



Accelerating success.



FOR SUBLEASE

475 Edward Avenue

Unit 18

Richmond Hill, ON

Industrial Units at
Elgin Mills Rd E / Bayview Ave

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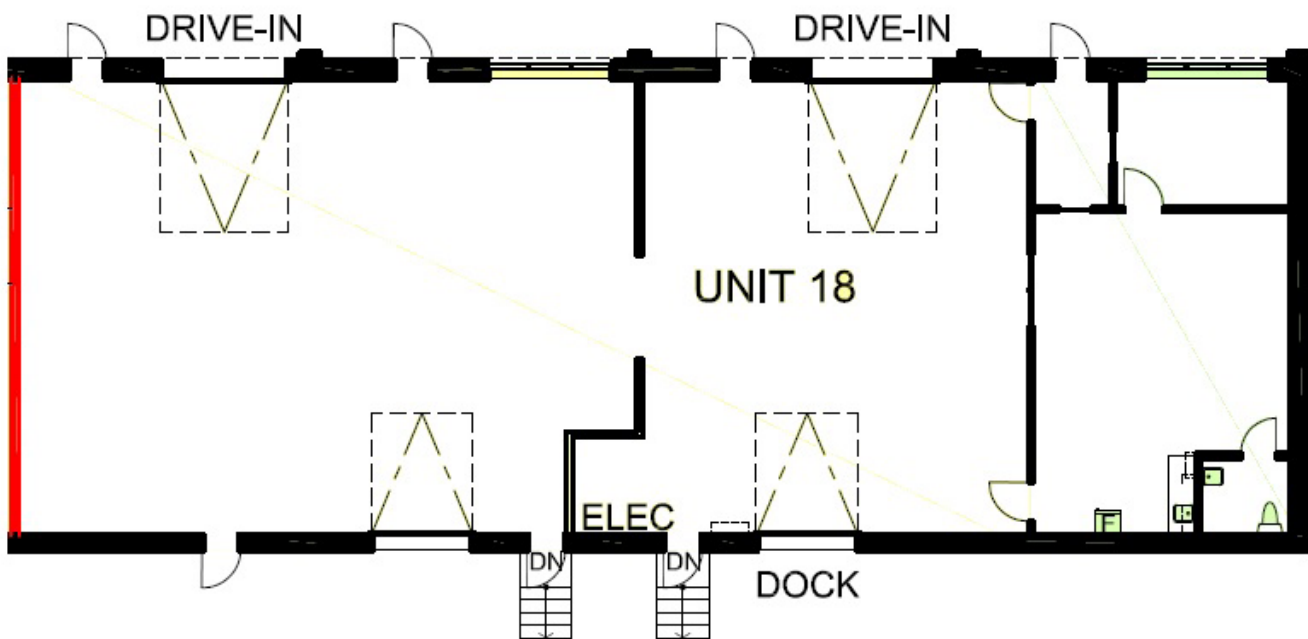
Property Profile

Rare unit of this size that offers two drive-in doors and two truck-level doors! Shipping doors are situated on opposite sides of the unit to offer cross dock loading and unloading. Clean space, with nicely built open concept office space with one private office. Available for sublease until November 30, 2027 with possibility for longer-term direct deal with Head Landlord. No messy or dirty uses. No woodworking, no granite, no food processing. Good for clean warehouse and distribution uses only.

Location	Elgin Mills Rd E / Bayview Ave	Clear Height	14'
Total Area	3,731 SF	Shipping	2 TL / 2 DI
Industrial Area	75%	Asking Rate	\$14.50 PSF
Office Area	25%	TMI	\$5.32 PSF
Zoning	M1	Occupancy	Immediate



Floor Plan



Transportation & Amenities



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

Highway 407 **10 minutes**

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