

# FOR LEASE Office/Showroom/Warehouse

**73 RAILSIDE ROAD, UNIT #11, NORTH YORK, ON**  
Don Valley Parkway and Lawrence Avenue East, Don Mills

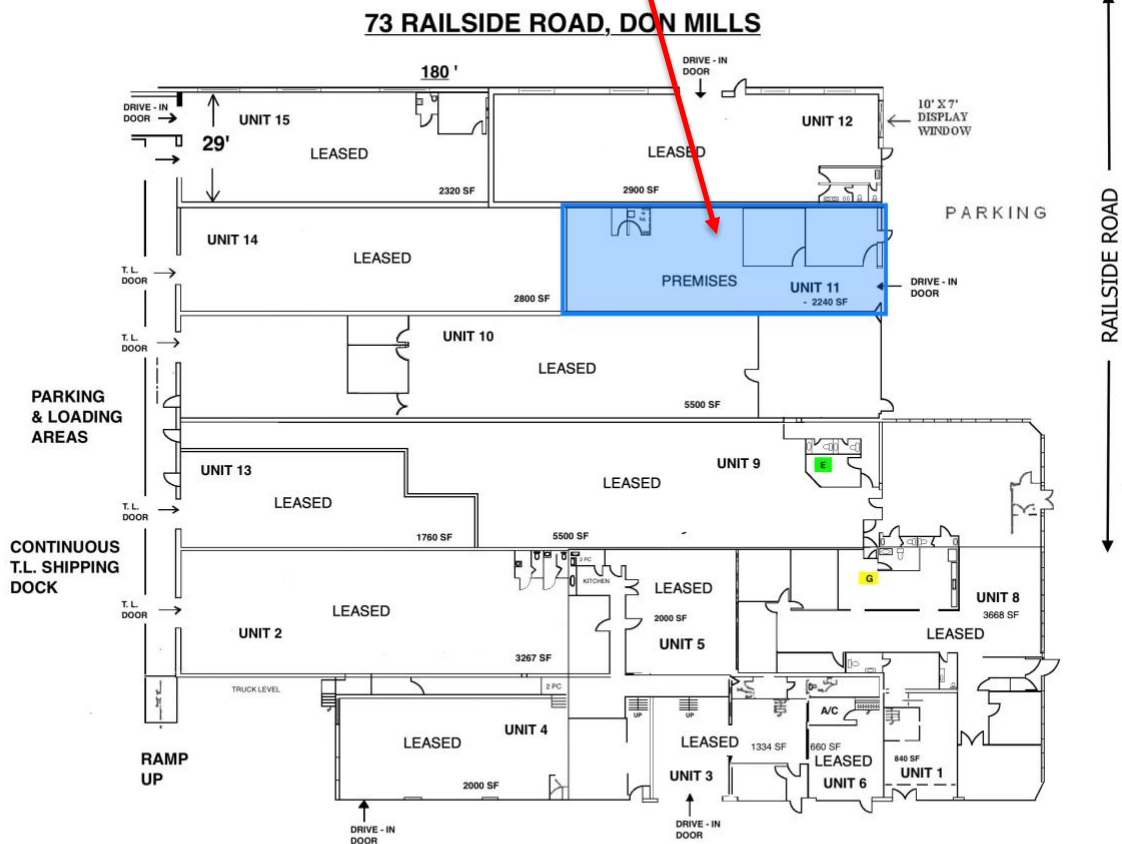
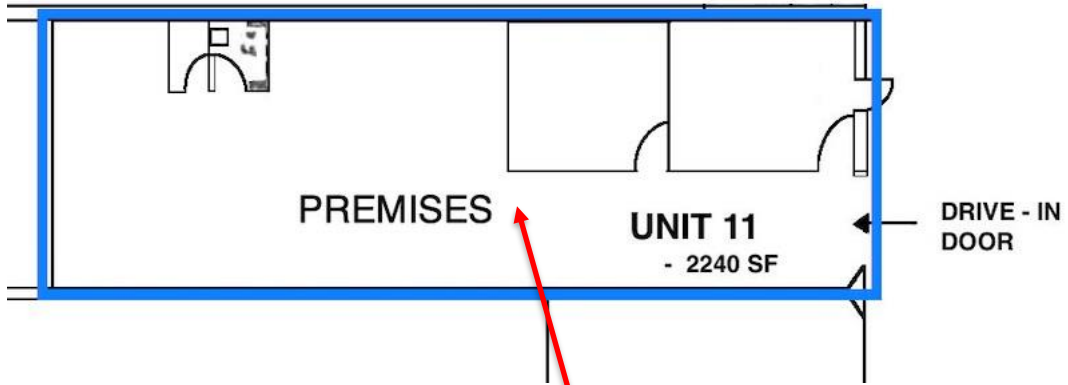


## PROPERTY DETAILS

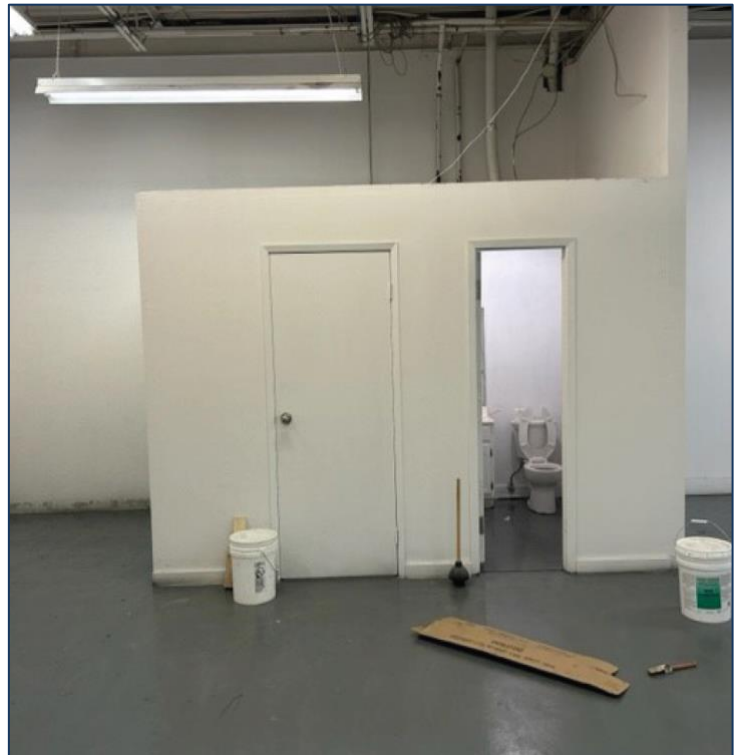
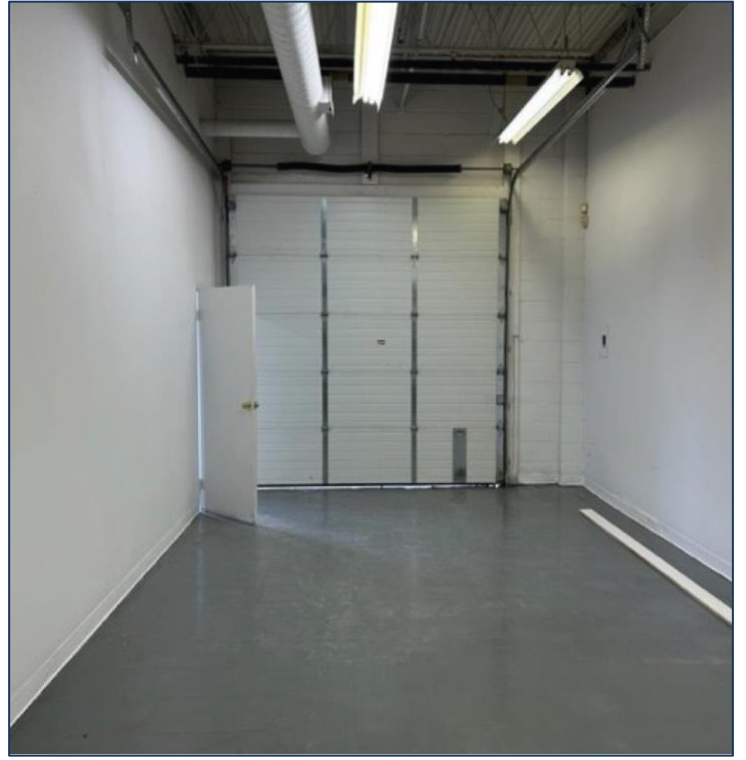
Unit 11	2240 SF
Office Area	25 %
Industrial Area	75%
Shipping	1 Van Height Drive-in Door
Clear Height	approx. 14ft
Sprinklers	Throughout Unit
Power	400 Amp, 600 Volts, 3 Phase
Parking	Front & rear of building
Zoning	E.1
Price	\$18.50 per sq ft
Property Taxes (2023)	\$2.15 Annual



# 73 RAILSIDE ROAD, UNIT 11 FLOOR PLAN



# 73 RAILSIDE ROAD, UNIT 11 PROPERTY PHOTOS





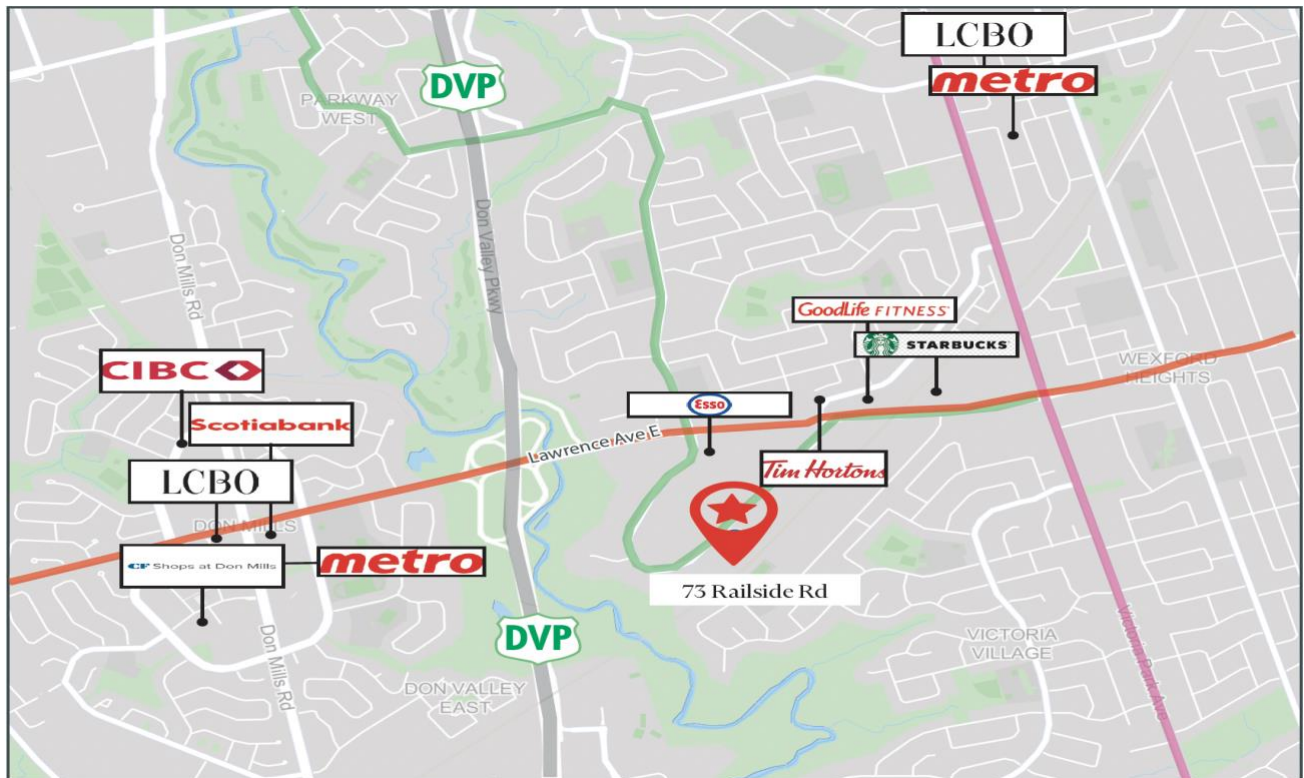
# 73 RAILSIDE ROAD, UNIT 11 ZONING

## E 1.0 - Employment Industrial

### Permitted Uses

(1) Use - E Zone, the following uses are permitted

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- All Manufacturing Uses<sup>1</sup>
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use



 TTC Transit Route 91  
- Woodbine

 TTC Transit Route 924  
- Victoria Park Express

 TTC Transit Route 54  
- Lawrence East



5 minute drive to  
Shops at Don Mills



2 minute drive to DVP  
7 minute drive to Highway 401  
20 minute drive to Downtown Toronto