503 & 505
GARYRAY DRIVE

NORTH YORK, ON

FOR SALE /LEASE

INDUSTRIAL BUILDINGS WITH SURPLUS LAND

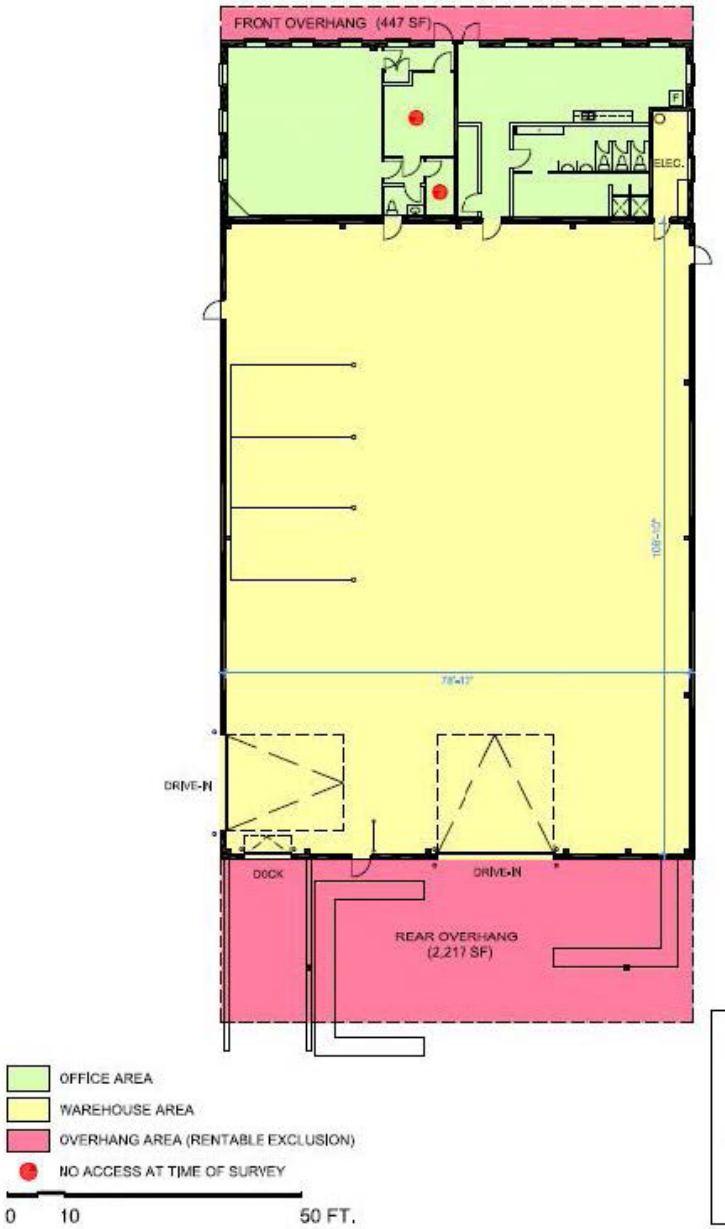
CUSHMAN & WAKEFIELD

// 503 GARYRAY DRIVE

INTERSECTION	Weston Road & Steeles Avenue
BUILDING SIZE	11,164 SF
LOT SIZE	0.84 acres (±0.25 surplus)
OFFICE	2,312 SF
CEILING HEIGHT	32’2 feet clear
SHIPPING	2 Drive In & 1 Truck Level Door
ZONING	EH 1.0
FOR SALE	$7,100,000
FOR LEASE	$18.50 PSF
REALTY TAX	$30,135.10

- ±0.25 acres surplus land permitting Outside storage
- 800A/600V power
- 1 drive in doors is 20’ x 20’ and 1 is 16’ x 16’
- Column freee building with 30’ deep overhang in rear
- Automatic Shipping doors
- Can be purchased/leased with 505 Garyray Drive for a total of 26,201 SF on 1.98 acres
- Easy access to Highway 400, 407 & 401

// 503 GARYRAY DRIVE - FLOOR PLAN



AREA SUMMARY

	RENTABLE AREA
OFFICE	2,312 S.F.
WAREHOUSE	8,852 S.F.
TOTAL	11,164 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO
THE BOMA/SIOR INDUSTRIAL STANDARD
ANSI / BOMA Z65.2 2019
SINGLE TENANT OCCUPANCY

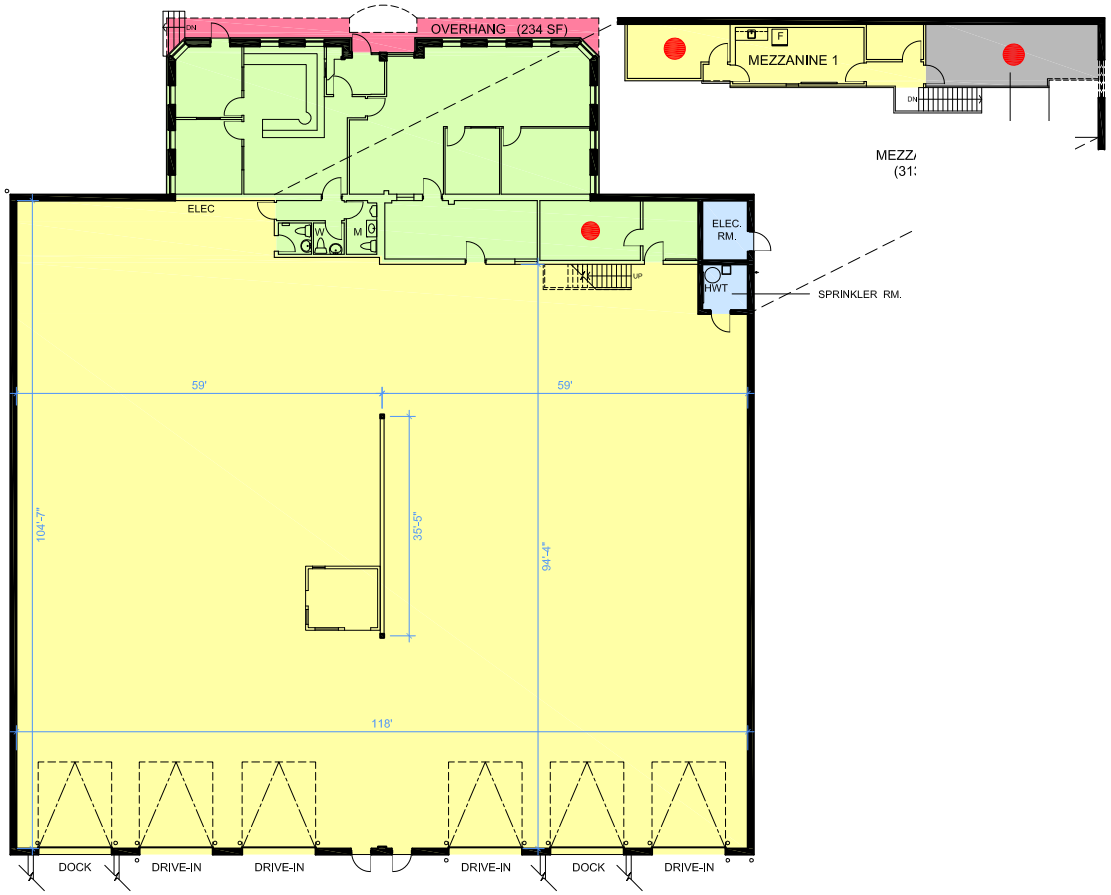
// 503 GARYRAY DRIVE - PHOTOS

// 505 GARYRAY DRIVE

INTERSECTION	Weston Road & Steeles Ave
BUILDING SIZE	15,037 SF
LOT SIZE	1.14 acres (0.4 acres surplus)
OFFICE	2,464 SF
CEILING HEIGHT	18 feet clear
SHIPPING	2 Truck Level & 4 Drive In Doors
ZONING	EH 1.0
FOR SALE	$8,650,000
FOR LEASE	$17.95 PSF
REALTY TAX	$56,598.69 (2025)

- ±0.4 acres surplus land permitting Outside storage
- 200A/600V power
- Warehouse with LED lights and infrared radiant heating system
- Sprinklered
- Easy access to Highway 400, 407 & 401
- Can be purchased/leased with 503 Garyray Drive for a total of 26,201 SF on 1.98 acres

// 505 GARYRAY DRIVE - FLOOR PLAN



OFFICE AREA
WAREHOUSE AREA
BUILDING SERVICE AREA
OVERHANG AREA (RENTABLE EXCLUSION)
TENANT MEZZANINE - EXCLUDED FROM RENTABLE AREA
NO ACCESS AT TIME OF SURVEY

WAREHOUSE CLEAR HEIGHT = 18' - 0"

0 10 50 FT.

AREA SUMMARY

	RENTABLE AREA
OFFICE	2,464 S.F.
WAREHOUSE	11,874 S.F.
ELEC. RM.	98 S.F.
SPRINKLER RM.	75 S.F.
MEZZANINE 1	528 S.F.
TOTAL	15,037 S.F.

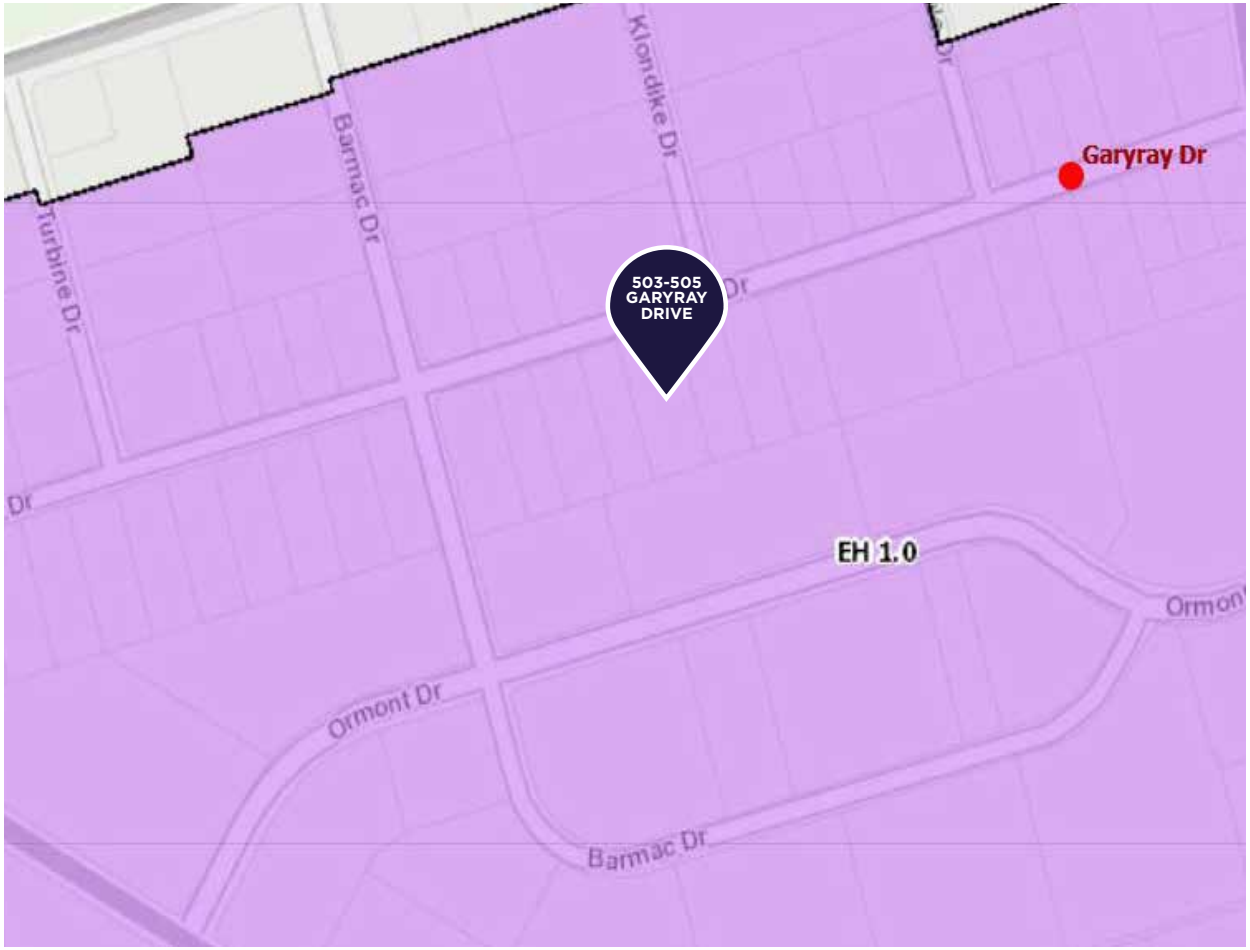
ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD
ANSI / BOMA Z65.2 2019
SINGLE TENANT OCCUPANCY

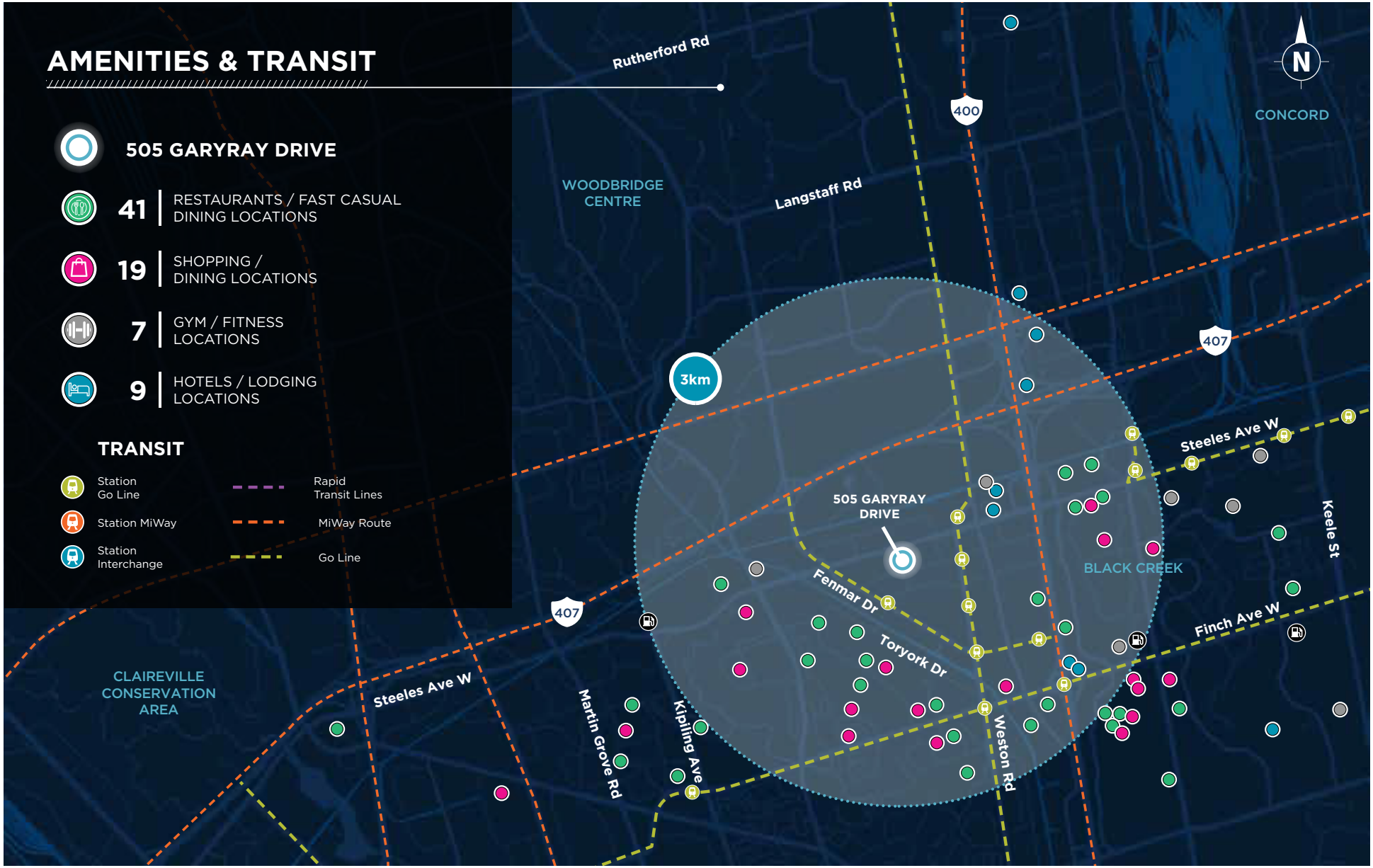
// 505 GARYRAY DRIVE - PHOTOS

EH 1.0 ZONING PERMITTED USES

Permitted Uses:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- Manufacturing Use
- Police Station
- Public Utility
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station




AMENITIES & TRANSIT
505 GARYRAY DRIVE
41 RESTAURANTS / FAST CASUAL DINING LOCATIONS
19 SHOPPING / DINING LOCATIONS
7 GYM / FITNESS LOCATIONS
9 HOTELS / LODGING LOCATIONS
TRANSIT
Station Go Line
Station MiWay
Station Interchange
Rapid Transit Lines
MiWay Route
Go Line
Rutherford Rd
400
CONCORD
WOODBRIDGE CENTRE
Langstaff Rd
407
3km
Steeles Ave W
505 GARYRAY DRIVE
BLACK CREEK
Keele St
Fenmar Dr
Toryork Dr
Finch Ave W
CLAIREVILLE CONSERVATION AREA
Steeles Ave W
Martin Grove Rd
Kipling Ave
Weston Rd
N

DRIVE TIMES / DISTANCE

DESTINATION	DISTANCE	TIME
Highway 400	**2.5 km**	**5 mins**
Highway 401	**5.8 km**	**8 mins**
Highway 407	**3.3 km**	**5 mins**
Highway 27	**6.5 km**	**9 mins**
Highway 427	**9.3 km**	**8 mins (VIA 407)**
Pearson International Airport	**13.2 km**	**12 mins (VIA 409)**
Billy Bishop Toronto City Airport	**33 km**	**50 mins**
CP Intermodal	**15.7 km**	**20 mins**
Downsview Park GO Station	**8.5 km**	**12 mins**
Hwy 407 station	**8 km**	**12 mins**

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