



Accelerating success.



FOR LEASE

475 Edward Avenue

Unit 3 & 4

Richmond Hill, ON

Industrial Units at
Elgin Mills Rd E / Bayview Ave

Newton Leung*

Senior Vice President

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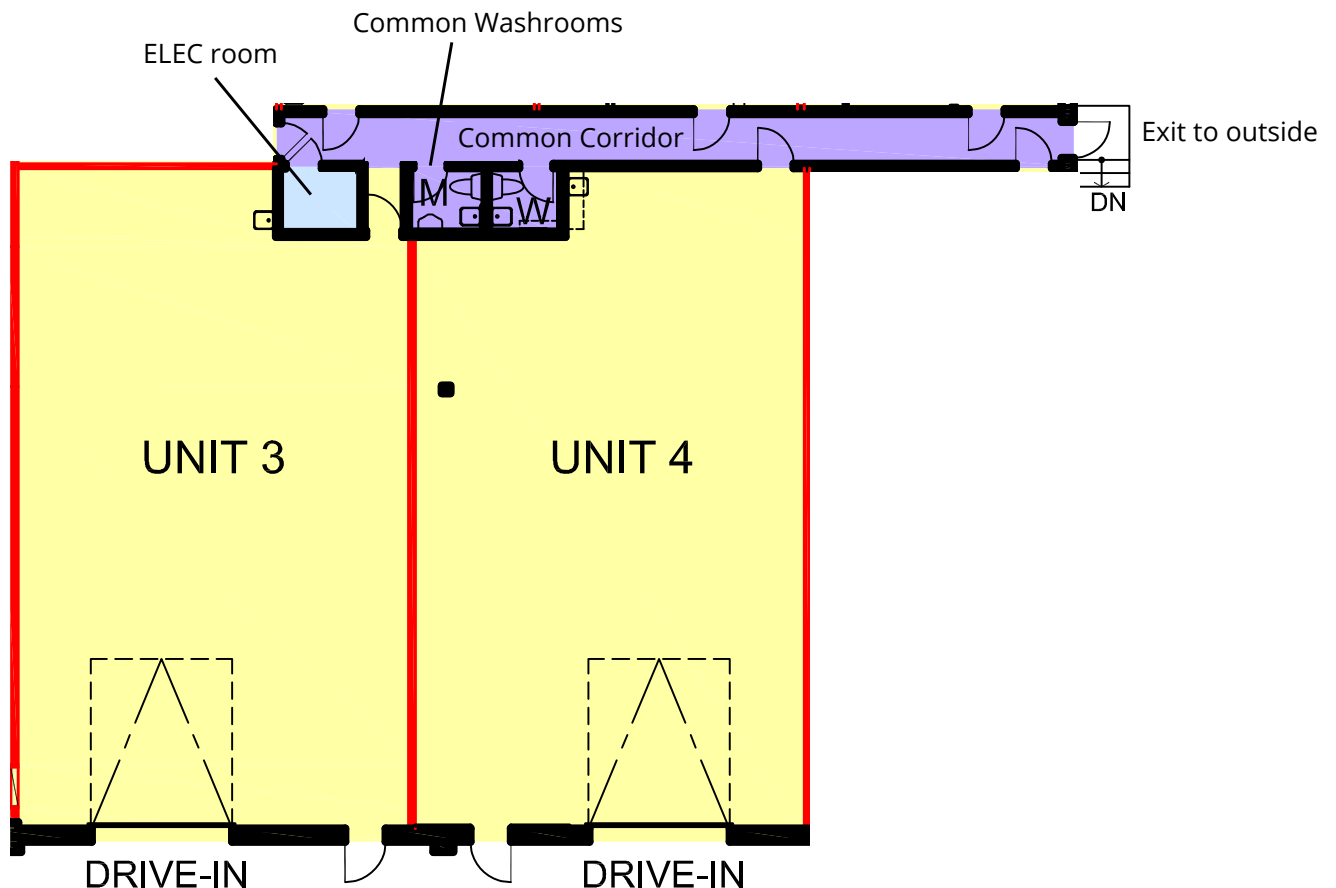
Main: +1 416 777 2200

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Property Profile

Two Small Unit Side by side each With a Drive In Door Available and a demising wall between the units. Ideal For Storage Of Goods, Personal Vehicles, Etc. Unit Entrance Is Located Next To Drive In Door. Clean Uses Only, No Recreational Uses Permitted, No Granite, No Woodworking, No Heavy Uses Etc. No overnight parking. Utilities Are Included. Unit Has Two Shared Washrooms Which Are Located Down A Corridor At The Rear Unit. The Washrooms Are Cleaned And Stocked Regularly By Property Management.

	Unit 3	Unit 4	Unit 3 & 4
Total Area	1,520 SF	1,466 SF	2,986 SF
Clear Height	14'	14'	14'
Shipping	1 DI	1 DI	2 DI
Zoning	M1	M1	M1
Asking Net Rent (PSF)	\$18.00	\$18.00	\$18.00
TMI (2025)	\$5.65	\$5.65	\$5.65



Photos



Unit 3



Unit 4



Transportation & Amenities



Highway 400 **15 minutes**
 Highway 404 **5 minutes**

Highway 407 **10 minutes**

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