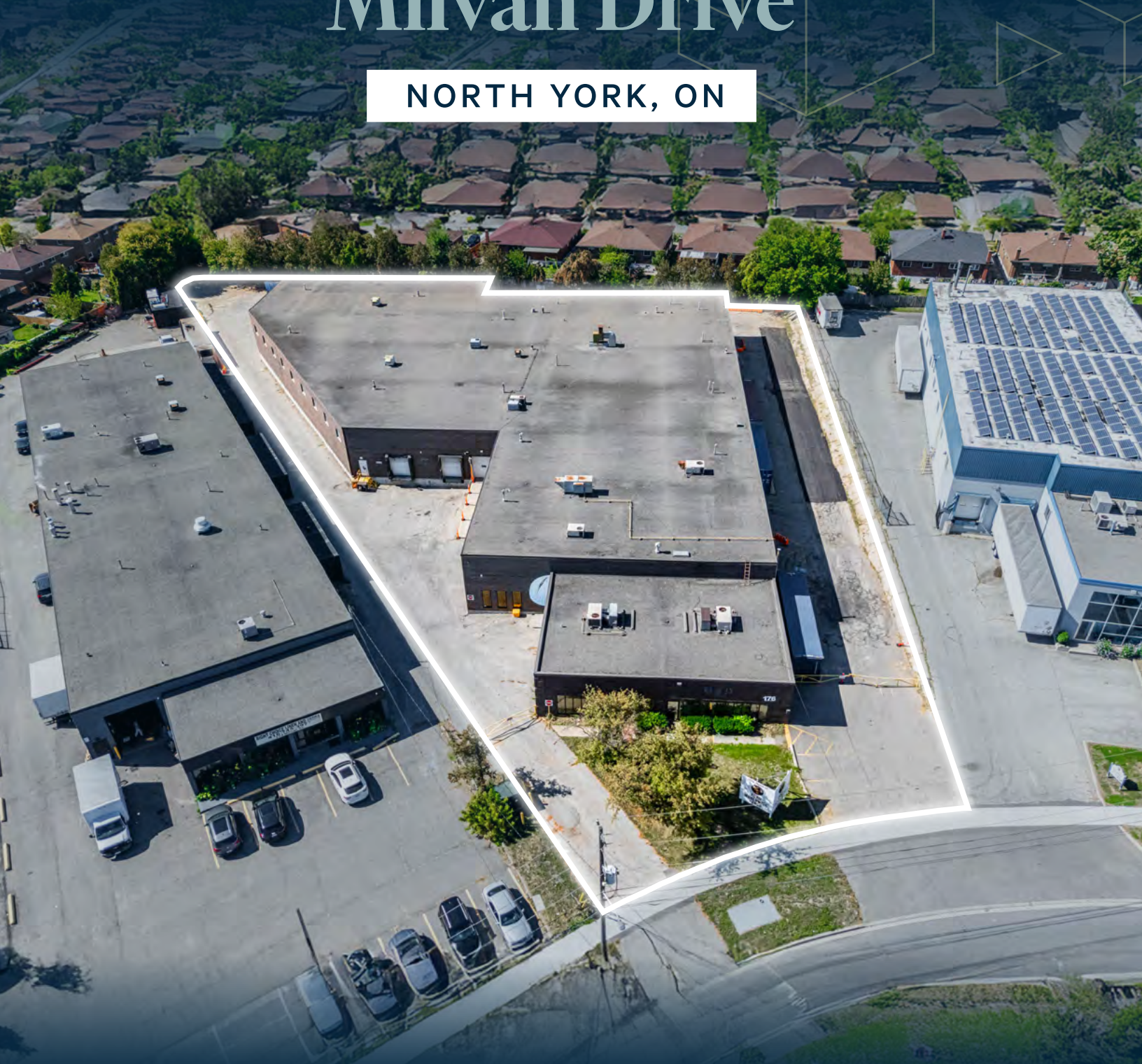


FOR SALE/LEASE

176

Milvan Drive

NORTH YORK, ON



GREAT FREESTANDING INDUSTRIAL WAREHOUSE

176 Milvan Drive
North York, ON

Property Overview

Available Space	45,500 sq. ft.
Industrial Area	90%
Office Area	10%
Clear Height	18 ft.
Lot Size	2.11 Acres
Shipping Doors	5 Truck Level, 2 Drive-In
Zoning	Employment Light Industrial Zone (EL 1.0)
Power	600 Volts / 600 Amps
Possession	March 1, 2026
Sale Asking Price	\$13,950,000.00
Taxes (2025)	\$98,311.03 Annual
New Lease Asking Rate	\$12.95 per sq. ft. net
TMI (2025)	\$4.00 per sq. ft.



Central location



Excellent well maintained
freestanding building



Good access to
Highway 407 & 400



2,500 SF of finished
mezzanine office area



Zoning Information

PERMITTED USES

Employment Light Industrial Zone (EL 1.0)

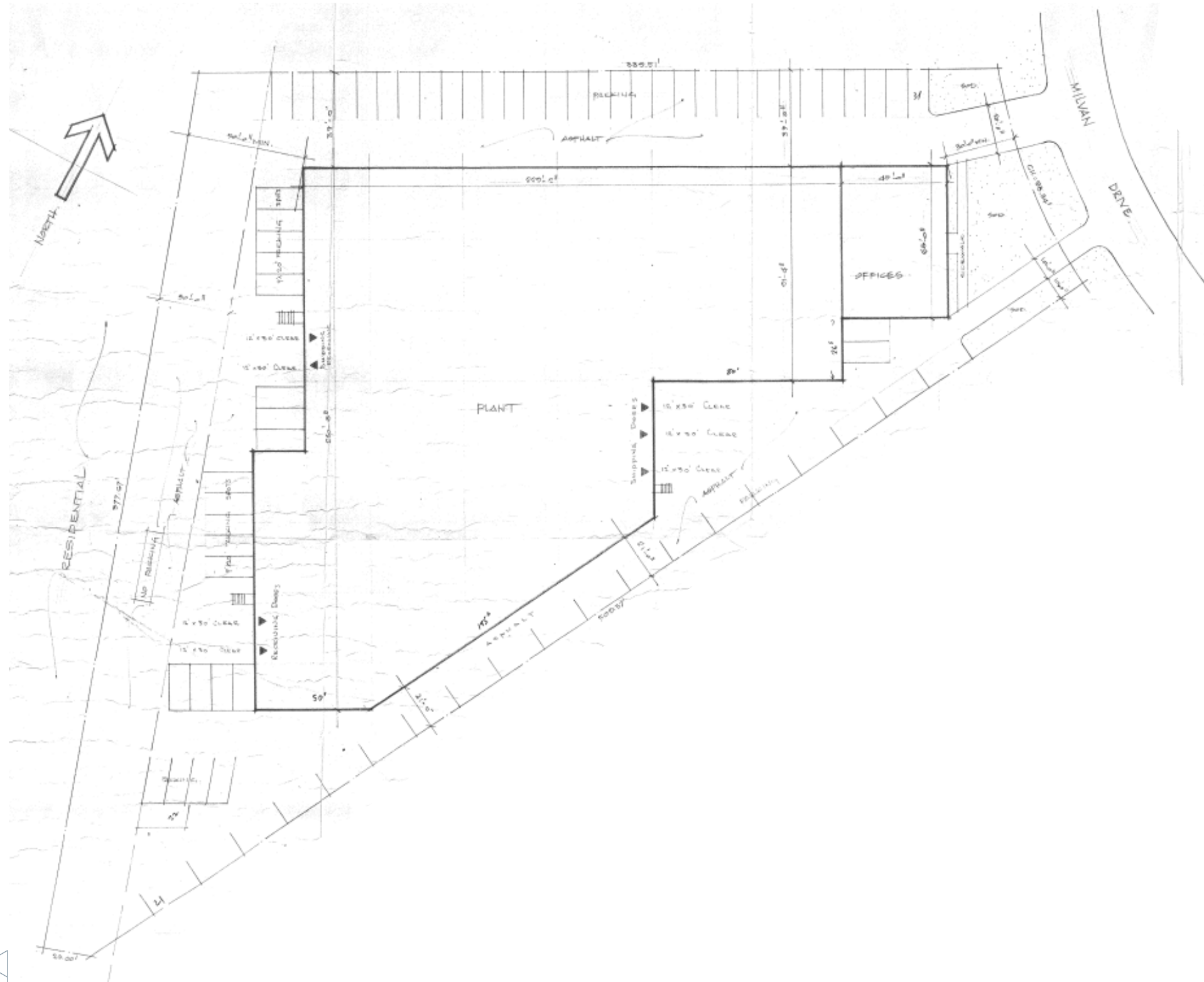
- + Ambulance Depot
- + Artist Studio
- + Automated Banking Machine
- + Bindery
- + Carpenter's Shop
- + Cold Storage
- + Custom Workshop
- + Dry Cleaning or Laundry Plant
- + Financial Institution
- + Fire Hall
- + Industrial Sales and Service Use
- + Laboratory
- + Office
- + Park
- + Performing Arts Studio
- + Police Station
- + Production Studio
- + Self-storage Warehouse
- + Service Shop
- + Warehouse
- + Wholesaling Use

Permitted Use- with Conditions:

- + Apparel and Textile Manufacturing Use
- + Beverage Manufacturing Use
- + Cogeneration Energy
- + Contractor's Establishment
- + Crematorium
- + Eating Establishment
- + Education Use
- + Food Manufacturing Use
- + Furniture Manufacturing Use
- + Metal Products Manufacturing Use
- + Open Storage
- + Outdoor Patio
- + Plastic Product Manufacturing
- + Printing Establishment
- + Public Utility
- + Recreation Use
- + Renewable Energy
- + Retail Store
- + Software Development and Processing
- + Take-out Eating Establishment
- + Transportation Use

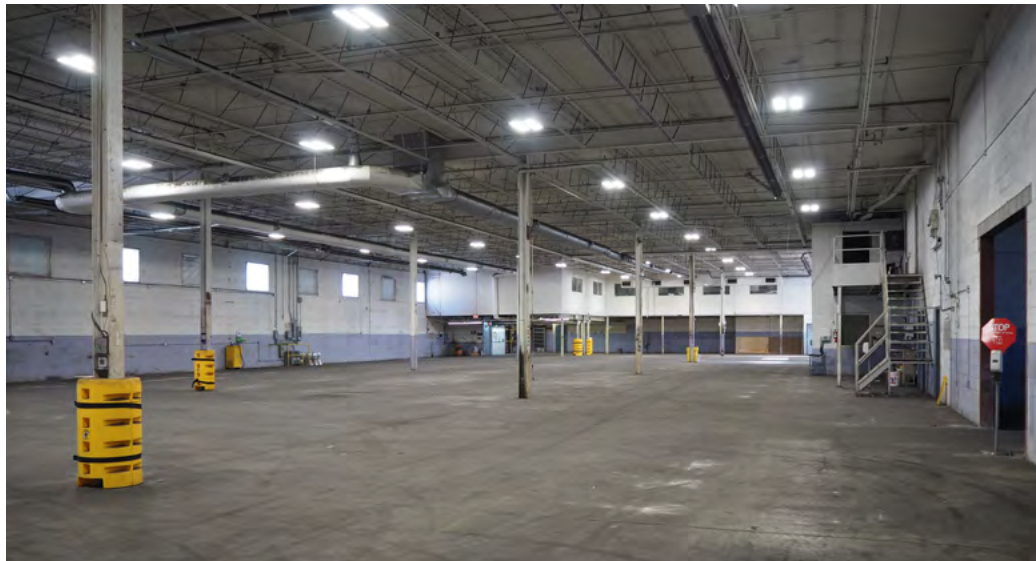


Site Plan



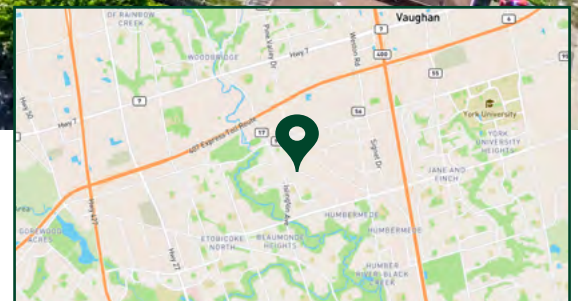
176 Milvan Drive
North York, ON

Property Photos



176 Milvan Drive

NORTH YORK, ON



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