

**AVISON
YOUNG**

For Lease

4490 Sheppard Avenue E, Unit 3
Toronto, ON



Well-located commercial unit in Scarborough

Noah Frankel

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Ryan G. Cunningham

Sales Representative
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905 283 2384

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Platinum member

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Property details



MAIN INTERSECTION
Brimley Rd & Sheppard Ave



ZONING
EL - Employment Light Industrial



POSSESSION
Immediate

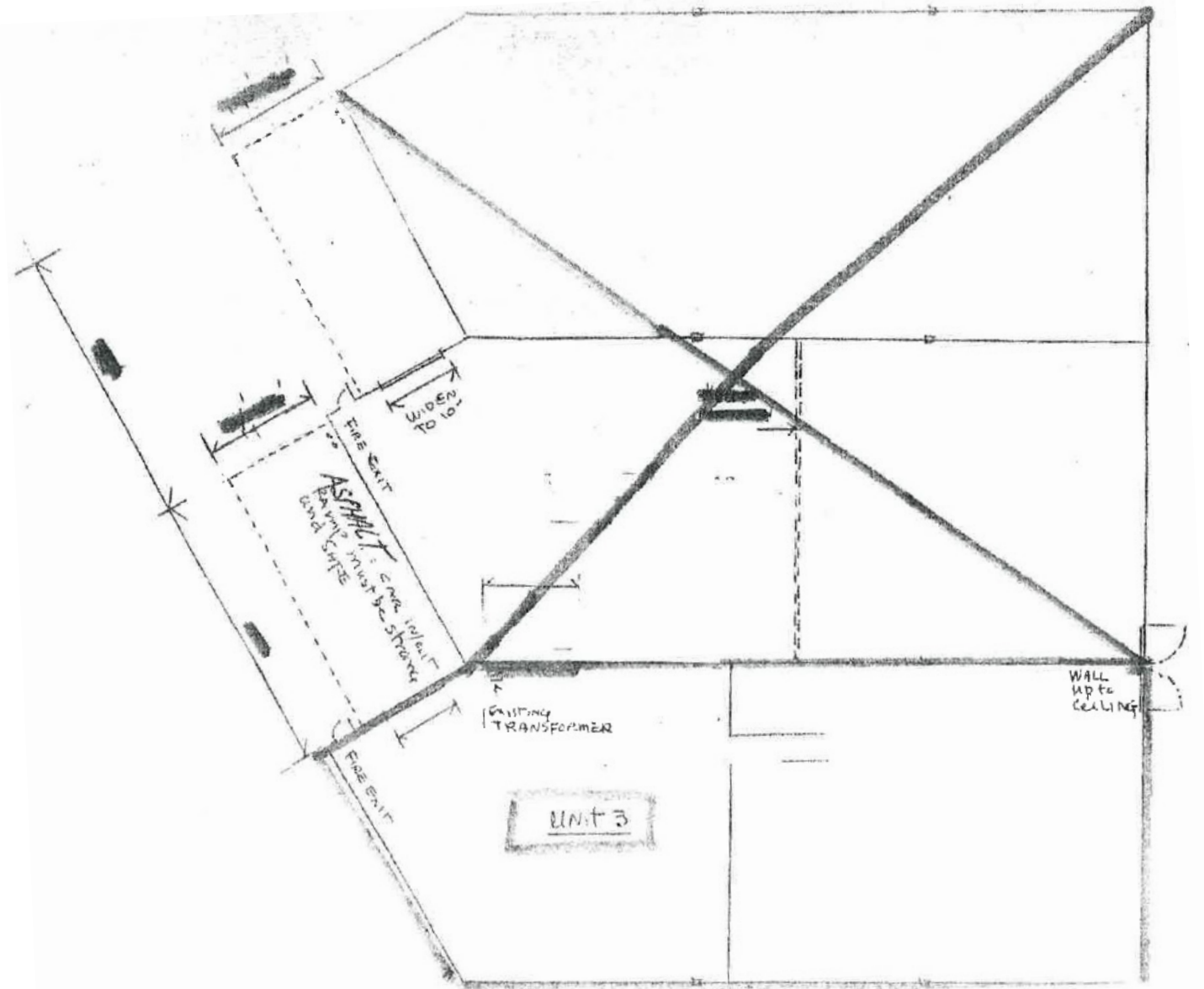
Features

- The property features mezzanine storage above a portion of the office area
- Strong accessibility and a practical layout suited for a variety of uses
- Good exposure and consistent local activity, situated near established amenities and major retail nodes
- Convenient access to public transit, and minutes from Highway 401

UNIT NUMBER	SIZE	INDUSTRIAL AREA	CLEAR HEIGHT	SHIPPING	TMI (EST.2026)	ASKING NET RENT
Unit 3	3,500	100%	18'	1 DI	\$6.50 psf	\$18.95 psf



Floor plan



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Property Photos



Zoning

North York | EL - Employment Light Industrial Zone

Permitted Uses

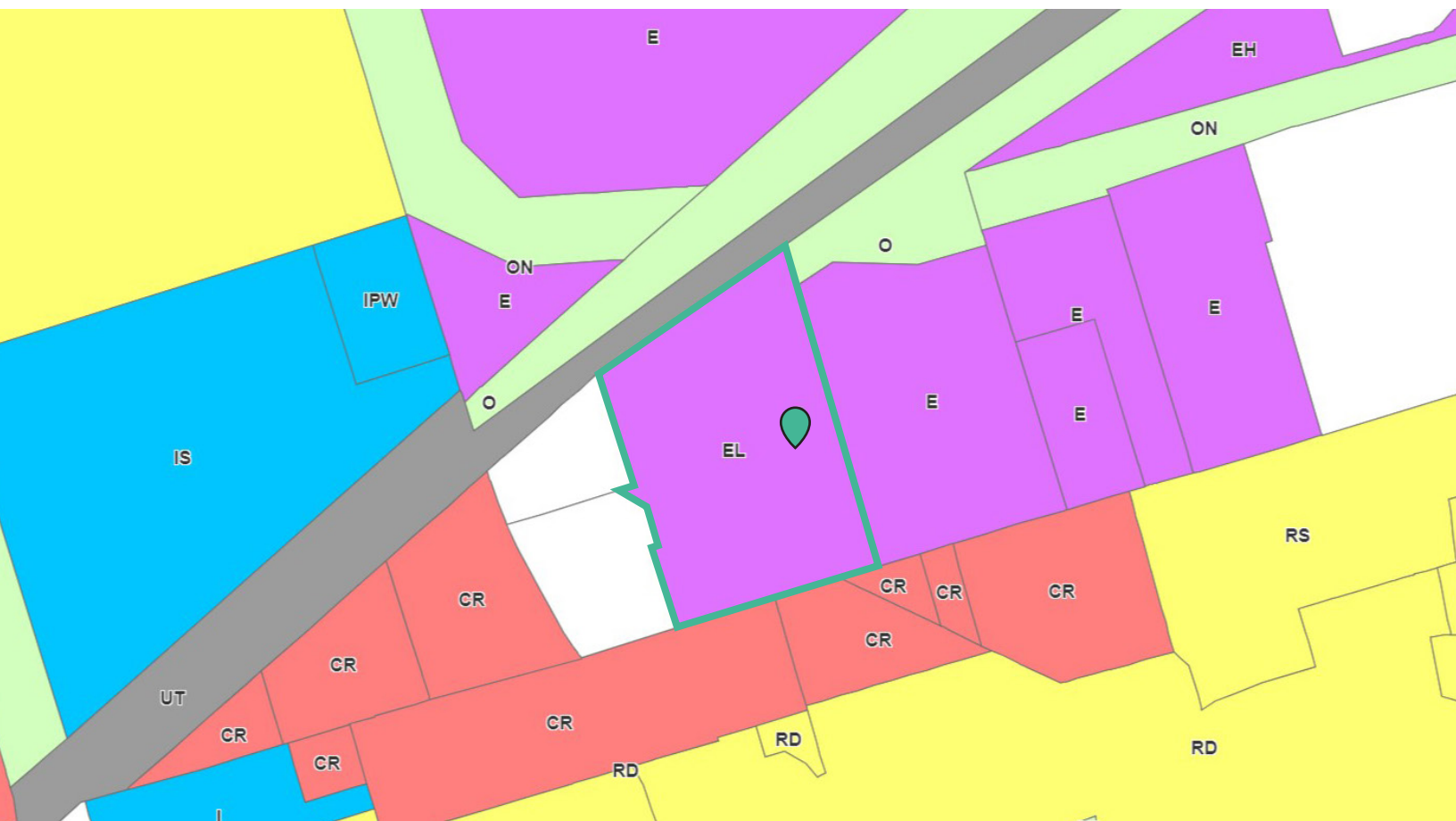
- Ambulance Depot
- Artist Studio
- Automated Banking Machine
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Office
- Park
- Performing Arts Studio
- Police Station

- Production Studio
- Self-storage Warehouse
- Service Shop
- Warehouse
- Wholesaling Use

Permitted Uses - With Conditions

- Apparel & Textile Manufacturing Use (9)
- Beverage Manufacturing Use (9)
- Cogeneration Energy (17)
- Contractor's Establishment (7)
- Crematorium (21)
- Eating Establishment (6,14)
- Education Use (4)
- Food Manufacturing Use (9, 10)
- Furniture Manufacturing Use (9)

- Open Storage (12)
- Metal Products Manufacturing Use (9)
- Plastic Product Manufacturing Use (9)
- Printing Establishment (8)
- Public Utility (16,18)
- Recreation Use (1,3)
- Renewable Energy (17)
- Retail Store (5)
- Software Development & Processing (2)
- Take-out Eating Establishment (6)
- Transportation Use (19)





For more information:

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CANADA
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