

FOR LEASE

101 BRISBANE ROAD
NORTH YORK, ON

RENTEX
REALTY INC.
BROKERAGE

PROPERTY SUMMARY

SIZE CONFIGURATIONS:	12,044 SQ. FT. 27,977 SQ. FT. 40,021 SQ. FT.
ZONING	EH 1.0 (x45)
CLEAR HEIGHT	13' 11"
SHIPPING	TRUCK LEVEL DRIVE-IN (IF RAMPED)
POWER	1,200 AMPS 600 VOLTS
OCCUPANCY	VACANT (IMMEDIATE POSSESSION)
NET RENT	STARTING AT \$11.95 PSF
TMI	\$5.39 (2025)

PROPERTY HIGHLIGHTS

12,044 - 40,021 SQ. FT. WITH VARIOUS CONFIGURATIONS

RENOVATED OFFICE SPACE AND FRESHLY PAINTED WAREHOUSE

NEW ROOF (2025) AND ASPHALT TO BE COMPLETED THIS SUMMER

HEAVY POWER THROUGHOUT

SHIPPING ALLOWS FOR 53' TRAILER ACCESS – SPEAK TO LISTING AGENTS REGARDING SHIPPING OPTIONS

AIR-CONDITIONED WAREHOUSE

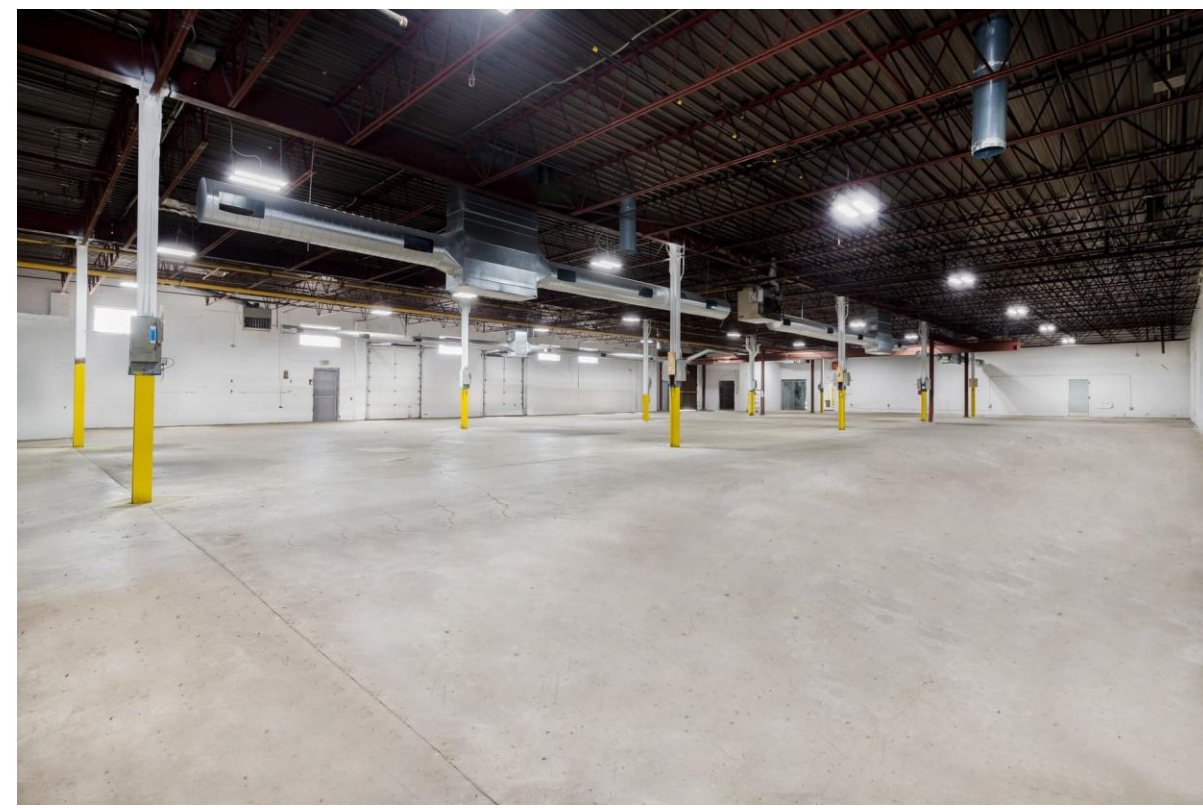
LED LIGHTING THROUGHOUT

MANY USES PERMITTED: IDEAL FOR HEAVY MANUFACTURING, ASSEMBLY AND FOOD USES

101 BRISBANE RD - FLOOR PLANS

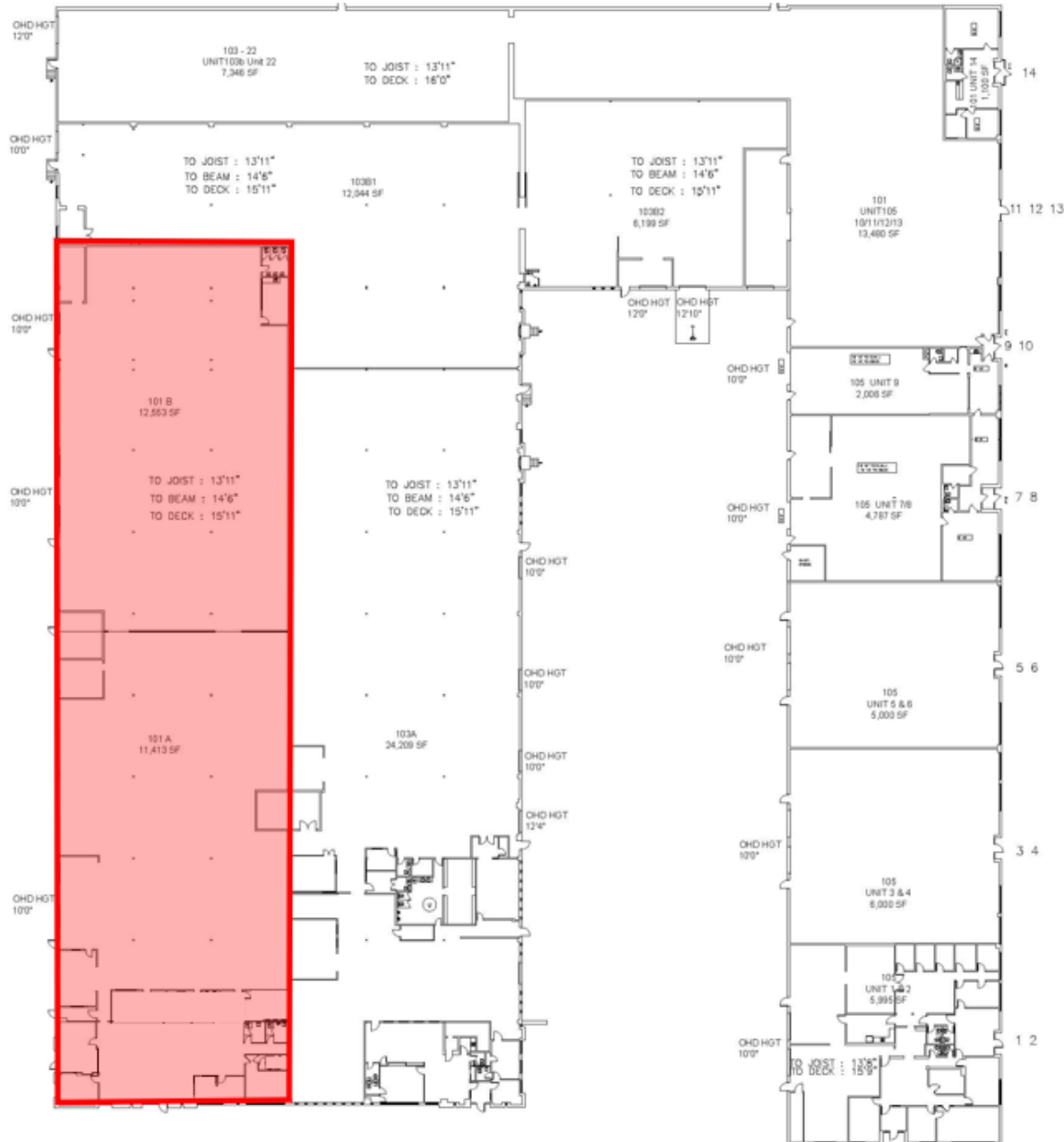


**UNITS 1-3: 40,021 SQ.FT.
ASKING NET RENT: \$11.95 PSF**



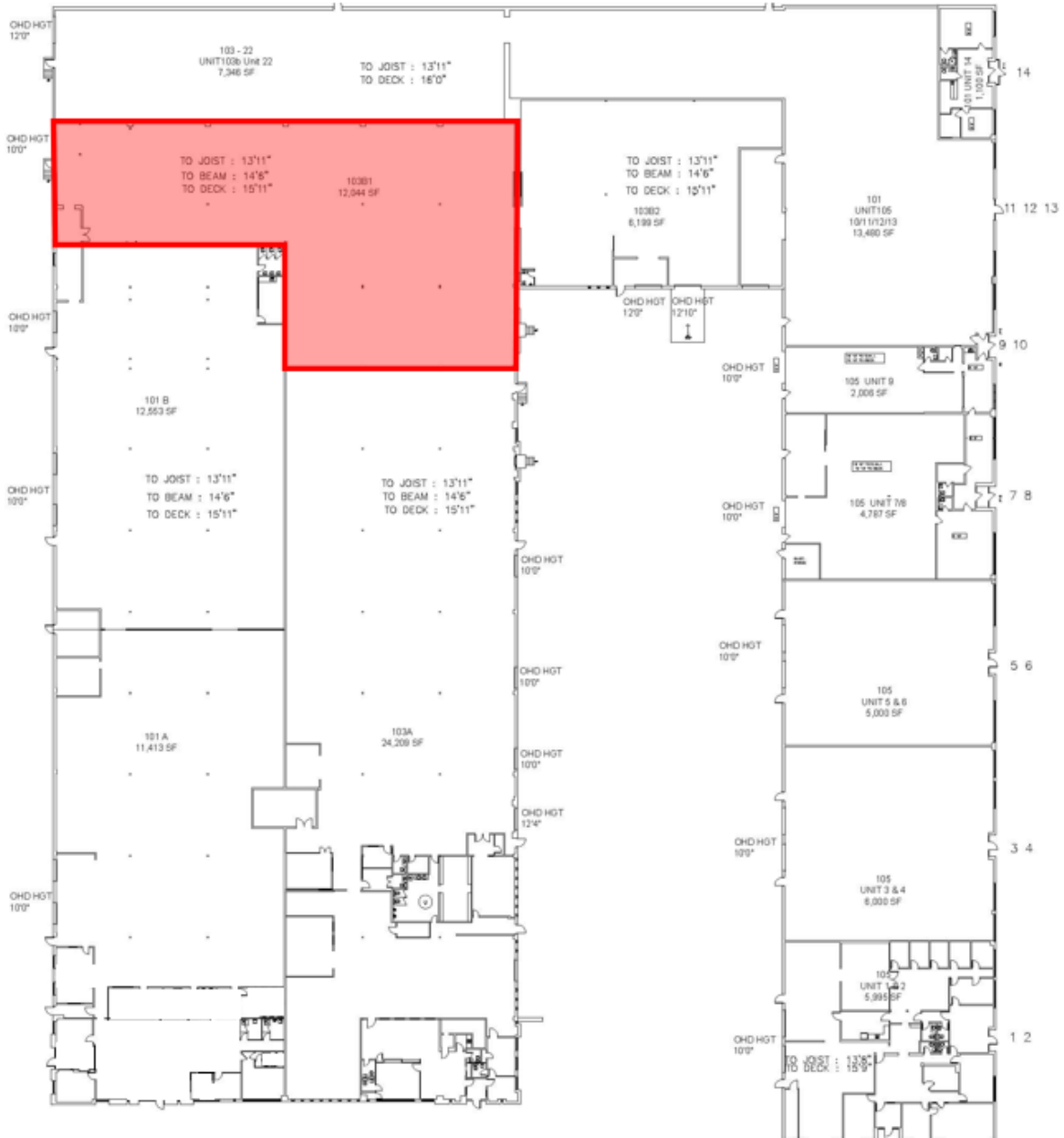
101 BRISBANE RD - FLOOR PLANS

UNITS 1-2: 27,977 SQ.FT.
ASKING NET RENT: \$12.95 PSF

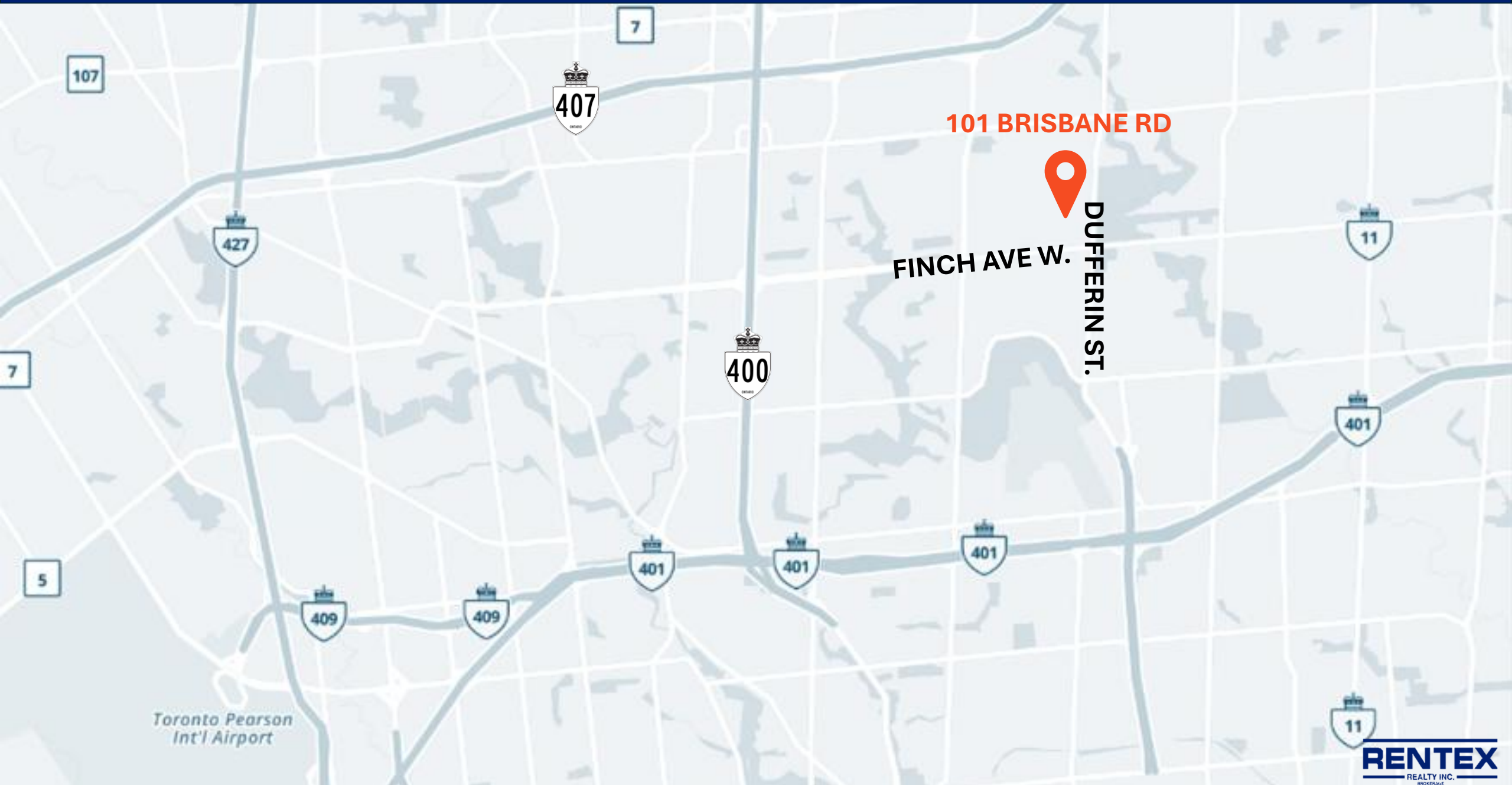


101 BRISBANE RD - FLOOR PLANS

**UNIT 3: 12,044 SQ.FT.
ASKING NET RENT: \$13.50 PSF**



101 BRISBANE RD - LOCATION MAP



101 BRISBANE RD - ZONING

In the EH 1 zone, the following uses are permitted:

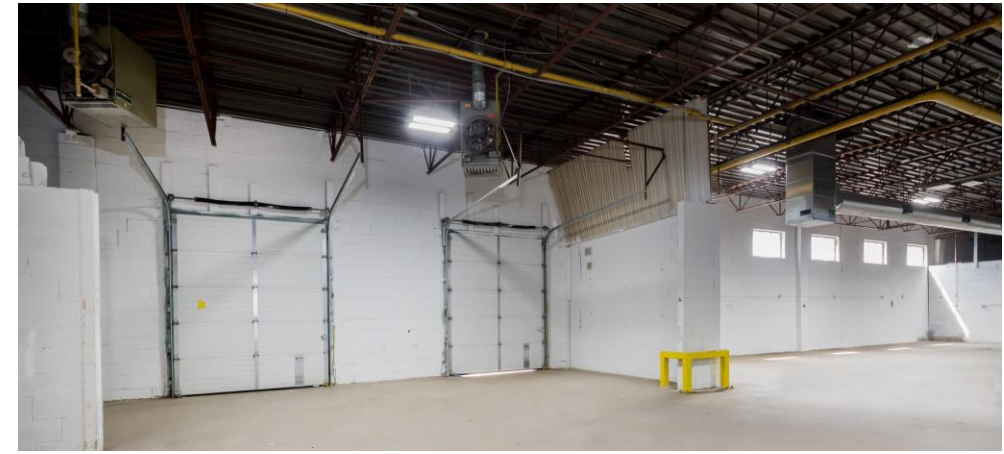
Ambulance Depot
Animal Shelter
Bindery
Building Supply Yards
Carpenter's Shop
Chemical Materials Storage
Cold Storage
Contractors Establishment
Custom Workshop
Dry Cleaning or Laundry Plant
Fire Hall
Fuel Storage
Industrial Sales and Service Use
Laboratory
All Manufacturing Uses except:
1) Ammunition, Firearms or Fireworks Factory;
2) Crude Petroleum Oil or Coal Refinery;
3) Explosives Factory;
4) Tannery
Police Station
Public Utility
Public Works Yard
Recovery Facility
Service Shop

Shipping Terminal
Vehicle Depot
Vehicle Repair Shop
Warehouse
Waste Transfer Station [By-law: OMB PL130592]

Chapter	Chapter60.htm
Link to Bylaw Section	Chapter60_30.htm
Link to Bylaw Exception	Chapter900_22.htm#900.22.10(45)

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

Cogeneration Energy (10)
Crematorium (14)
Marihuana production facility (3)
Open Storage (1)
Outside Operations (2)
Propane Transfer, Handling and Storage Facility (9)
Renewable Energy (10)
Transportation Use (12)
Vehicle Service Shop (5,13)



FOR MORE INFORMATION, PLEASE CONTACT:



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