



For Sublease

Clean and Functional 12,985 SF Industrial Unit in North York

382 Canarctic Drive, North York

Excellent access to Highways 407 & 400, with transit at the doorstep including TTC, Go, Viva and Zum Services.

Accelerating success.

Asking:

\$14.95
Net PSF

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Property Overview

Address 382 Canarctic Drive, North York

Major Intersection Canarctic Drive & Keele Street

Unit Area 12,985 SF

Office Area 1,298 SF

Warehouse Area 11,687 SF

Clear Height 18'

Shipping 2 dock doors

1 drive-in door

Power 200 Amps / 600 Volts

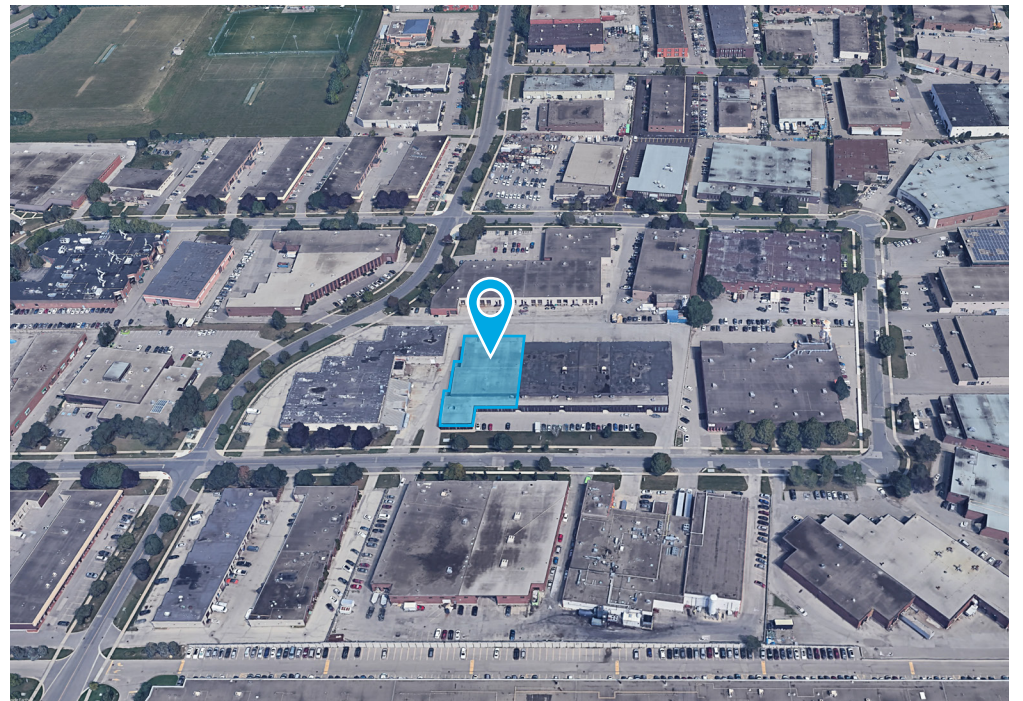
Zoning EH 1.0

Possession September 15, 2026

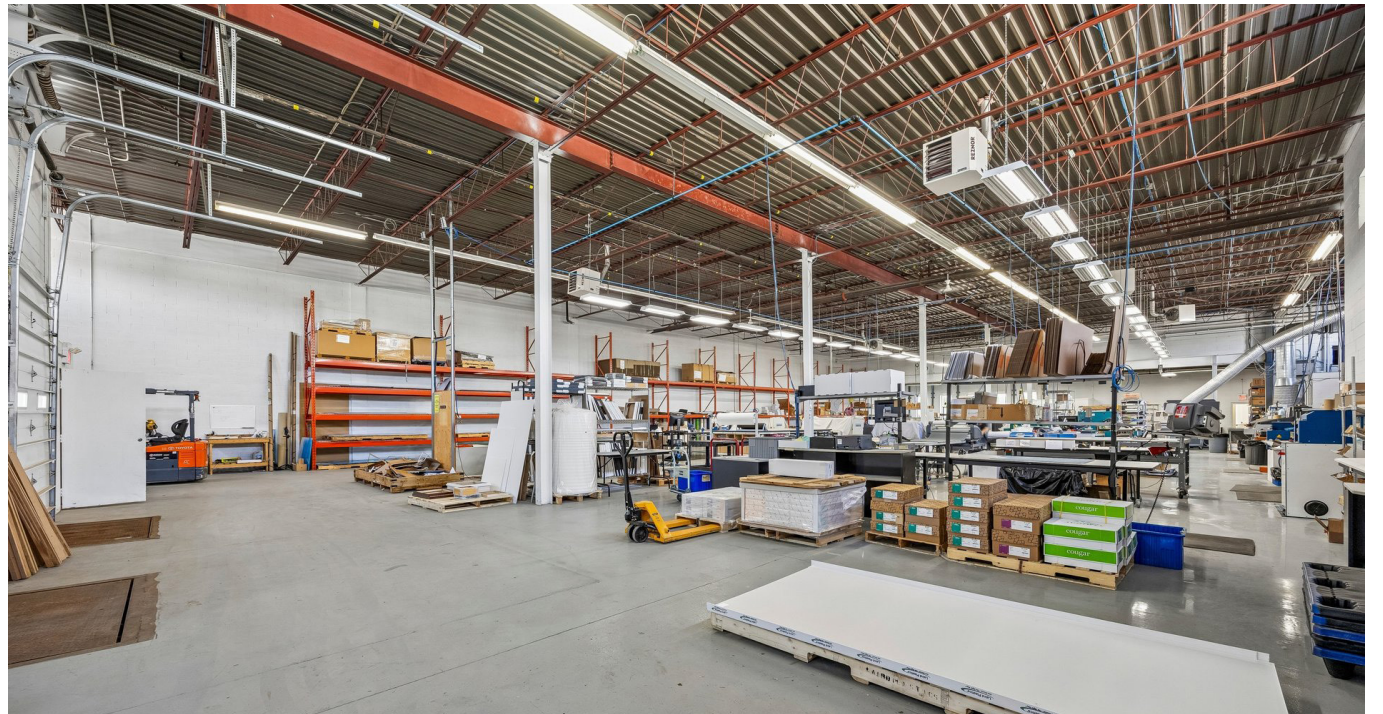
Head Lease Expiry October 31, 2027

Lease Rate \$14.95 Net PSF

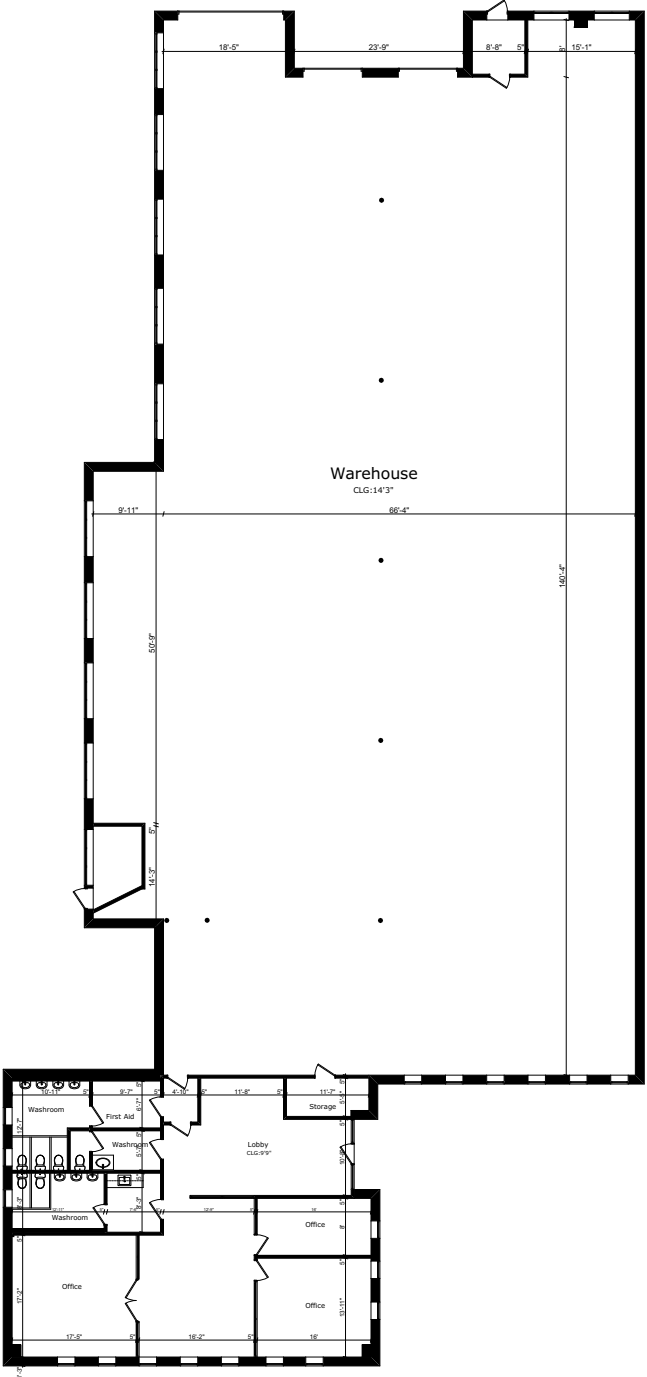
T.M.I. \$4.50 PSF







Floor Plan



12,895 SF Available

Site Access

Highway 407
6 minutes

Highway 400
10 minutes

Highway 427
12 minutes

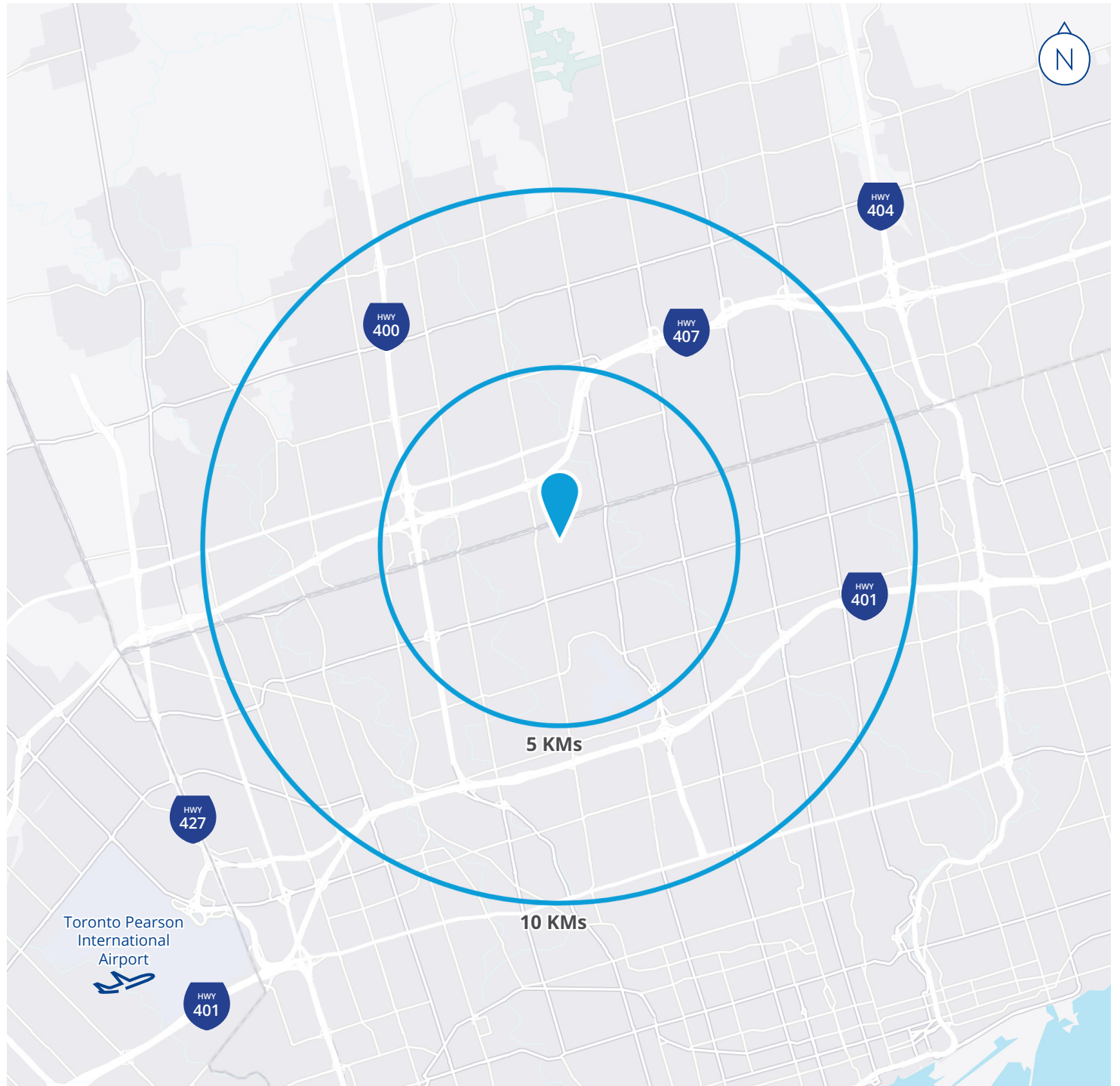
Highway 404
13 minutes

Highway 401
15 minutes

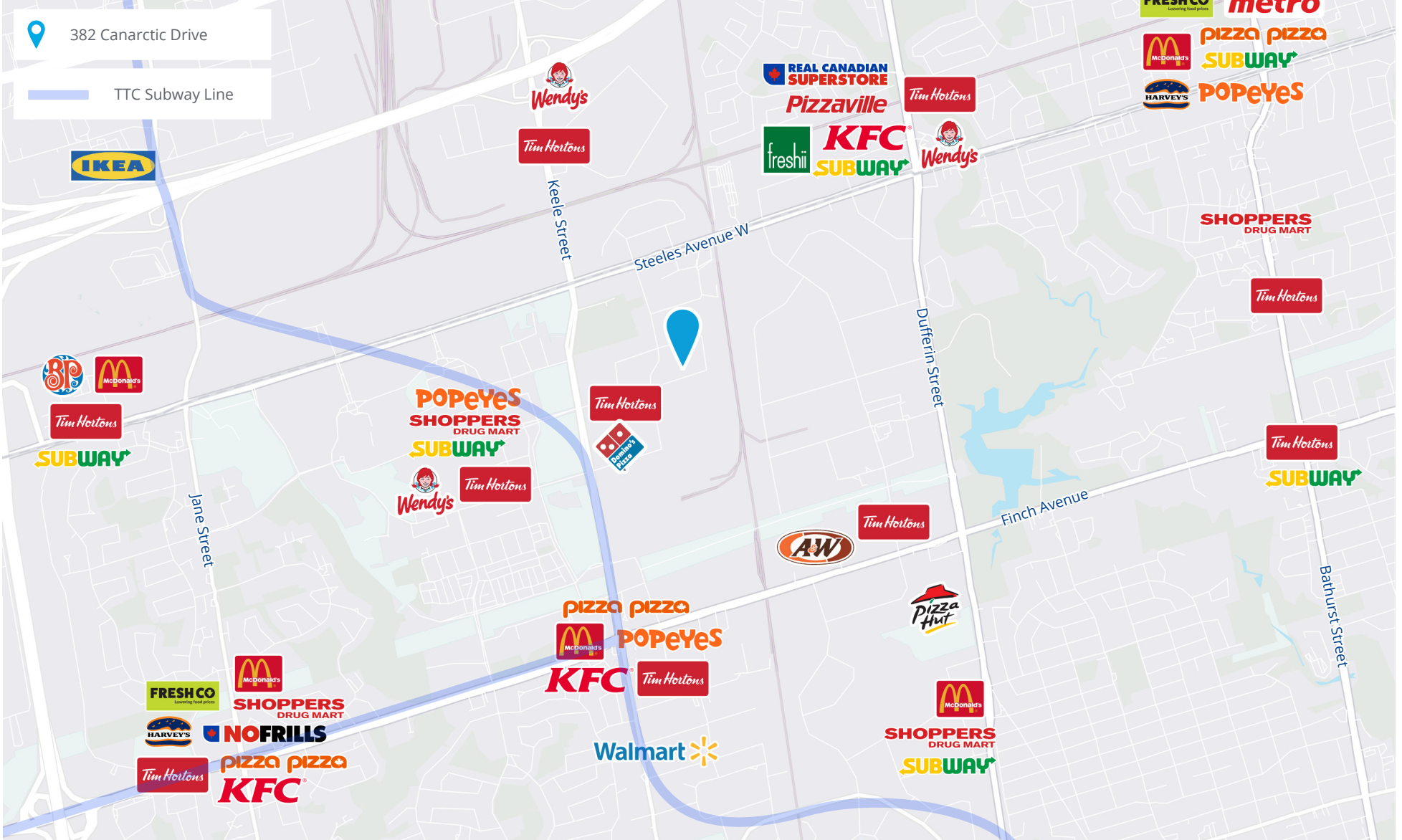
Highway 403
25 minutes



Toronto Pearson International Airport
20 minutes



Nearby Amenities





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Accelerating success.