FOR LEASE 56,002 SF INDUSTRIAL UNIT

64 SAMOR ROAD

NORTH YORK, ON

CUSHMAN & WAKEFIELD

// PROPERTY SPECS

- ±56,002 SF UNIT SIZE
- 14’ – 24’ CLEAR HEIGHT
- 3 TRUCK LEVEL + 2 DRIVE-IN DOORS
- 53’ TRAILER ACCESS
- PRIVATE FENCED & PAVED YARD
- 2,000 AMPS POWER
- UPGRADED LED LIGHTING
- FULLY SPRINKLERED
- 5 MINUTES TO HWY 401
- NET RENT $16.75 PSF TMI $3.75 PSF

64 SAMOR ROAD
NORTH YORK, ON

// PROPERTY SPECS

64 Samor Road offers ±56,002 SF of warehouse space with its own fenced, paved yard and 53’ trailer access, five minutes from Highway 401 and Allen Road ideal for last-mile, 3PL and distribution users serving the urban core.

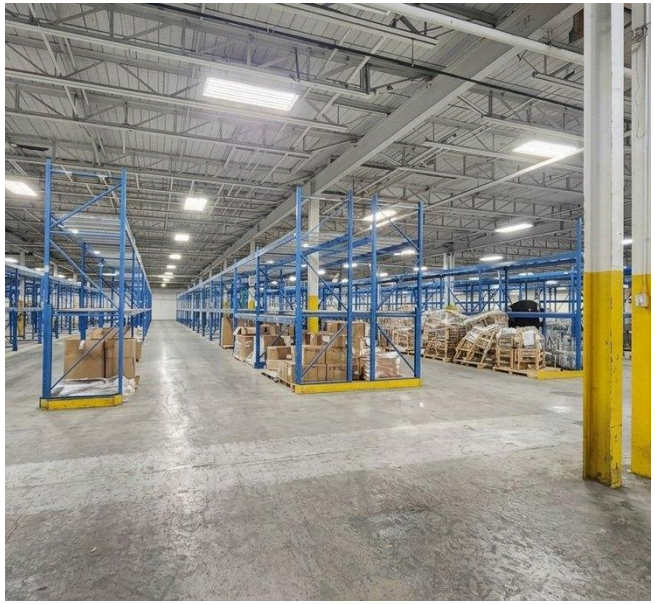
PROPERTY DETAILS

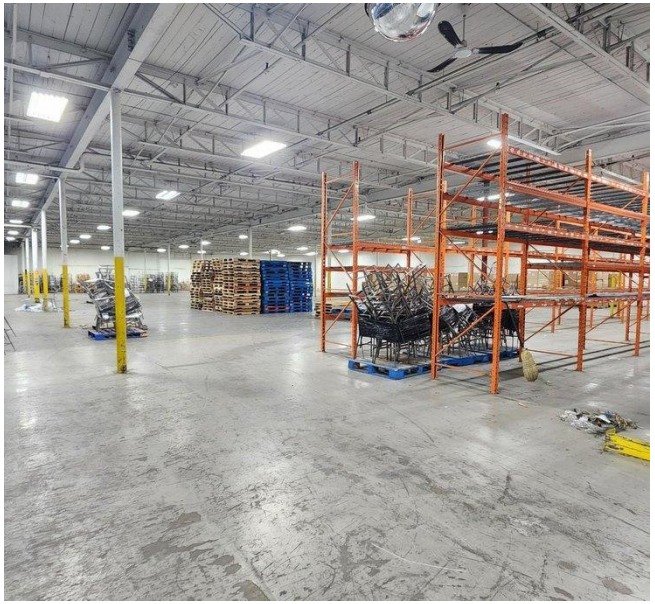
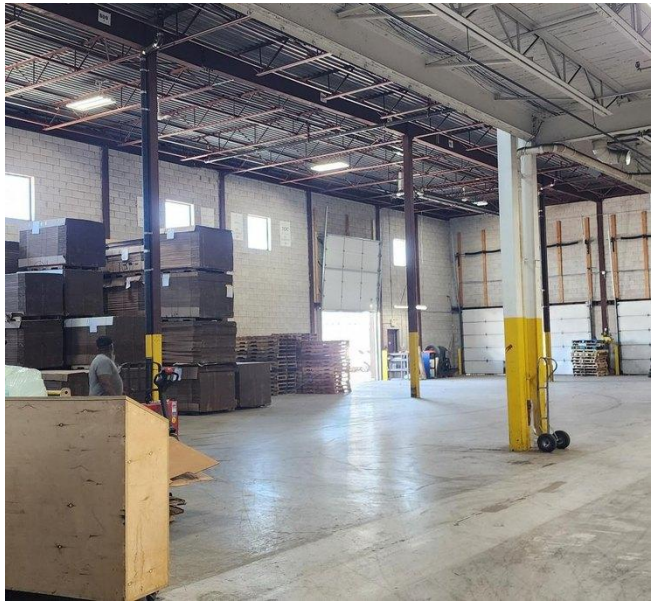
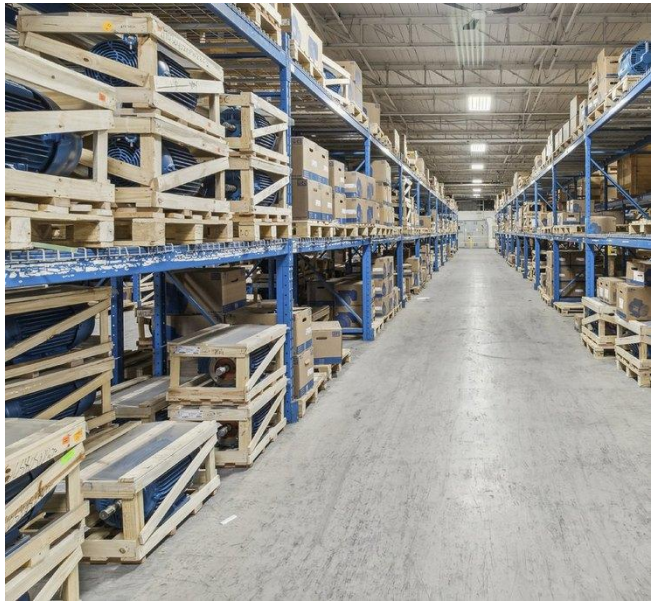
CROSS STREET	Dufferin Street & Lawrence Ave
SIZE AVAILABLE	56,002 sf
CEILING HEIGHT	49,858 SF @ 14’ clear; 6,144 SF @ 24’ clear
SHIPPING	3 truck-level + 2 drive-in doors; 53’ trailer access
POWER	2,000 amps
YARD	Fenced & paved, east and north sides; exclusive to tenant
POWER	2,000 amps
LIGHTING / HEAT	Upgraded LED lighting; gas forced-air heating
SPRINKLERS	Yes
ZONING	EL – Employment Light Industrial
OCCUPANCY	5 to 10 years / Immediate

NET RENT
$16.75 PSF

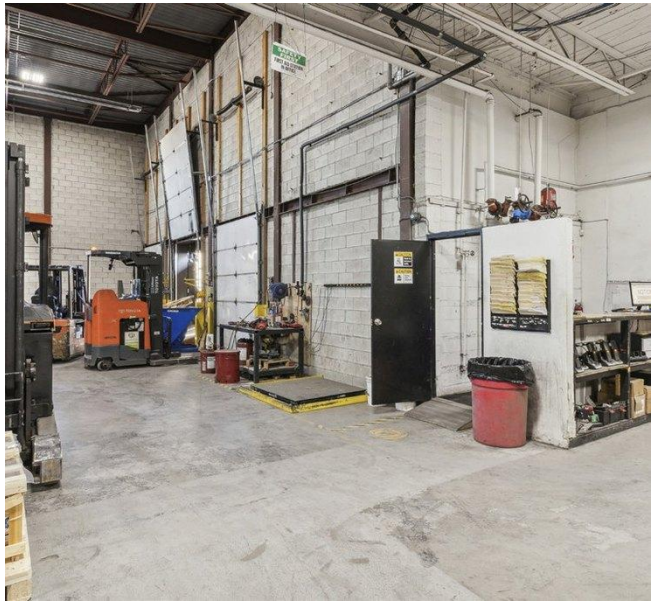
TMI (EST. 2026)
$3.75 PSF / ANNUM

// INTERIOR PHOTOS

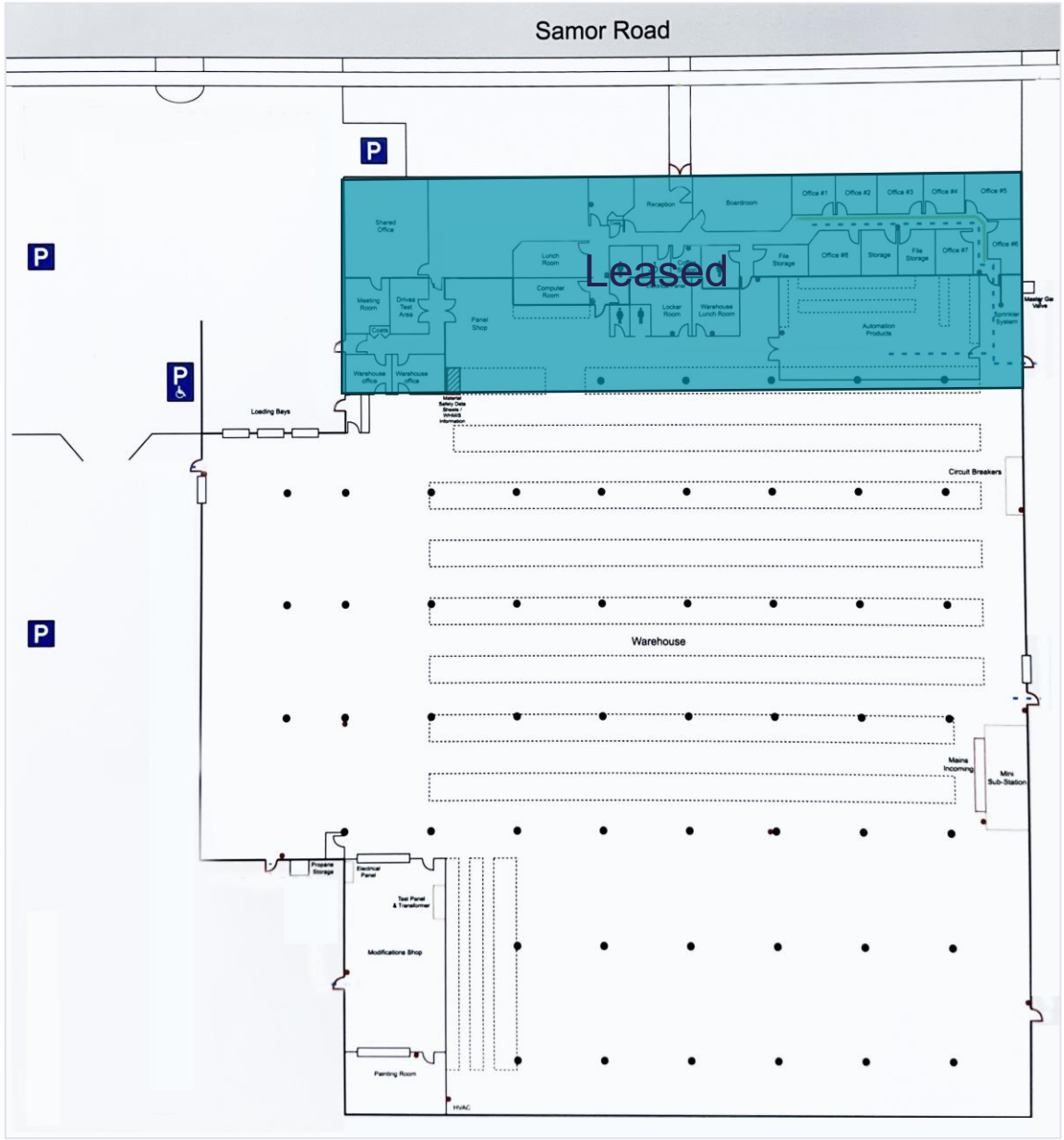


// SHIPPING & YARD



// FLOOR PLAN



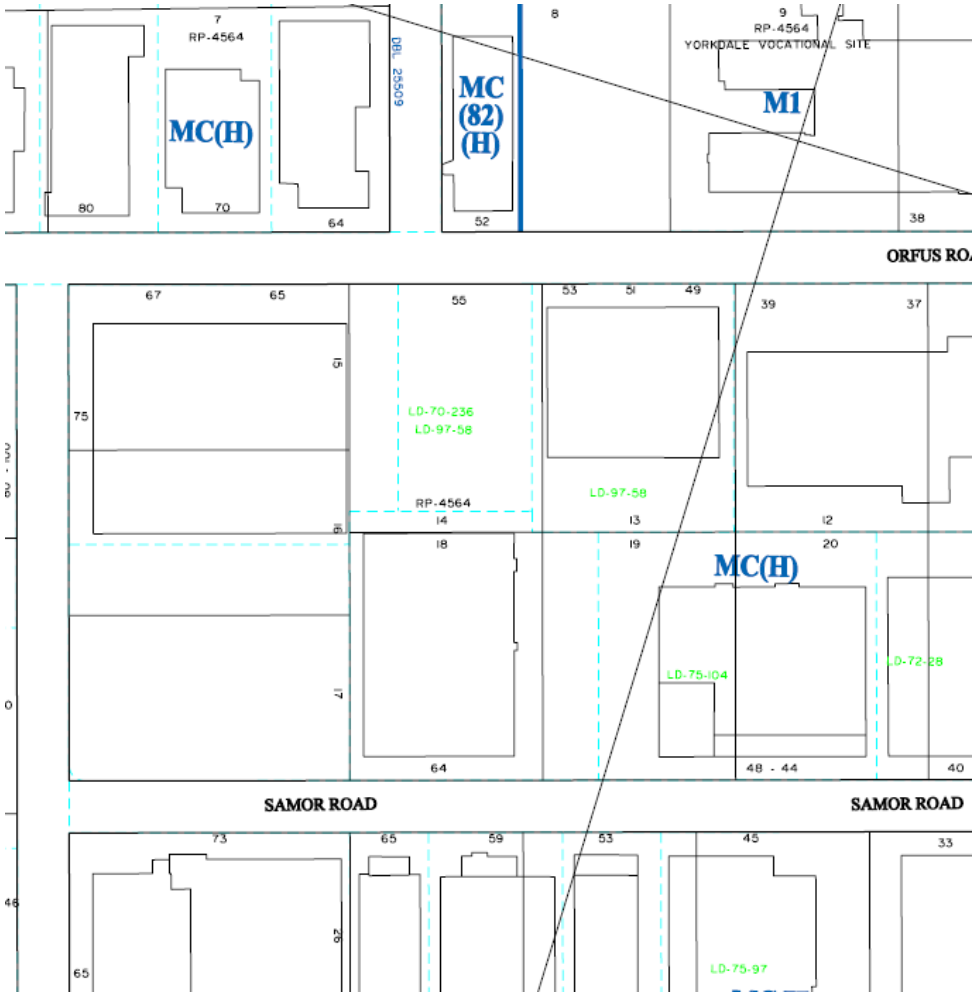
- **MAIN WAREHOUSE**
  49,858 SF at 14’ clear
- **HIGH-BAY WAREHOUSE**
  6,144 SF at 24’ clear
- **SHIPPING**
  3 truck-level + 2 drive-in doors, east side; accommodates 53’ trailers
- **PRIVATE YARD**
  Fenced & paved, east and north sides
- **FRONT OFFICE**
  5,244 sf **leased to a third party — not included**

Plan oriented with Samor Road (south) at top. Not to scale. All areas approximate and subject to verification.

// ZONING – MC(H)

PERMITTED USES INCLUDE:

- Adult Education School
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment
- Cinema
- Club
- College
- Commercial Gallery
- Commercial Recreation
- Commercial School
- Communications/Broadcasting
- Community Centre
- Contractor's Establishment
- Custom Workshop
- Day Nursery
- Financial Institution
- Fitness Centre
- Funeral Establishment
- Gasoline Station
- Golf course
- Health Science Research Laboratory
- Hotel
- Industrial Sales And Service
- Information Processing
- Laundry
- Manufacturing
- Motor Vehicle Body Repair Shop
- Motor Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball/Video Games Arcade
- Place Of Worship
- Public Library
- Public Self Storage Warehouse
- Research Laboratory
- Restaurant
- Patio
- Retail Store*
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic



// TRANSIT MAP

64 SAMOR ROAD
NORTH YORK, ON

// AMENITIES MAP

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