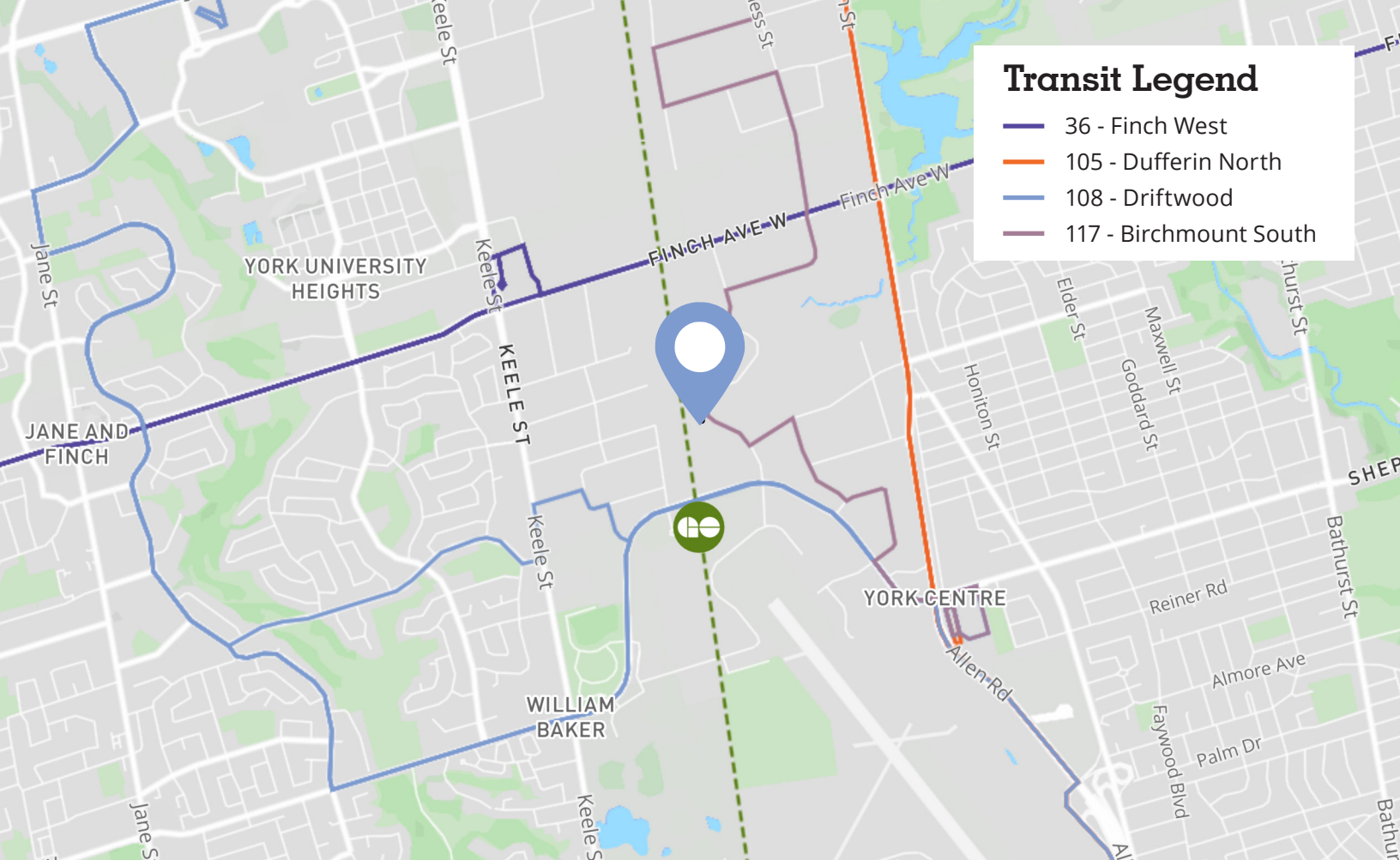
Permitted Uses

- 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 Medical
- General Office
- 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
- Marijuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop





Transit Legend

- 36 - Finch West
- 105 - Dufferin North
- 108 - Driftwood
- 117 - Birchmount South

Amenities within 5KM



277

Restaurants



1223

Retail



30

Gas Stations



49

Banks



24

Fitness Centres

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