

# FOR SALE

## 36-38 MILVAN DRIVE

NORTH YORK, ON



# 110,360 SQ. FT. AVAILABLE

## RARE OPPORTUNITY TO ACQUIRE A PRIME FREESTANDING INDUSTRIAL BUILDING

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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.

<b>Building Size:</b>	110,360 Sq. Ft.
<b>Lot Size:</b>	4.192 Acres
<b>Office Area:</b>	5% Office Area 95% Industrial Area
<b>Asking Price:</b>	\$31,950,000
<b>Taxes (2023):</b>	\$159,387.60 Annual
<b>Possession:</b>	Speak with Listing Agents
<b>Shipping:</b>	16 Truck Level 2 Drive-in
<b>Clear Height:</b>	15'6"
<b>Power:</b>	1600A, 600V
<b>Sprinklers:</b>	Yes
<b>Zoning:</b>	E1.0

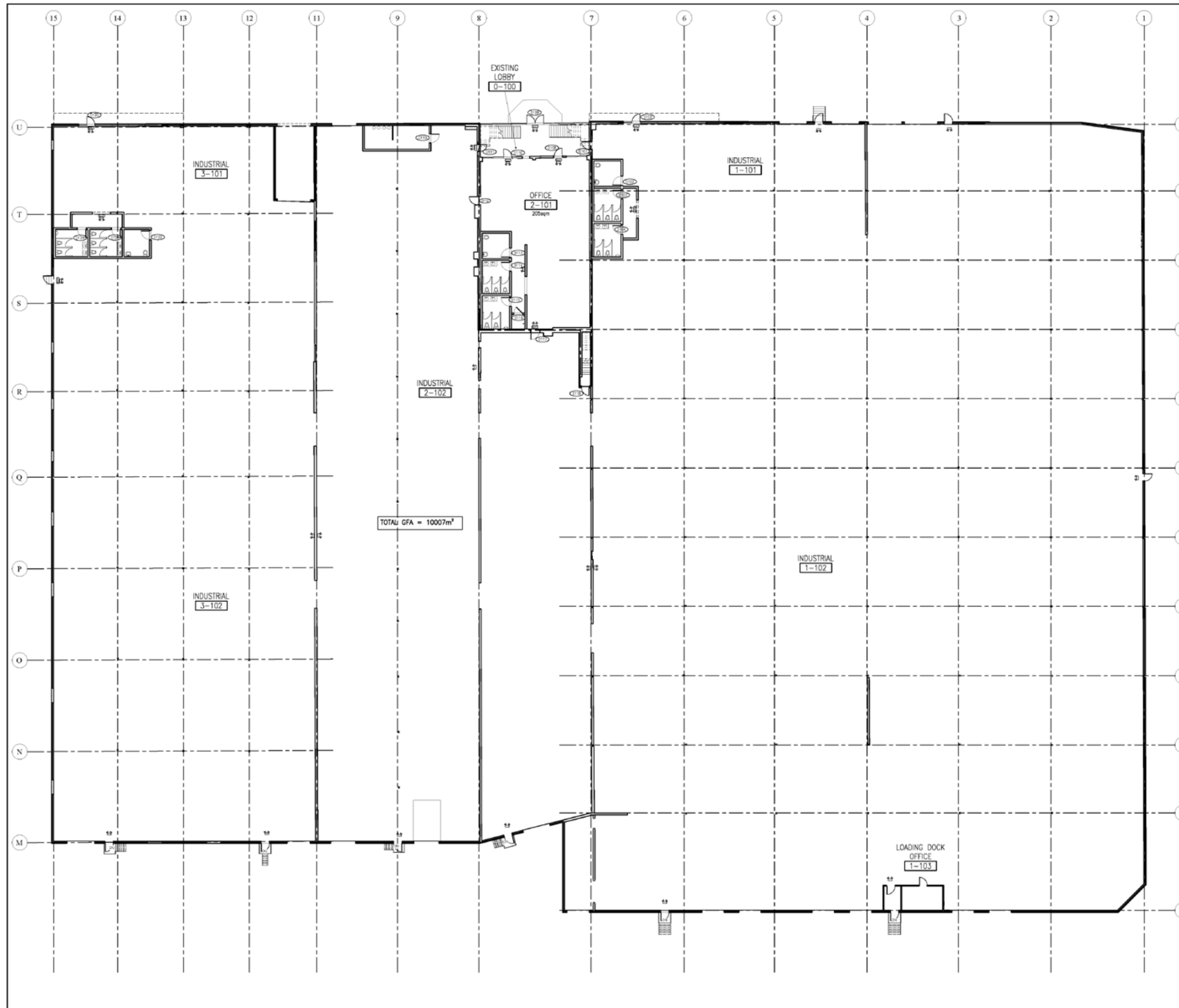
[LINK TO PROPERTY TOUR HERE](#)



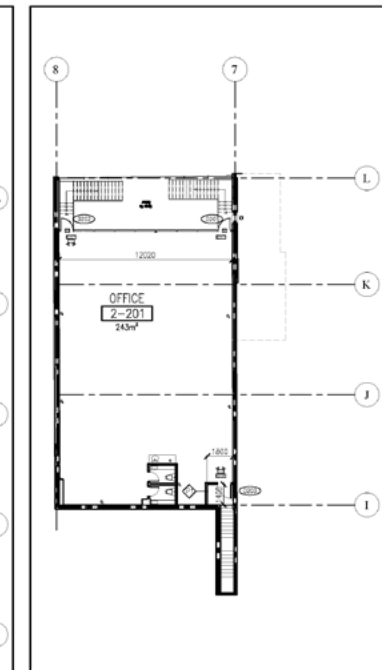
36-38 MILVAN DRIVE • NORTH YORK



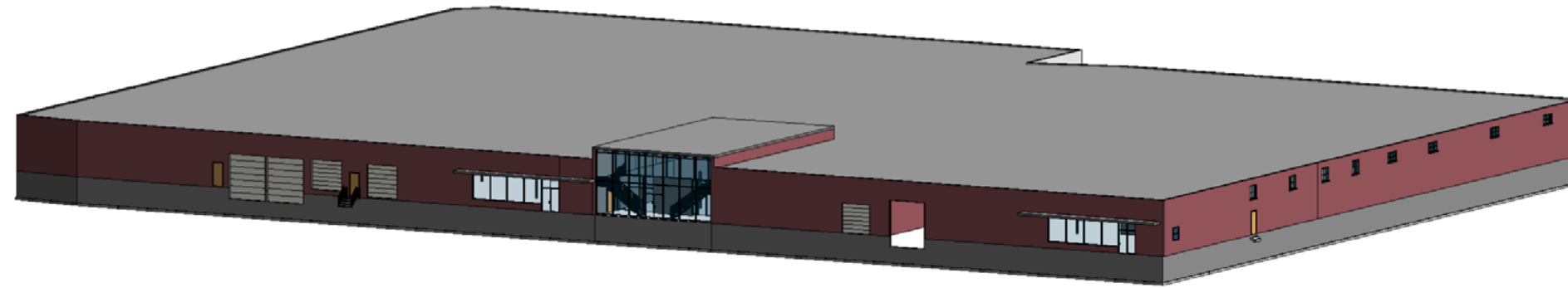
## GROUND FLOOR



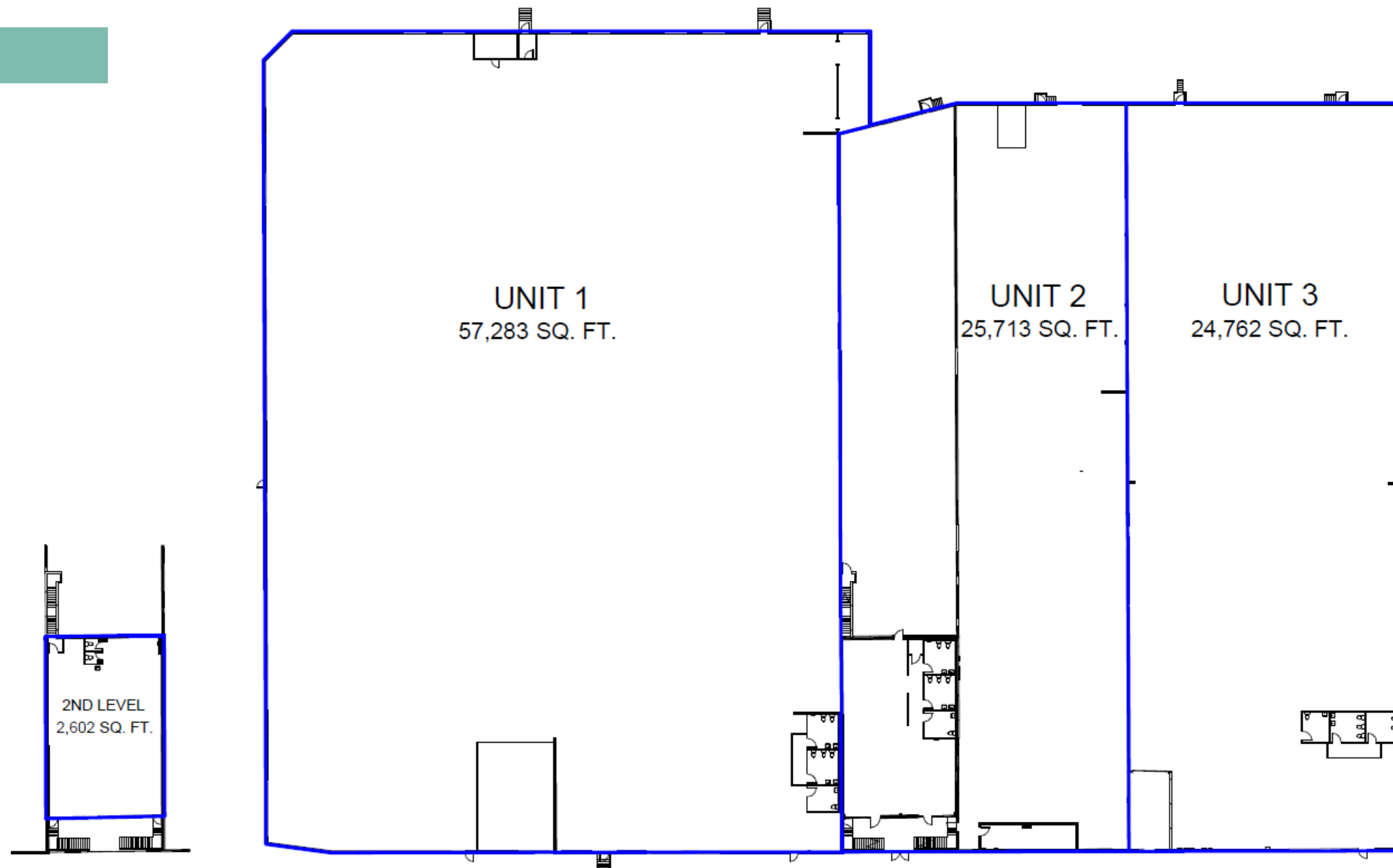
## SECOND FLOOR - UNIT 2



3D EXISTING BUILDING



AREA PLANS















# LOCATION OVERVIEW

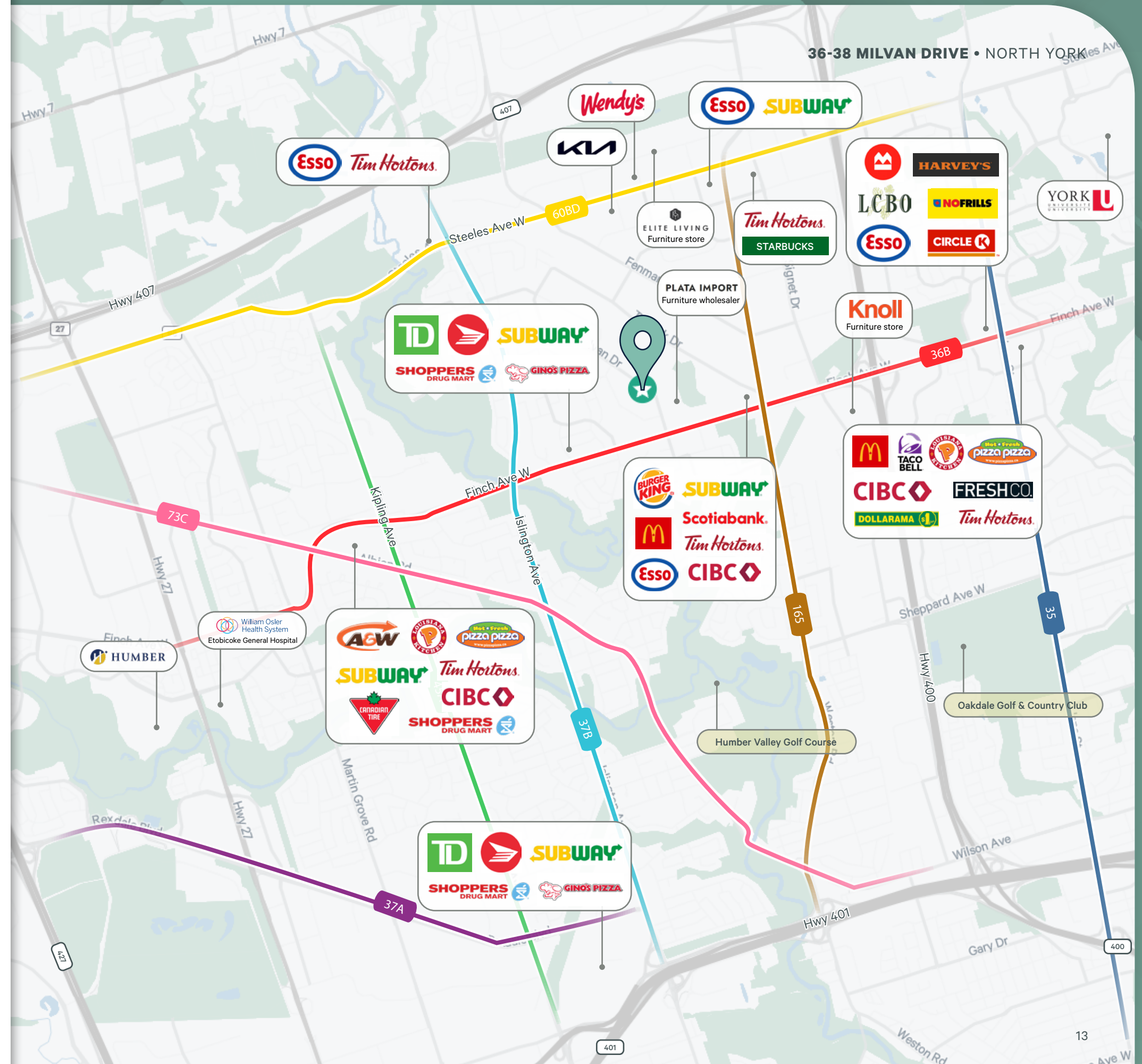
North York is a former township and city and is now one of the six administrative districts of Toronto, Ontario. It is located in the northern area of Toronto, centred around Yonge Street, north of Ontario Highway 401. Bounded by York Region to the north at Steeles Avenue, on the west by the Humber River, 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

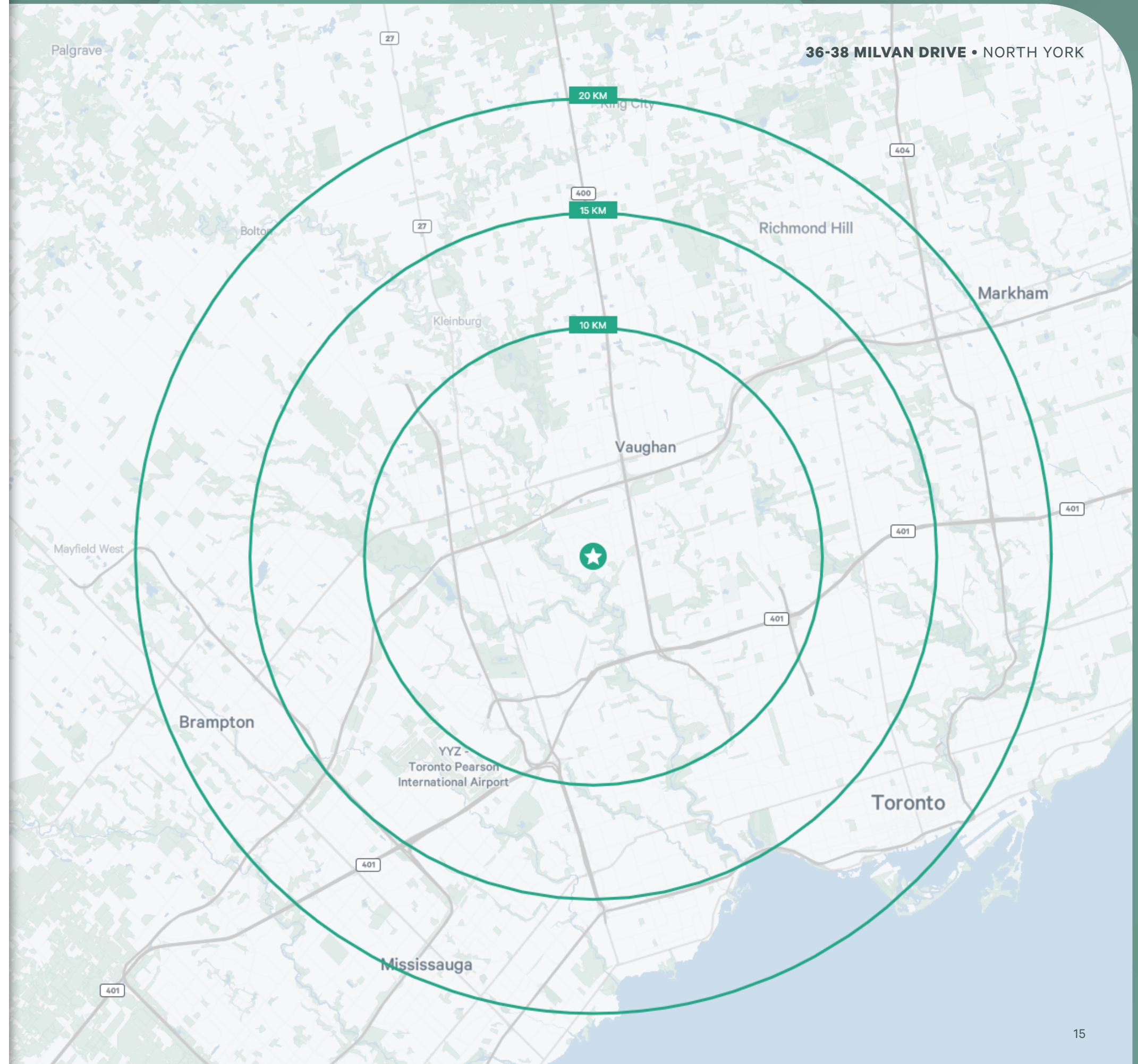
Population	529,004
Labour Force	280,124
Median Age	39.8
Average Household Income	\$112,307

## 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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