



FOR LEASE

Prime Industrial Unit in the Heart of North York

600 Steeprock Drive
North York, ON

Tessa Compagno

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**AVISON
YOUNG**



600

Steeprock Drive
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Property Details

TOTAL AVAILABLE AREA

24,312 sf

INDUSTRIAL AREA

75%

OFFICE AREA

25%

CLEAR HEIGHT

15'11"

LANDLORD

AAA

ZONING

EH 1.0

ASKING NET RENT

\$15.50/psf

T.M.I. (2026)

\$4.90

SHIPPING

3 TL

AVAILABILITY

March 1 2027

EH 1.0 | 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
Warehouse
Waste Transfer Station

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

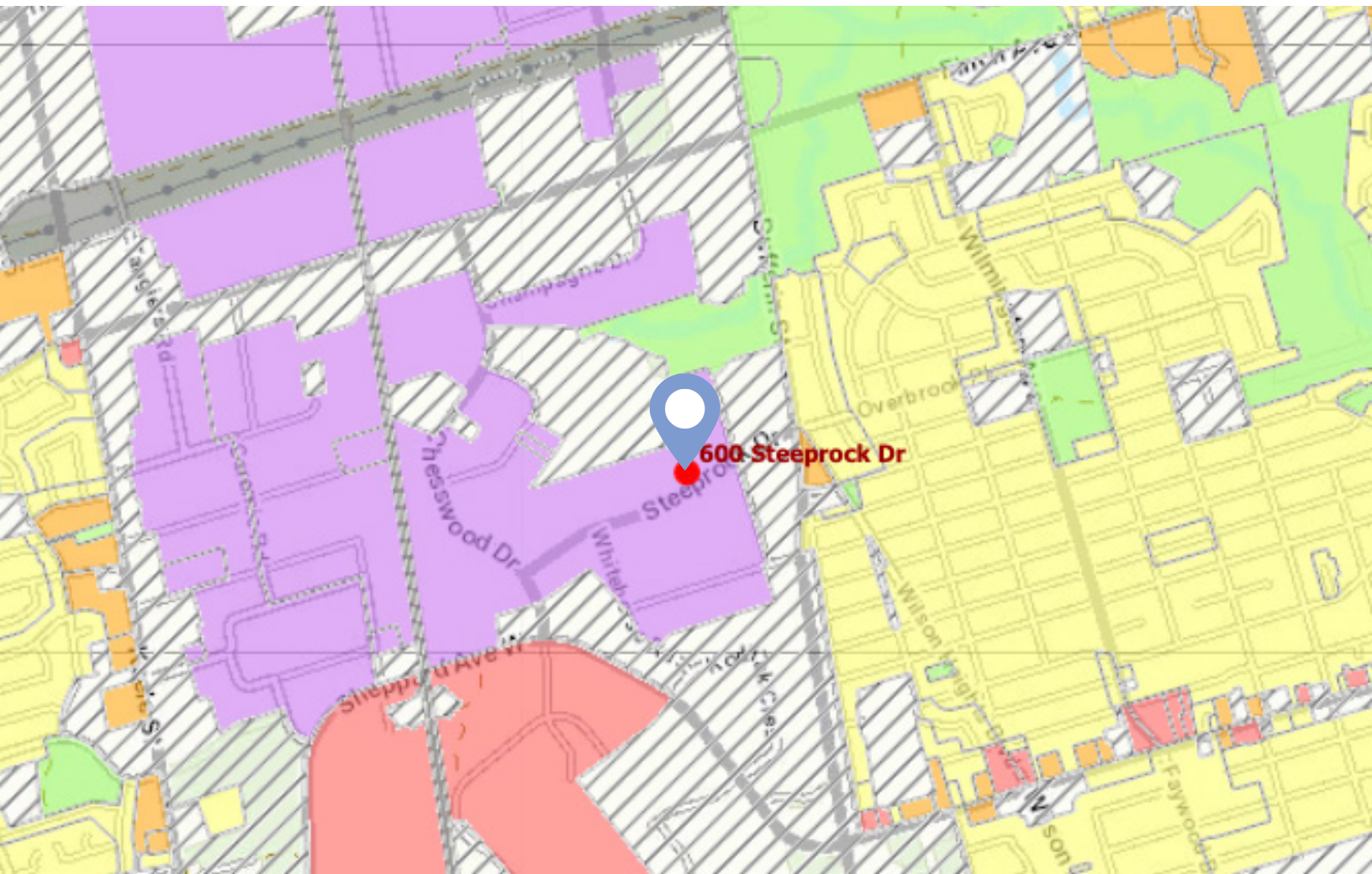
Permitted Uses

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

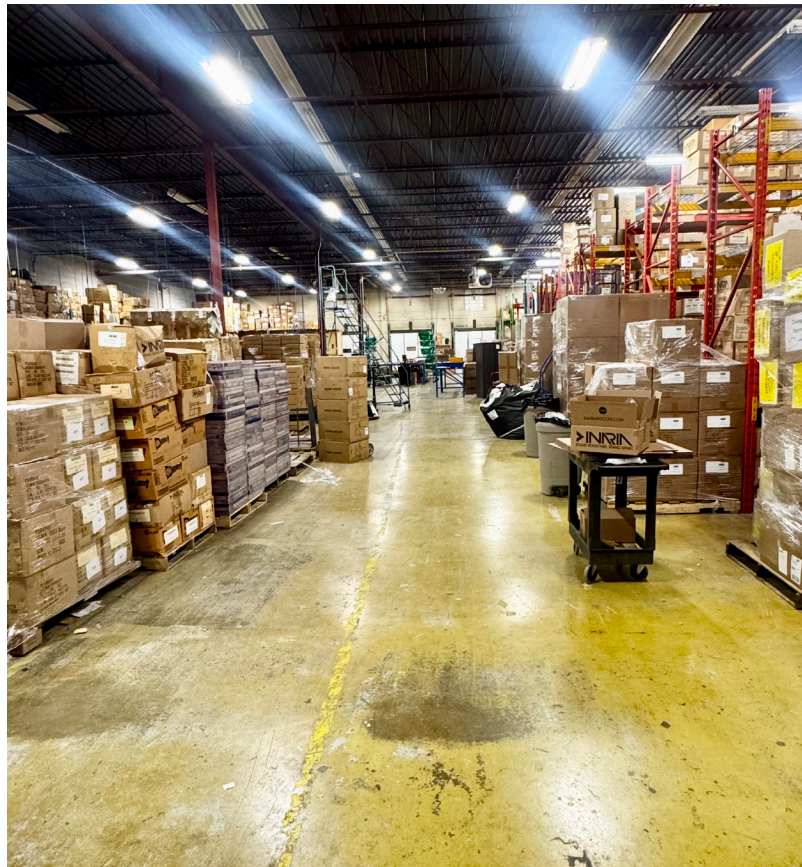
Bylaw Exception 45

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



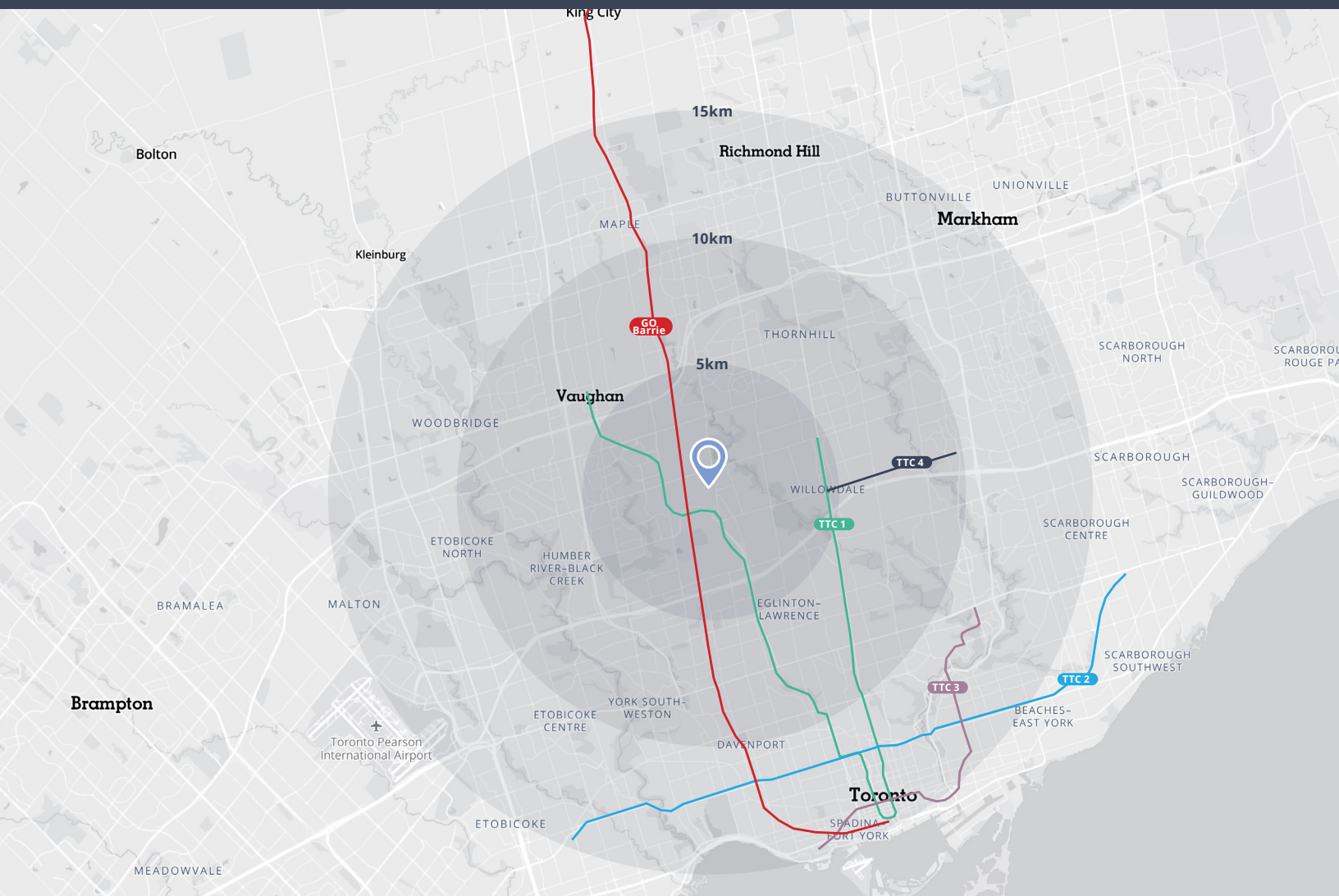
For Lease

PHOTOS



For Lease

PHOTOS



Amenities within 5KM



Restaurants

900+



Retail Stores

1,400+



Gas Stations

65+



Banks

110+



Fitness Centres

100+



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