

**AVISON
YOUNG**

For Lease
1006 Magnetic Drive
North York, ON



Modern showroom and industrial space in North York

For additional information,
please contact:

Tessa Compagno
Associate Vice President,
Sales Representative
416 400 1015
tessa.compagno@avisonyoung.com

Noah Frankel
Sales Representative,
Senior Associate
647 287 4315
noah.frankel@avisonyoung.com

Tom Clancy
Broker, Principal,
Senior Vice President
647 774 6040
tom.clancy@avisonyoung.com

Property Details

| | |
|-----------------------------|-------------------|
| TOTAL AVAILABLE AREA | 7,158 sf |
| INDUSTRIAL AREA | 76% |
| OFFICE AREA | 24% |
| SHIPPING | 2 TL: 8x8 & 10x10 |
| ZONING | EH1.0 (x45) |
| POSSESSION | Immediate |
| ASKING NET RENT | \$16.95 psf net |
| ADDITIONAL RENT | \$3.80 psf |

Property Highlights



Clean industrial unit with bright front showroom and offices



Warehouse is serviced by two automatic truck level doors



Prime signage opportunity facing Home Depot just south of Steeles Ave W



Shipping area can accommodate up to 40' trucks



Quick access to TTC bus stops and Hwy 407



Ideal for wholesalers, retailers, logistics, warehousing, and home improvement related businesses



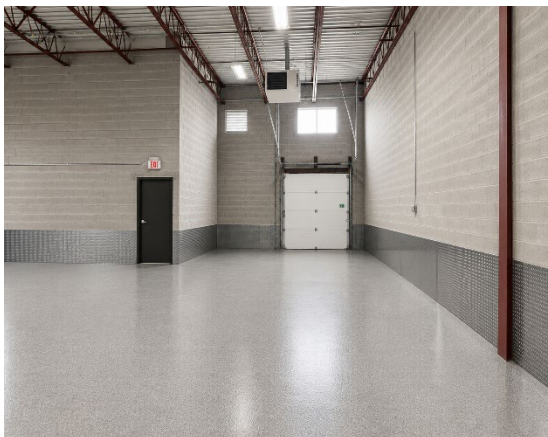
Access to Hwy 401 and 400 and Allan Expressway



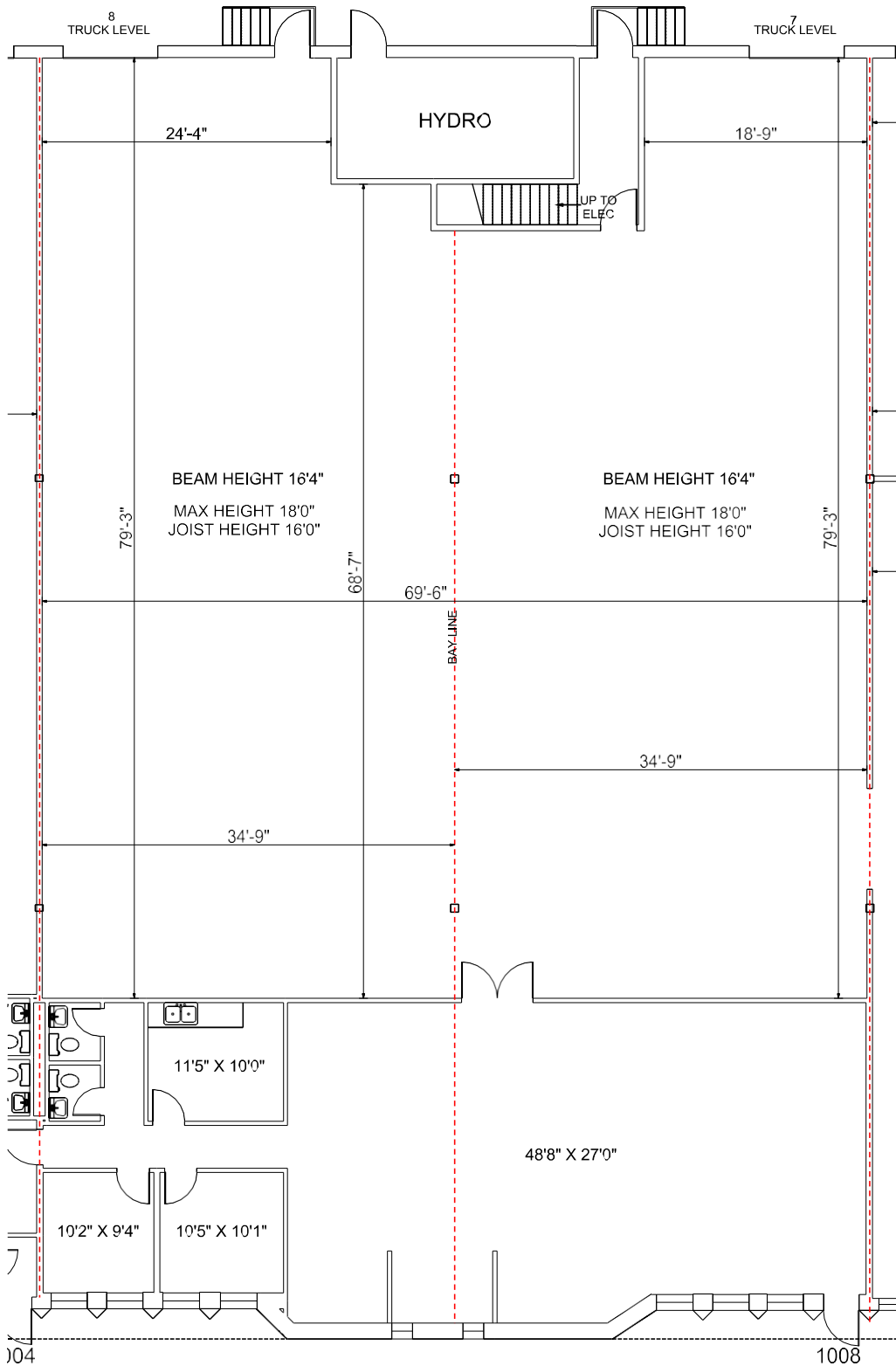
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Photos



Floor Plan



Zoning

NORTH YORK | EH 1.0 (X45) | EMPLOYMENT HEAVY INDUSTRIAL ZONE

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

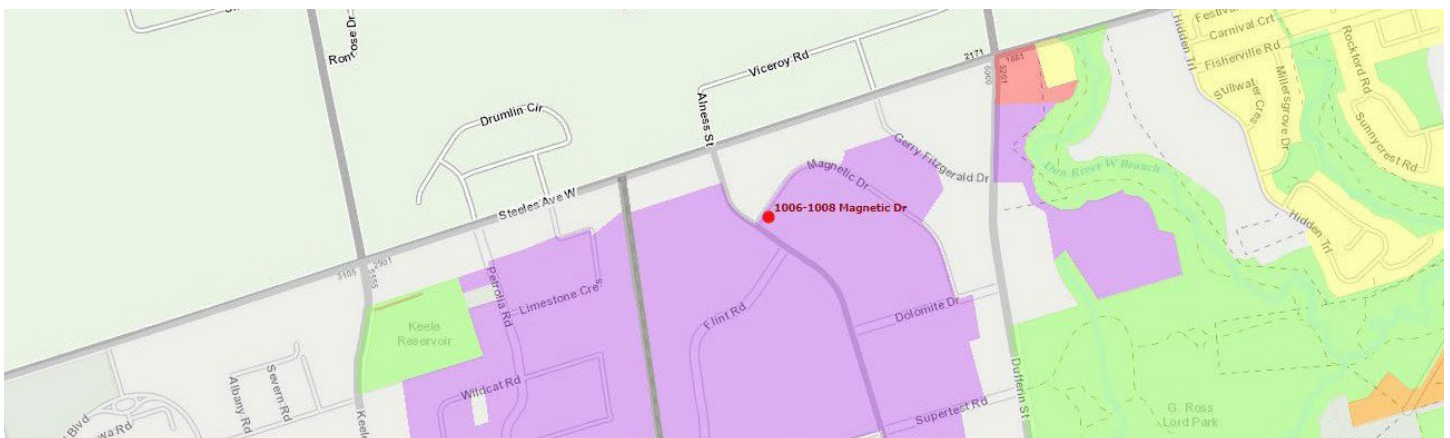
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station

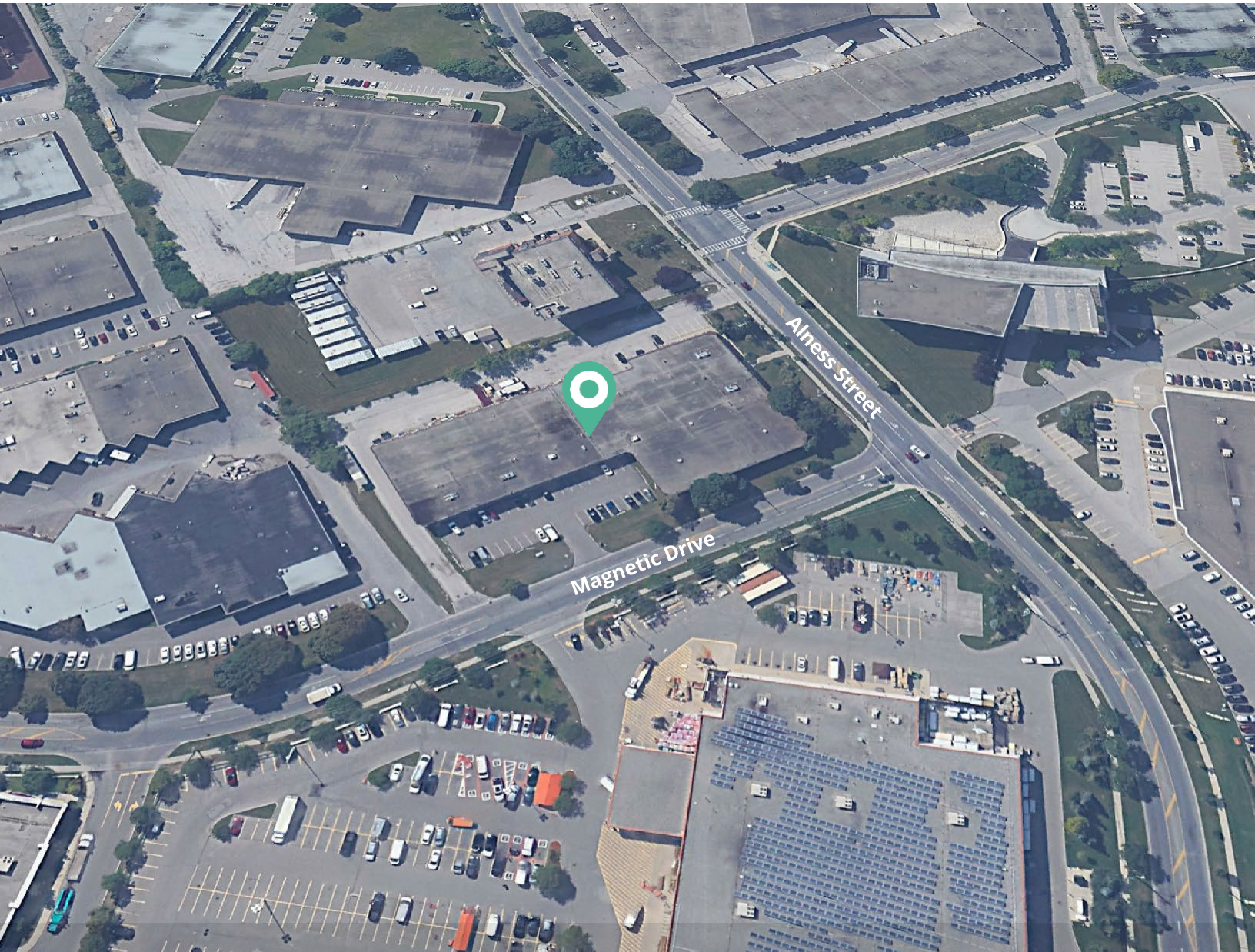
Permitted Uses - With Conditions

- 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.





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Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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