

3636

**WESTON ROAD
NORTH YORK, ON**

For Lease



**CUSHMAN &
WAKEFIELD**

NORDALE
COMMERCIAL REAL ESTATE



// PROPERTY DETAILS

SIZE AVAILABLE
UNIT 2A - 41,178 SF

OFFICE
3,341 SF

SHIPPING DOORS
5 TL, 1 DI

CEILING HEIGHT
17'10" - 20'10"

ZONING
EH 1.0

NET RENT
\$14.95 PSF

TMI
\$3.65 PSF

POWER
600 AMPS/600 VOLTS

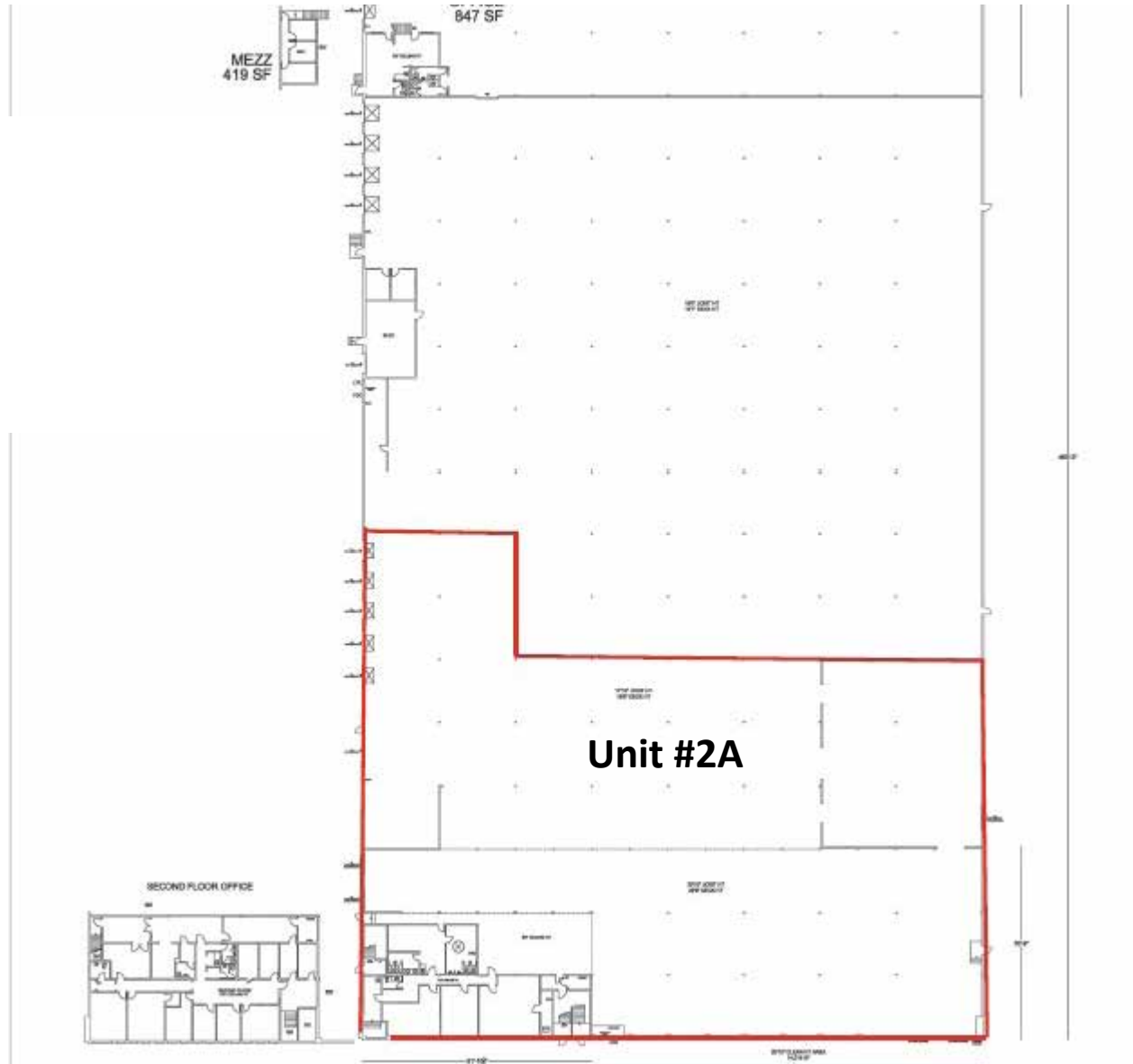
OCCUPANCY
IMMEDIATE

COMMENTS

- 41,178 SF with exposure on Weston Rd & Fenmar
- 14,219 sf at 20'10" clear
- Additional 4,700 sf of second floor office area could be provided
- Excellent location with easy access to Hwys 400, 401 and 407

// **FOR LEASE**
3636 WESTON ROAD, NORTH YORK

// FLOOR PLAN



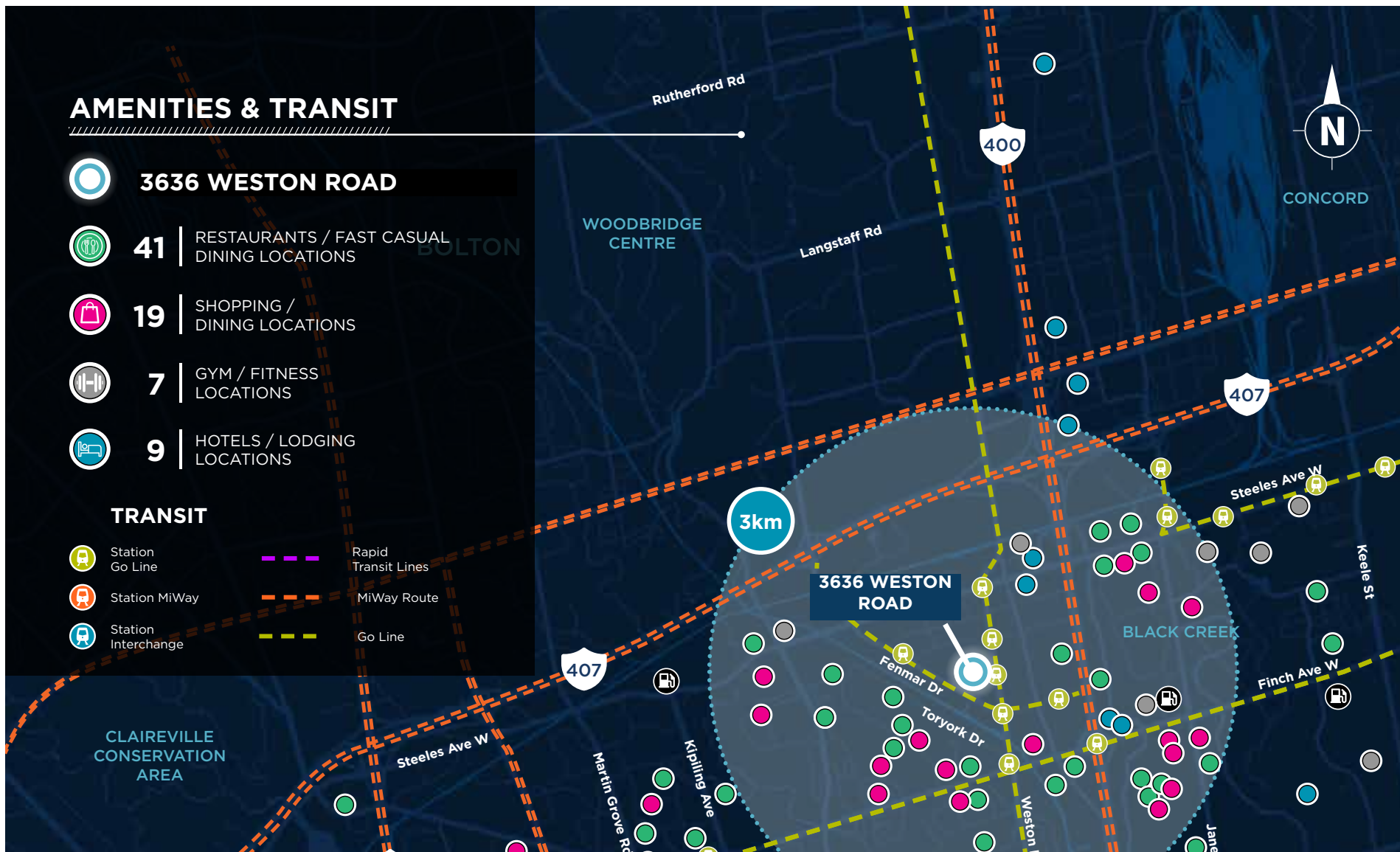
// PHOTOS- INTERIOR



EH 1.0 PERMITTED USES

- 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
- Laboratory
- Manufacturing
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station







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





**CUSHMAN &
WAKEFIELD**

GORAN BRELIH, SIOR
Executive Vice President
416.458.4264
goran.brelih@cushwake.com

DIANA MCKENNON
Sales Representative
647.400.9801
diana.mckennon@cushwake.com



ROCKY ASTRELLA
Sales Representative
647.836.4300
rockynordale@gmail.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.