

# Industrial Building For Lease



## 80 Ormont Drive, North York

82,322 Sq. Ft. | Freestanding | 28' Clear Height

Kyle Hanna\*  
Vice Chairman  
416 798 6255  
Kyle.Hanna@cbre.com

Terry Di Felice\*  
Senior Vice President  
416 495 6209  
Terry.DiFelice@cbre.com

Justin McNamara  
Sales Representative  
416 495 6226  
Justin.McNamara@cbre.com

**CBRE**

# Property Details

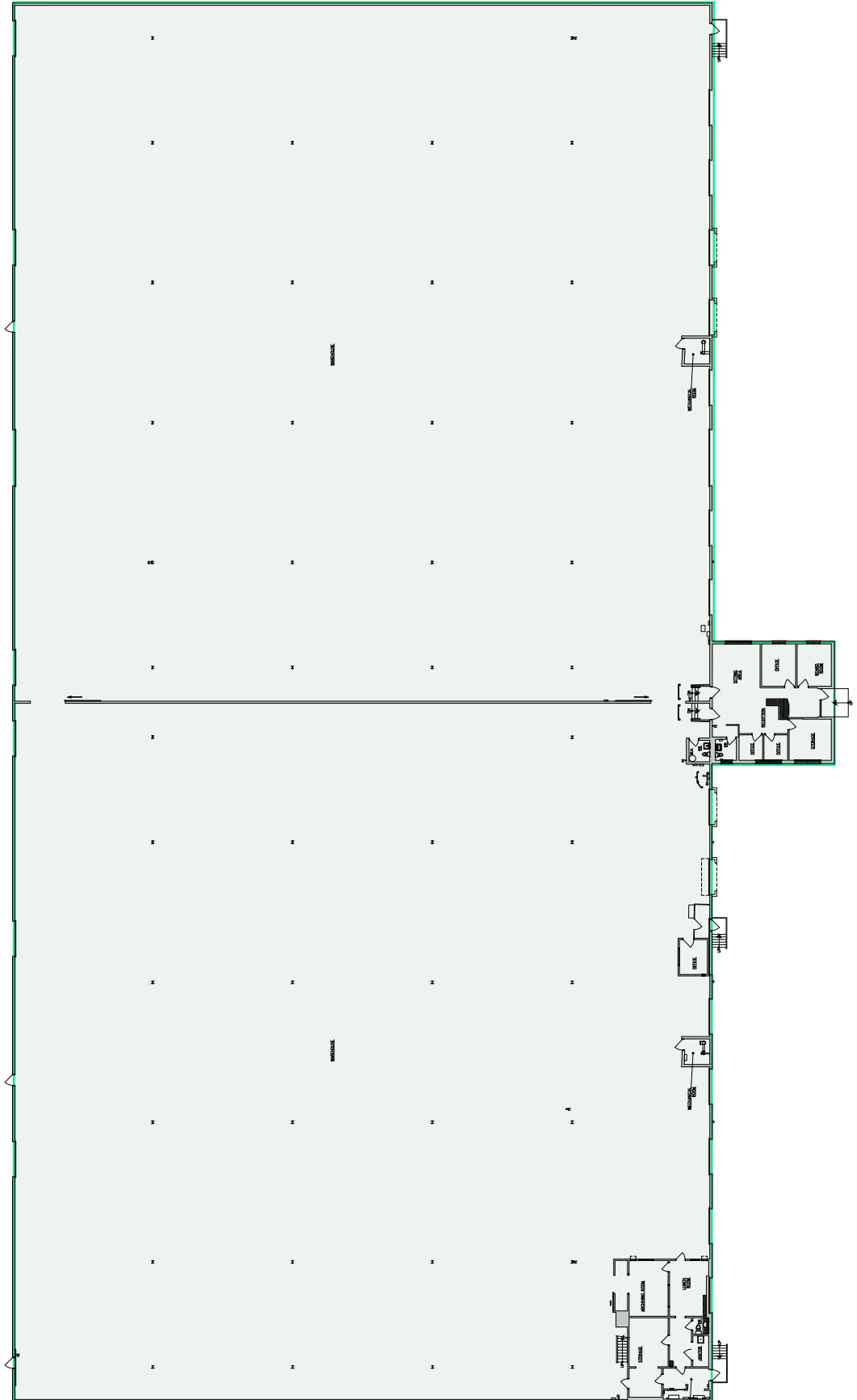
TOTAL AREA	±82,322 Sq. Ft.
ASKING RATE	\$15.95 Per Sq. Ft. Net
T & I (2024)	\$1.69 Per Sq. Ft.
CLEAR HEIGHT	28'
SHIPPING	15 Truck Level Doors, 1 Drive-in Door
POSSESSION	October 1, 2025
ZONING	EH 1.0

- Freestanding building located in prime North York location!
  - Tenant has option to self-manage.
  - Minutes to 400 Series highways.
  - Public transit at your door step. Numerous amenities nearby.
  - Proximity to Pearson International Airport, CN and CPKC Rail.
- Planned 2025 Building Renovations:**
- Exterior asphalt patching
  - Canopy removal
  - Front entrance regrading & ramp
  - Office demolition
  - Upgraded warehouse lighting
  - Warehouse floor repairs
  - New dock doors, bumpers, levelers



# Floor Plan

±82,322 Sq. Ft.





# Location Overview



Site

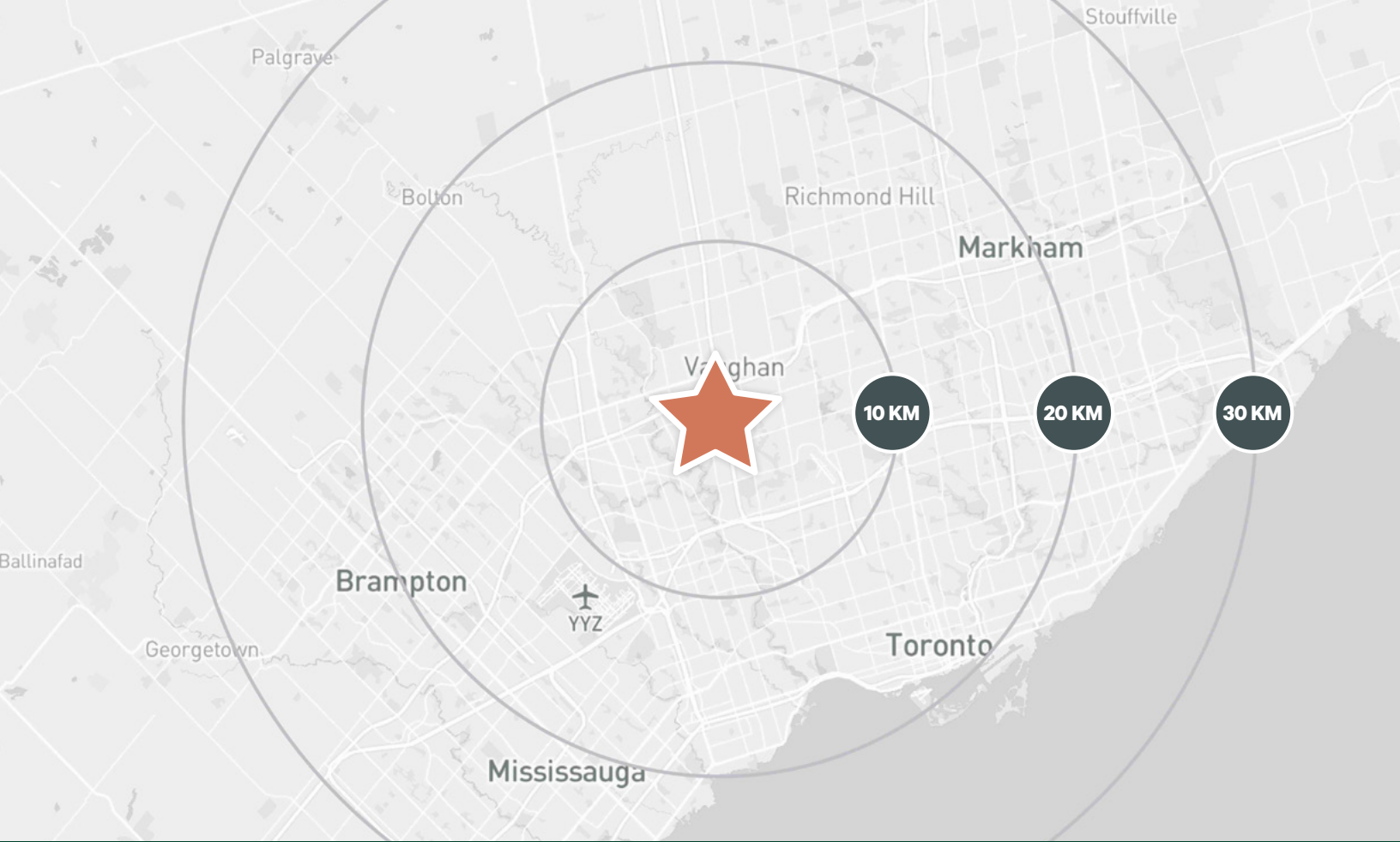


Line 1  
Yonge - University



Nearby  
Bus Stops





# For Lease — 80 Ormont Drive, North York

## Travel Times

	Highway 400	Highway 407	Highway 401	Highway 427
	3 Min / 1.4 KM	5 Min / 2 KM	8 Min / 7 KM	9 Min / 9.5 KM
	Pearson Int'l Airport	CN Intermodal Brampton	CPKC Intermodal Vaughan	Downtown Toronto
	27 Min / 28.4 KM	14 Min / 14.7 KM	18 Min / 18.2 KM	35 Min / 43.2 KM

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**CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST**  
 5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5



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