



FOR LEASE | INDUSTRIAL



219 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the southwest corner of Connie Crescent and North Rivermede Road. Minutes away from Highway 407 and Highway 400. Major intersection: Langstaff Road and Dufferin Street in the City of Vaughan.

STATS & FACTS

AVAILABLE UNIT: UNIT 7 | 3,567 SQ FT.

Gross Leasable Area : 29,000 sq. ft	Intersection : Langstaff Road and Dufferin Street	Average Household Income Benchmark (for Ontario) : \$126,953.18	N/A
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Demographics	Radius		
	≤ 1km	≤ 3km	≤ 5km
Population	284	46,236	165,171
Total # of Households	109	14,494	56,116
Avg. Household Income	\$91,468.86	\$175,387.58	\$156,322.27

(Source: Environics Analysis, Demostats 2023)



CONTACT

CONDOR PROPERTIES

Corporate Office
1500 Highway 7
Concord, ON L4K 5Y4

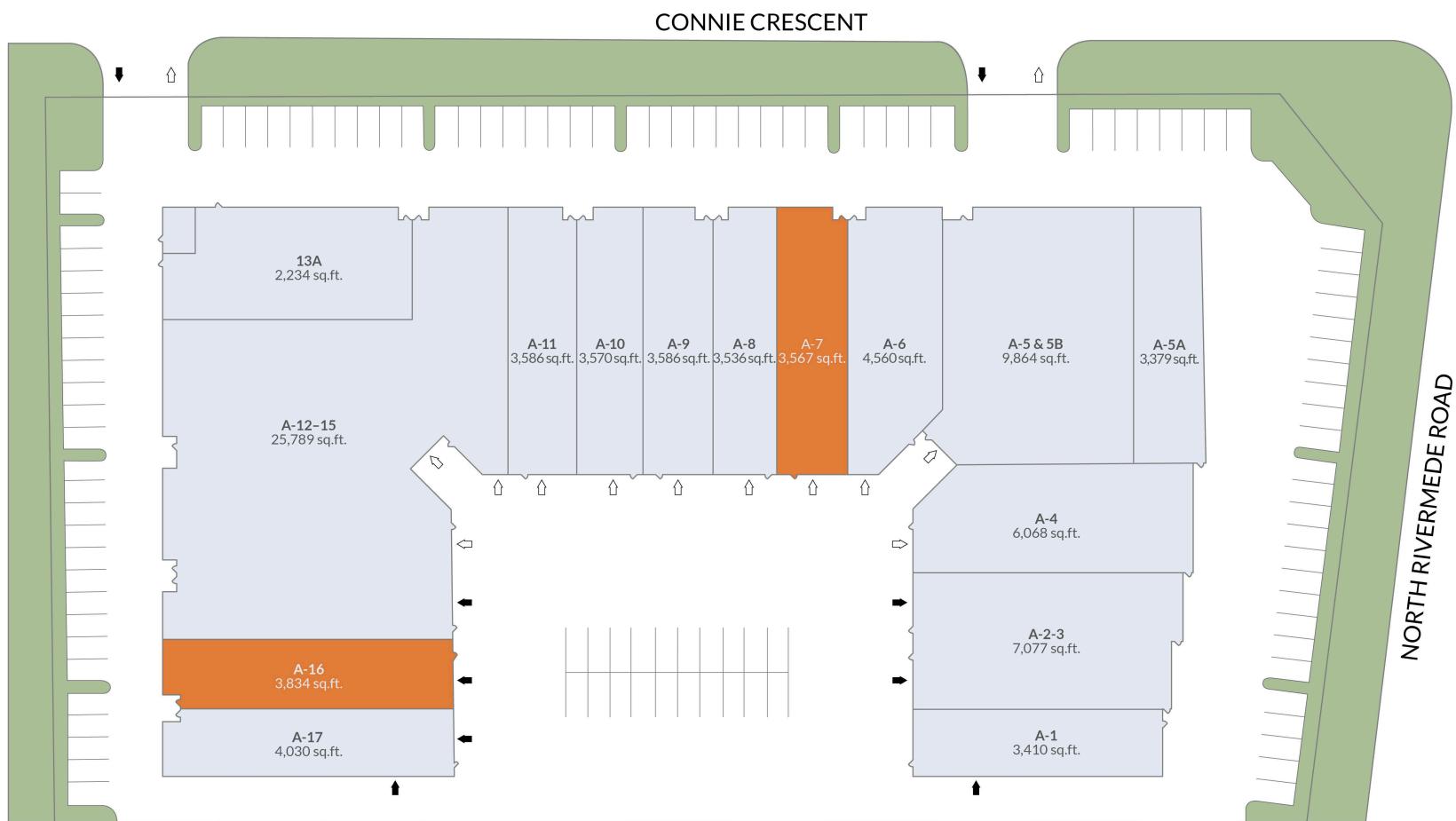
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SITEPLAN



LEGEND

LEASED

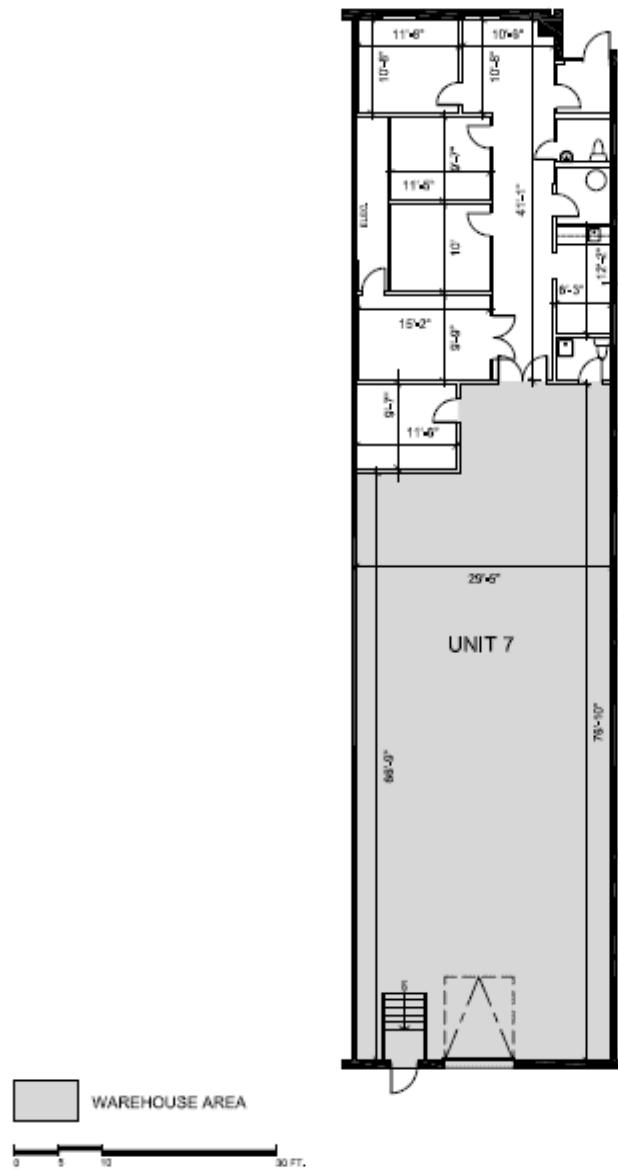
AVAILABLE

TENANT LIST

N/A



UNIT 7 | INDUSTRIAL



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Rentable Area:	3,567 sq. ft.*
Operating Costs:	\$3.60 per sq. ft.*
Realty Taxes:	\$1.62 per sq. ft.*
Availability:	Available upon 45 days notice. HVAC Charge: \$0.82 psf. 10-15% Office Space, 14'0" Clear Height. 1 Truck-level door. 60 AMPS, 600 V, 3-ton RTU and one unit heater in warehouse.

*Estimated for 2025
 The information contained herein is for marketing purposes only; the information has been obtained from sources deemed to be reliable and, while thought to be correct, the accuracy or correctness of the information (including the floor plan) is not warranted, nor guaranteed, by Condor Properties and is subject to change. The floor plan shall always be verified on site. The property (and any unit) may be withdrawn from the market without notice.



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