

**AVISON  
YOUNG**

**21,118 SF INDUSTRIAL UNIT**



**FOR LEASE**

**Premium HWY 400 exposure**

**350 Oakdale Road, Unit 1**  
North York, ON

**Get more  
information**

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# AVISON YOUNG

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## Space Highlights

- Existing woodworking facility including a dust collection system, spray booth and ventilation
- Currently serviced by two drive in doors, however the Landlord can reinstate an additional two drive in doors
- Ideal for manufacturing, assembly, production, wholesale, contractor shop and traditional warehousing
- Large format building signage facing Highway 400
- TTC bus stop at your doorstep
- 1.5 km drive to Highway 400 and 3.5 km drive to Highway 407
- Access to an unbeatable labour pool

## Details

### Available Area

21,118 sf

### Industrial Area

90%

### Clear Height

13'9"

### Power

200 amps, 600 volts

### Possession

April 1, 2026

### Shipping

4 drive-in doors

### Office Area

10%

### Zoning

E1.0

### Asking Net Rent

\$14.95 psf

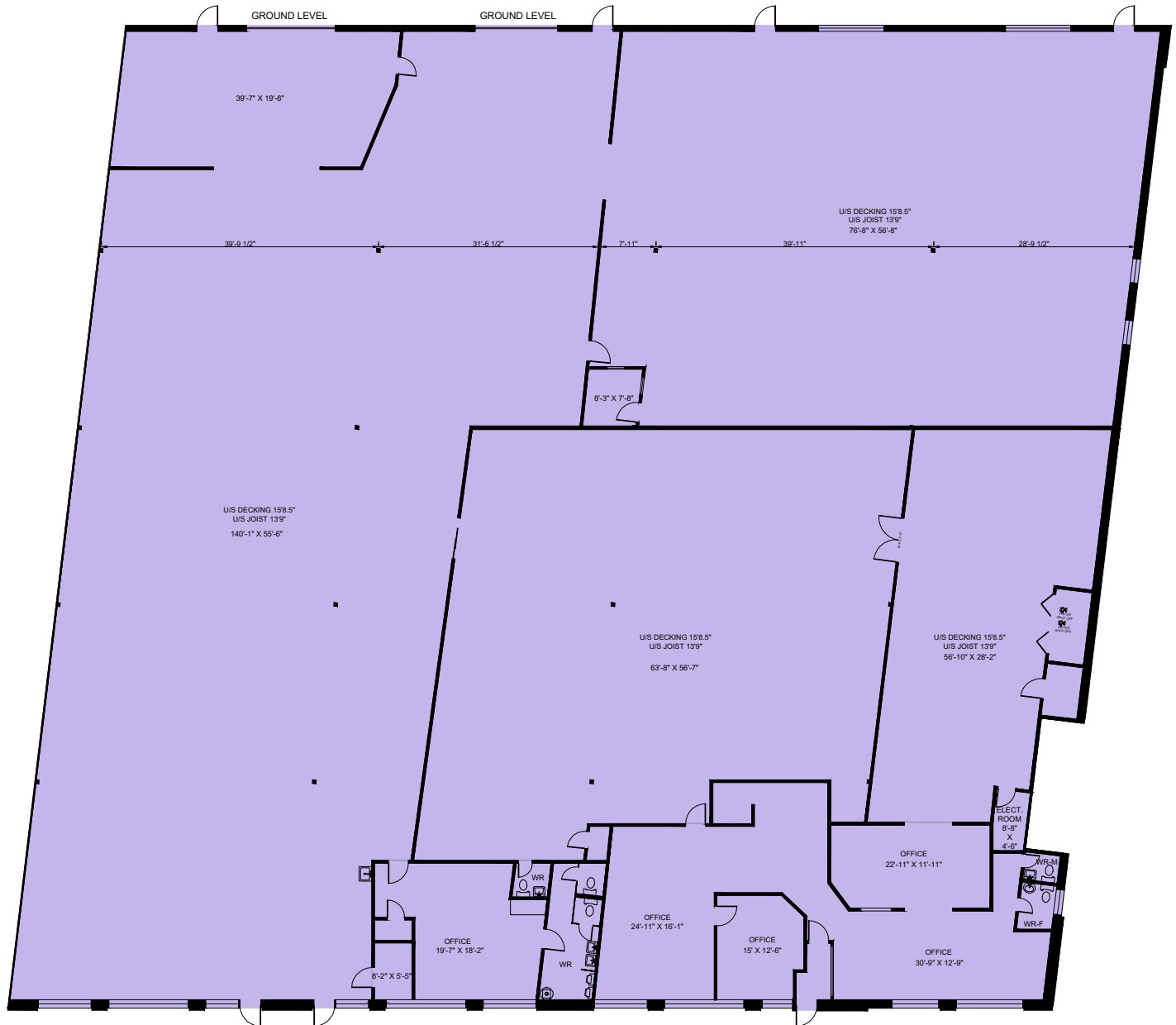
### TMI (2026)

\$4.45 psf

# Floor Plan

For Lease

350 Oakdale Road, Unit 1, North York, ON



# Property Location

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## Amenities within 5KM



**397**

Restaurants



**1,008**

Retail



**54**

Gas Stations



**42**

Banks



**18**

Fitness Centres

- 1 Tim Hortons  
Starbucks  
Mary Brown's Chicken  
Sunset Grill  
Mucho Burrito  
Wendy's  
Osmow's  
Hasty Market  
Pet Valu  
Pizzaiolo
- 2 Food Basics  
Shoppers Drug Mart  
Kumon  
TD

- 3 Subway  
Shoppers Drug Mart  
TD  
Central Food Market  
Canada Post  
Beer store
- 4 McDonald's  
TD  
Burrito Boyz  
KFC  
Harvey's  
Copacabana  
Brazilian

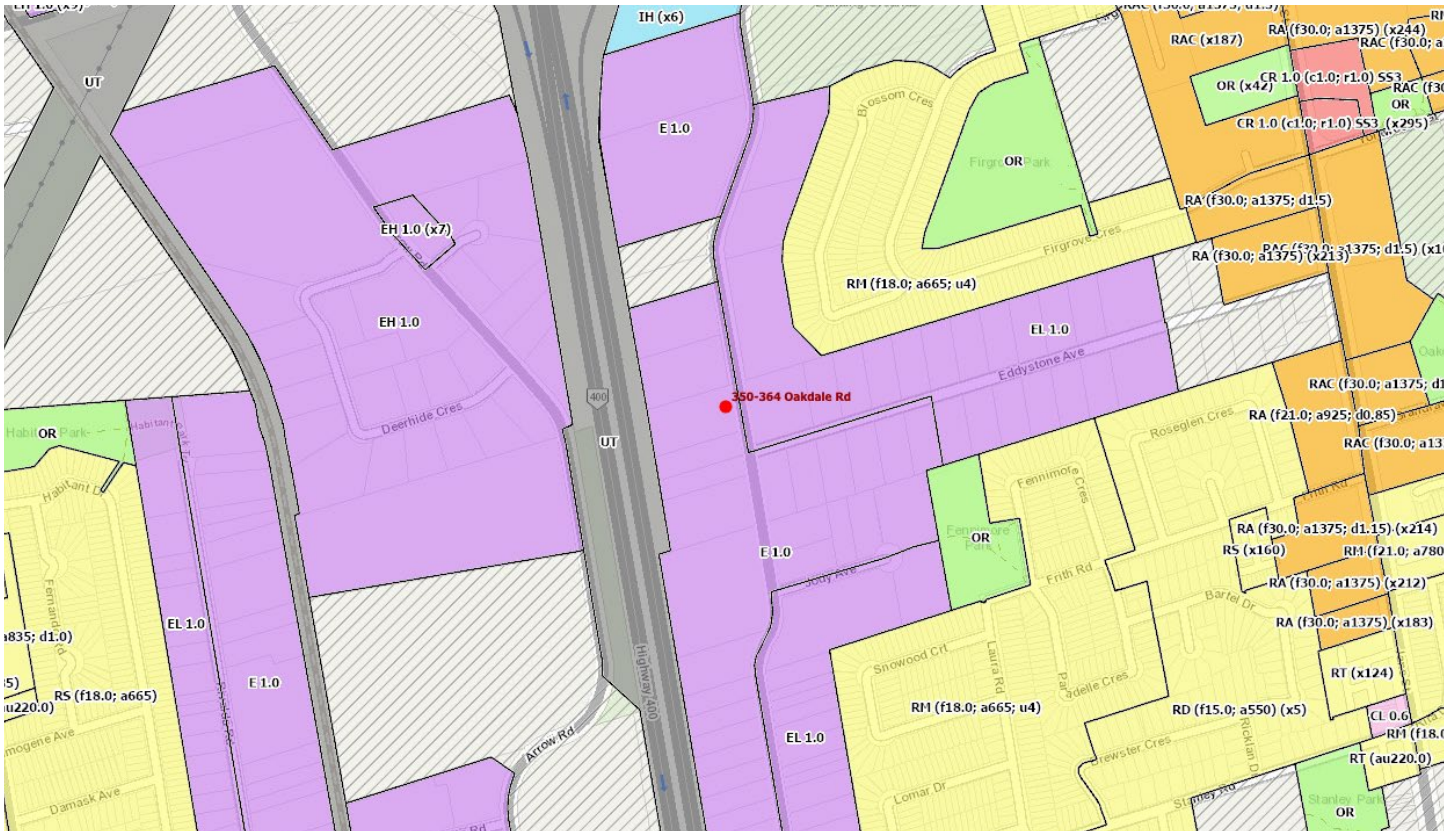
- 5 **SMARTCENTRES WOODBRIDGE**  
Circle K  
LCBO  
Best Buy  
Beer Store  
Winners  
Toys R Us  
Sport Chek  
Fortinos  
Michael's  
Canadian Tire  
Chapters
- 6 Ikea  
Dave & Buster's  
Courtyard by Marriott

- 7 **RIOCAN COLOSSUS CENTRE**  
Famous Players  
Sephora  
BMO  
Pet Smart  
Petro  
Hero Burger  
Marshalls  
Staples  
Dollarama  
Party City  
Scaddabush  
Tim Hortons  
Earls  
Longo's  
Homesense  
Guess  
Costco  
Golf Town
- 8 Homewood Suites  
Walmart  
Monte Carlo Inn  
Lowe's

# Zoning (E1.0)

For Lease

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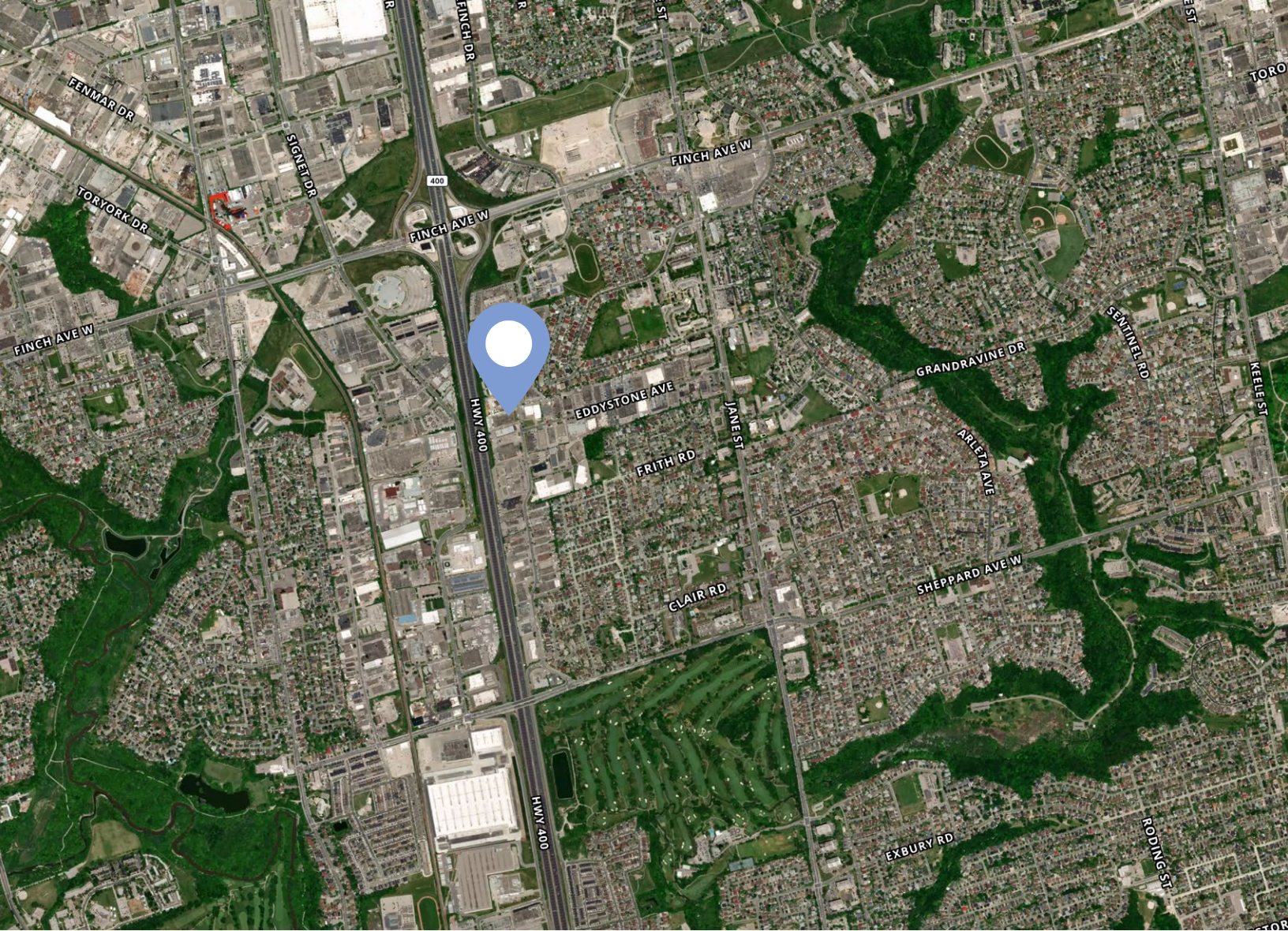
## Permitted Uses

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 and 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)  
Metal Products Manufacturing Use (9)  
Open Storage (12)

Outdoor Patio (11)  
Plastic Product Manufacturing Use (9)  
Printing Establishment (8)  
Public Utility (16,18)  
Recreation Use (1,3)  
Renewable Energy (17)  
Retail Store (5)  
Software Development and Processing (2)  
Take-out Eating Establishment (6)  
Transportation Use (19)



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