

Industrial Building For Lease

CBRE



Building Renovations Complete!

80 Ormont Drive, North York

82,322 Sq. Ft. | Freestanding | 26' Clear Height

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Property Details

TOTAL AREA	±82,322 Sq. Ft.
ASKING RATE	\$15.95 Per Sq. Ft. Net
T & I (2024)	\$1.69 Per Sq. Ft.
CLEAR HEIGHT	26'
SHIPPING	15 Truck Level Doors, 1 Drive-in Door
POWER	400 Amps / 600 Volts
POSSESSION	Immediate
ZONING	EH 1.0

- Freestanding building located in prime North York location!
- Tenant has option to self-manage.
- Major building improvements will be completed by December 1, 2025.
- Minutes to 400 Series highways.
- Public transit at your door step. Numerous amenities nearby.
- Proximity to Pearson International Airport, CN and CPKC Rail.



Highway 407

3 MIN / 1.4 KM
to Highway 400

Steeles Avenue West

Highway 400

Bus Stop



Ormont Drive

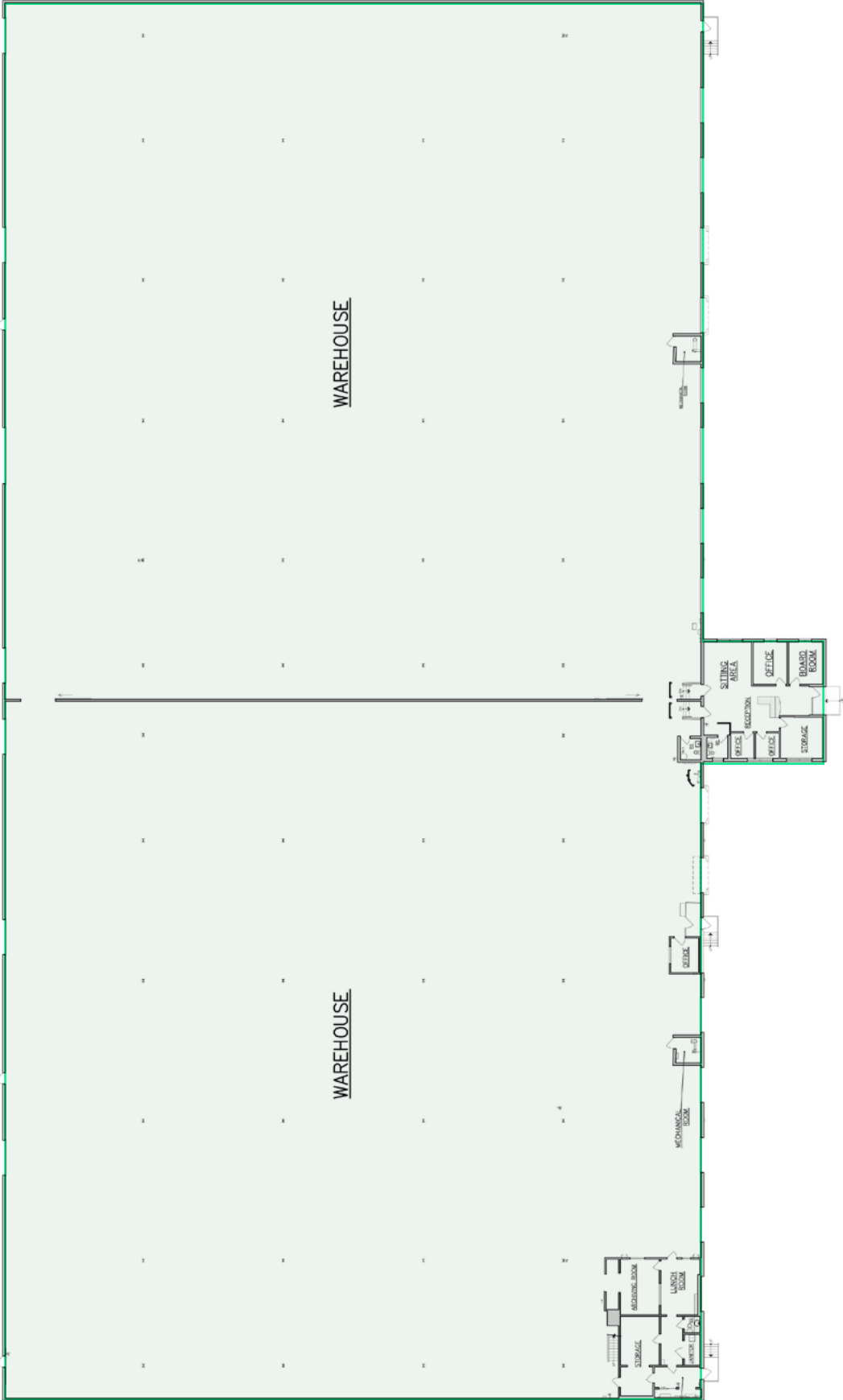
Floor Plan

Download Floor Plan

±82,322 Sq. Ft.

Building Renovations Complete:

-  Front office area & warehouse office back to shell condition
-  LED Lighting in Warehouse
-  New dock doors, levelers & bumpers
-  White-box warehouse
-  Warehouse flooring repairs
-  Building façade power wash & freshly painted
-  New railings & staircase repair
-  New exterior ramp at front door
-  Asphalt repair



Building Renovations Complete!



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Location Overview



Site

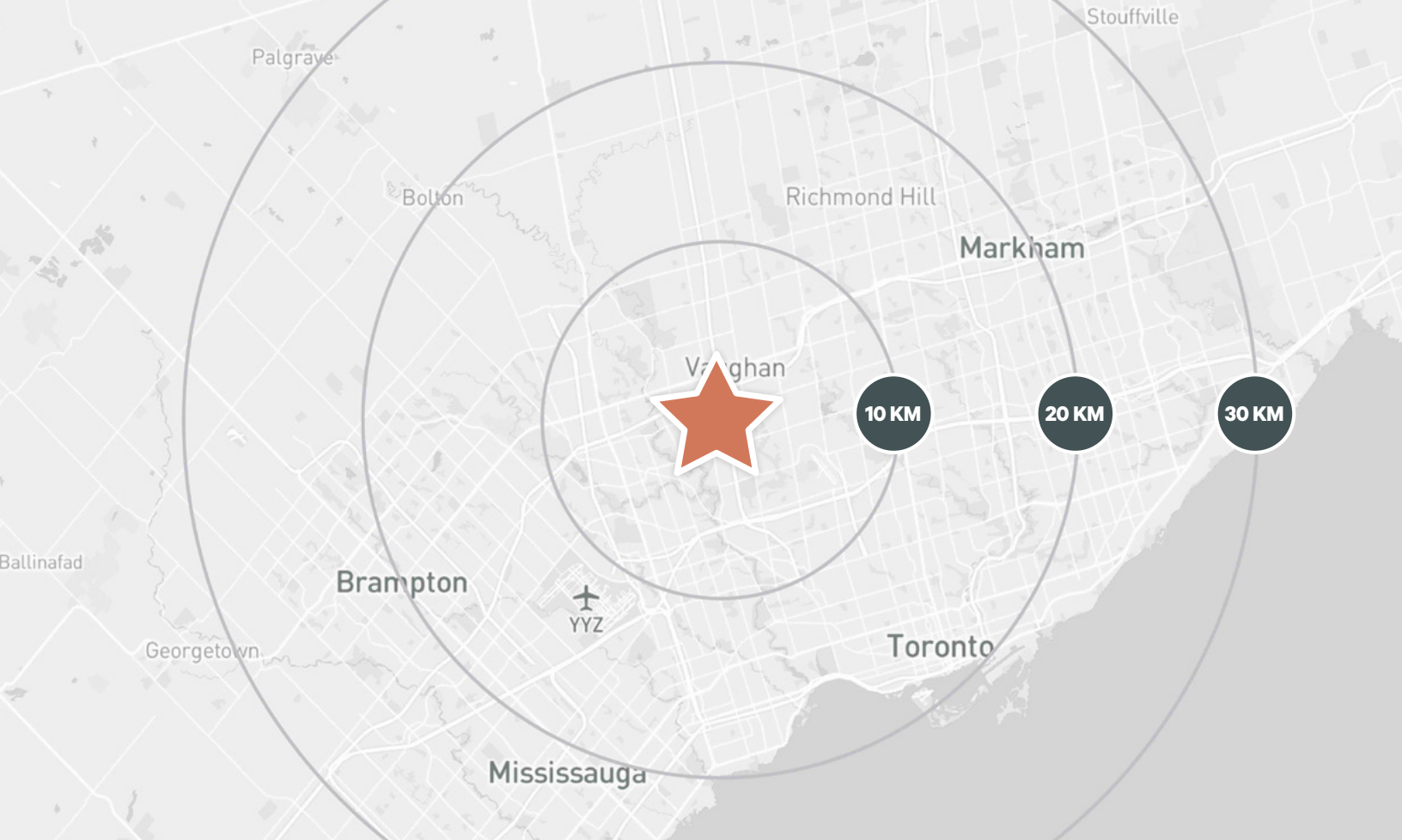


Line 1
Yonge - University



Nearby
Bus Stops





For Lease

80 Ormont Drive, North York

Travel
Times

Highway 400	Highway 407	Highway 401	Highway 427
3 Min / 1.4 KM	5 Min / 2 KM	8 Min / 7 KM	9 Min / 9.5 KM
Pearson I’ntl Airport	CN Intermodal Brampton	CPKC Intermodal Vaughan	Downtown Toronto
27 Min / 28.4 KM	14 Min / 14.7 KM	18 Min / 18.2 KM	35 Min / 43.2 KM

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