



**FOR LEASE**

# Rare freestanding building in the heart of North York

**400 Norfinch Drive**  
North York, ON

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**Tom Clancy**

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**AVISON  
YOUNG**



## FOR LEASE

### Property details

#### TOTAL AVAILABLE AREA

10,400 sf

#### INDUSTRIAL AREA

90%

#### OFFICE AREA

10%

#### CLEAR HEIGHT

16'

#### SHIPPING

2 TL / 1 DI

#### ZONING

E1.0

#### PARKING

Outside/Surface

#### POSSESSION

April 1<sup>st</sup>, 2026

#### ASKING NET RENT

\$14.95 psf net

#### TMI (2025)

\$5.09

### Features



Rare freestanding industrial building with excellent frontage on Norfinch Drive.



Centrally located building with great access to highways 400, 401 & 407 and convenient public transit access.



Truck level and drive-in shipping doors which do not accommodate 53' trailers.



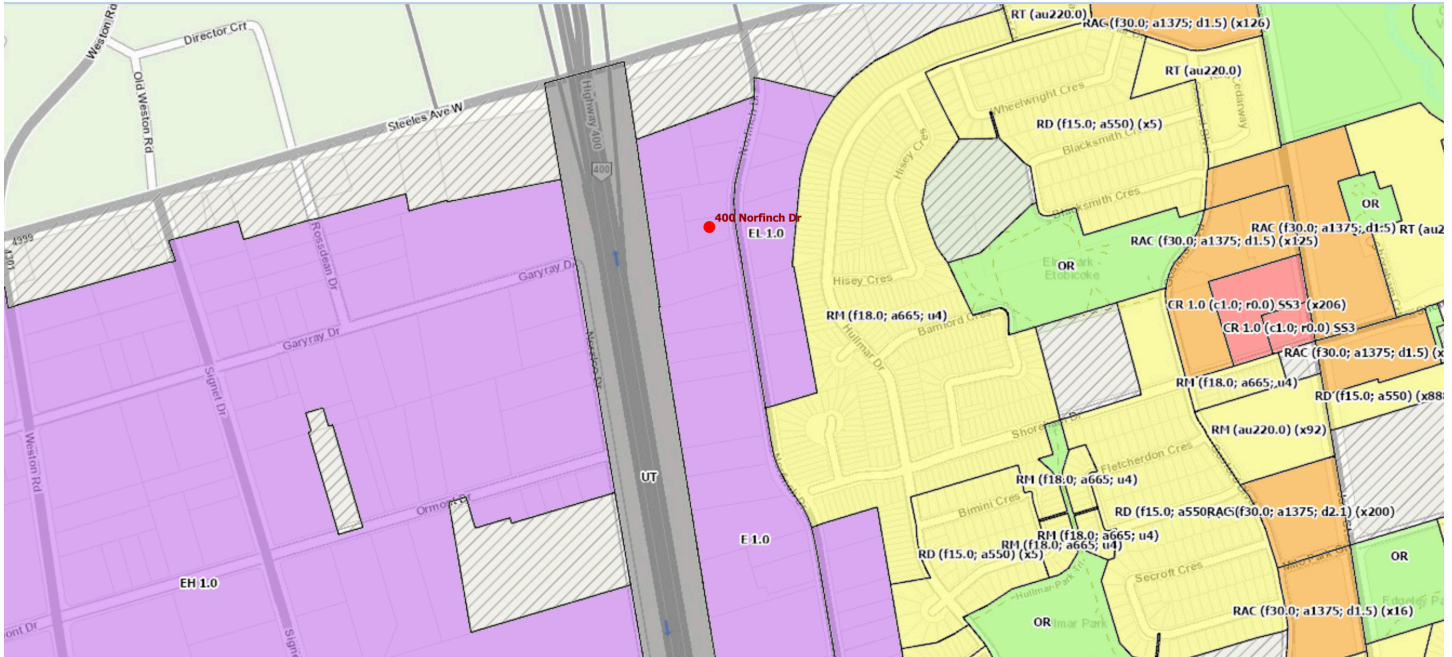
Ample parking and 39'x25' bay sizes, sprinklers, and 200-amp power can support warehousing, manufacturing, and recreational uses.



Office and warehouse washrooms.



AAA landlord.



## E 1.0 | Employment

### Permitted Uses

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter’s Shop
- Cold Storage
- Contractor’s Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

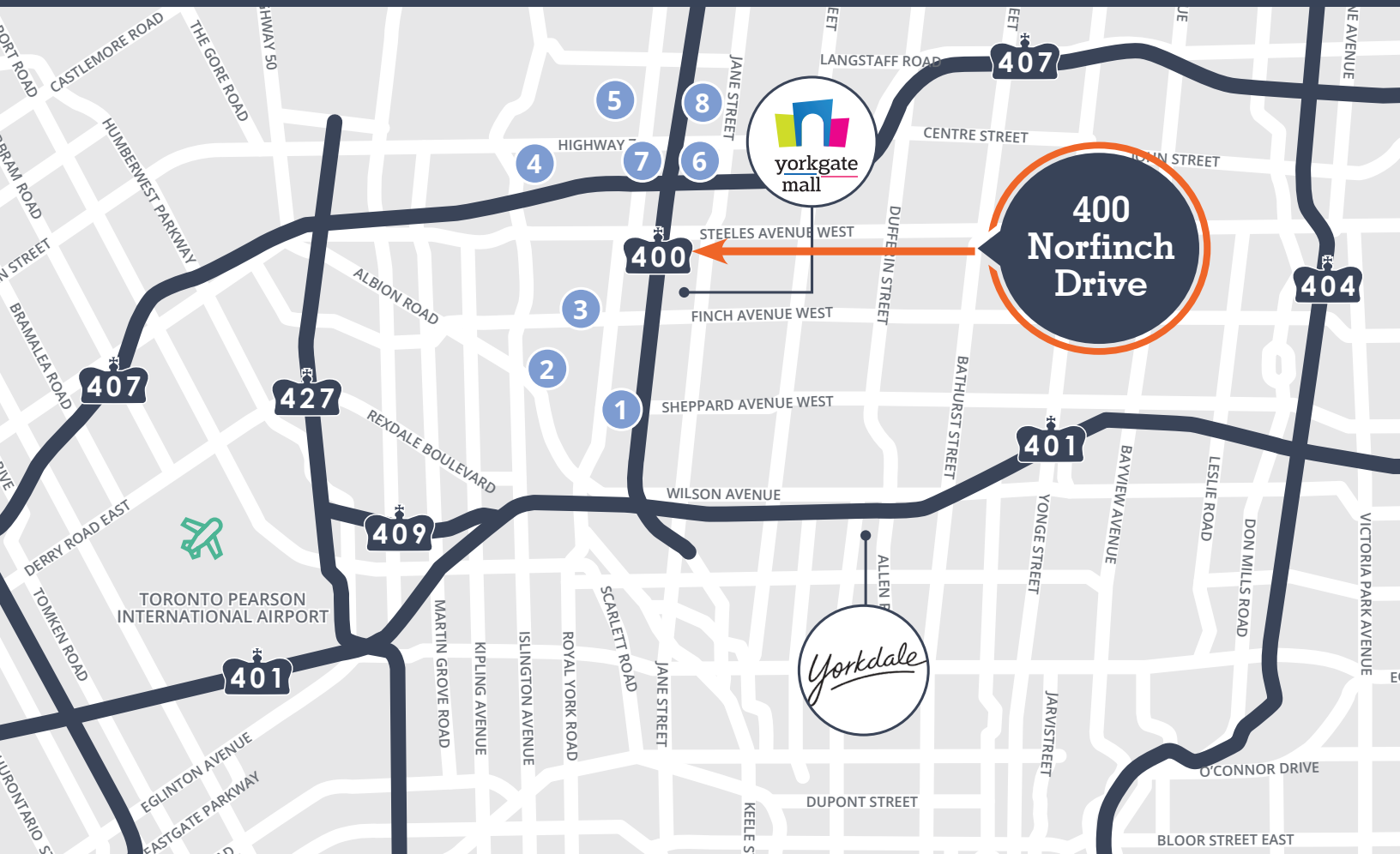
### Permitted Uses - With Conditions

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Outdoor Patio (9)
- Open Storage (10)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment

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## AMENITIES



- |   |  |  |   |
|---|--|--|---|
| <p><b>1</b> Tim Hortons<br/>Starbucks<br/>Mary Brown's Chicken<br/>Sunset Grill<br/>Mucho Burrito<br/>Wendy's<br/>Osmow's<br/>Hasty Market<br/>Pet Valu<br/>Pizzaiolo</p> <p><b>2</b> Food Basics<br/>Shoppers Drug Mart<br/>Kumon<br/>TD</p> | <p><b>3</b> Subway<br/>Shoppers Drug Mart<br/>TD<br/>Central Food Market<br/>Canada Post<br/>Beer store</p> <p><b>4</b> McDonald's<br/>TD<br/>Burrito Boyz<br/>KFC<br/>Harvey's<br/>Copacabana<br/>Brazilian</p> | <p><b>5</b> SMARTCENTRES<br/>WOODBRIDGE LCBO<br/>Circle K<br/>Beer Store<br/>Best Buy<br/>Toys R Us<br/>Winners<br/>Fortinos<br/>Sport Chek<br/>Canadian<br/>Michael's<br/>Tire<br/>Sleep Country<br/>Chapters</p> <p><b>6</b> Ikea<br/>Dave &amp; Buster's<br/>Courtyard by<br/>Mariott</p> | <p><b>7</b> RIOCAN COLOSSUS CENTRE<br/>Famous Players<br/>Sephora<br/>Pet Smart<br/>BMO<br/>Hero Burger<br/>Petro<br/>Staples<br/>Marshalls<br/>Party City<br/>Dollarama<br/>Tim Hortons<br/>Scaddabush<br/>Longo's<br/>Earls<br/>Guess<br/>Homesense<br/>Golf Town<br/>Costco</p> <p><b>8</b> Homewood Suites<br/>Walmart<br/>Monte Carlo Inn<br/>Lowe's</p> |
|---|--|--|---|



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