



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 :	Intersection :	Average Household Income Benchmark (for Ontario) :		
29,000 sq. ft	Langstaff Road and Dufferin Street	\$126,953.18	N/A	
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

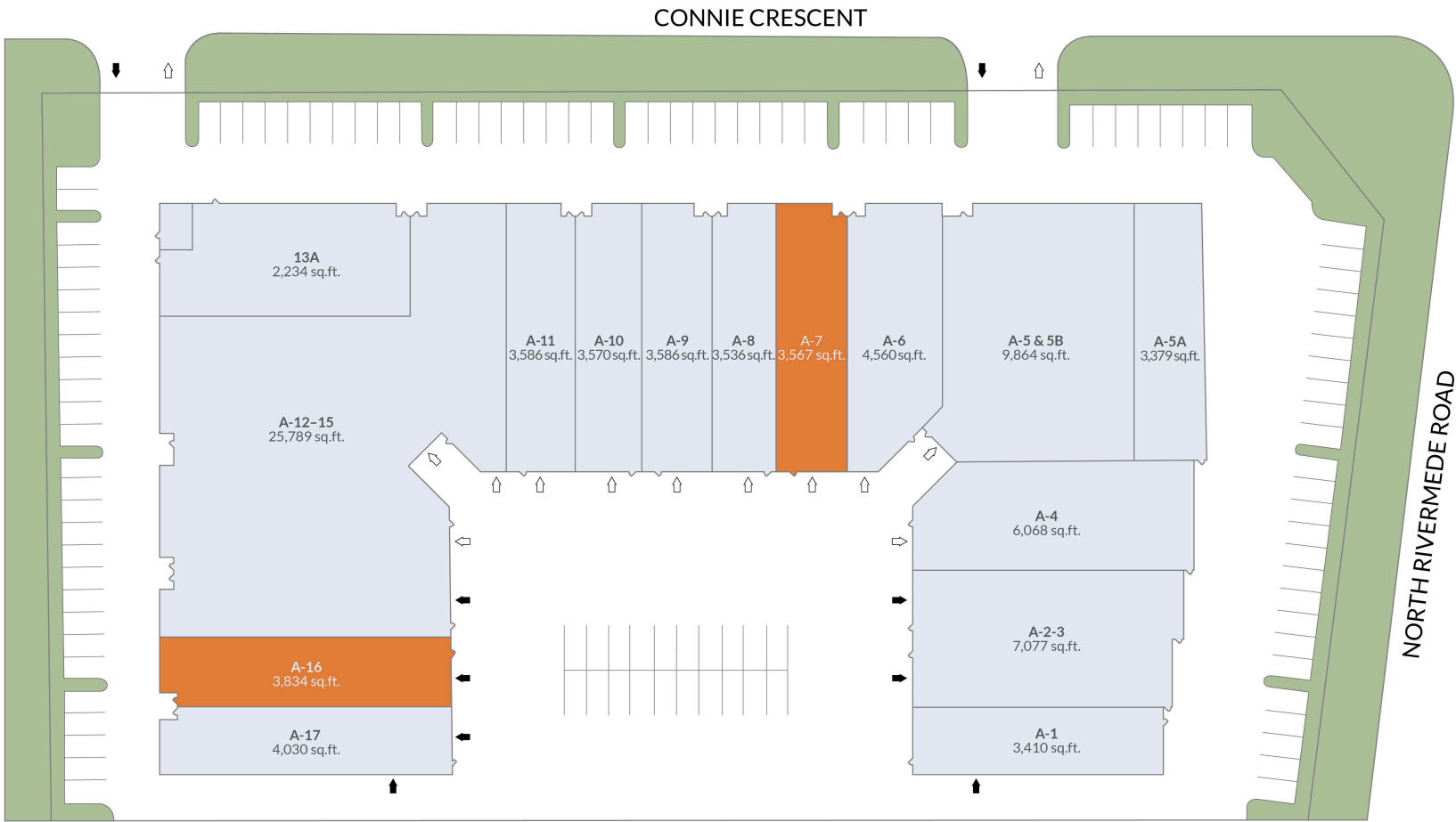
905 907 1600  
info@condorproperties.ca

### VIVIAN VOO

Senior Director of Leasing  
905 907 1600 ext. 216  
info@condorproperties.ca



SITEPLAN



LEGEND

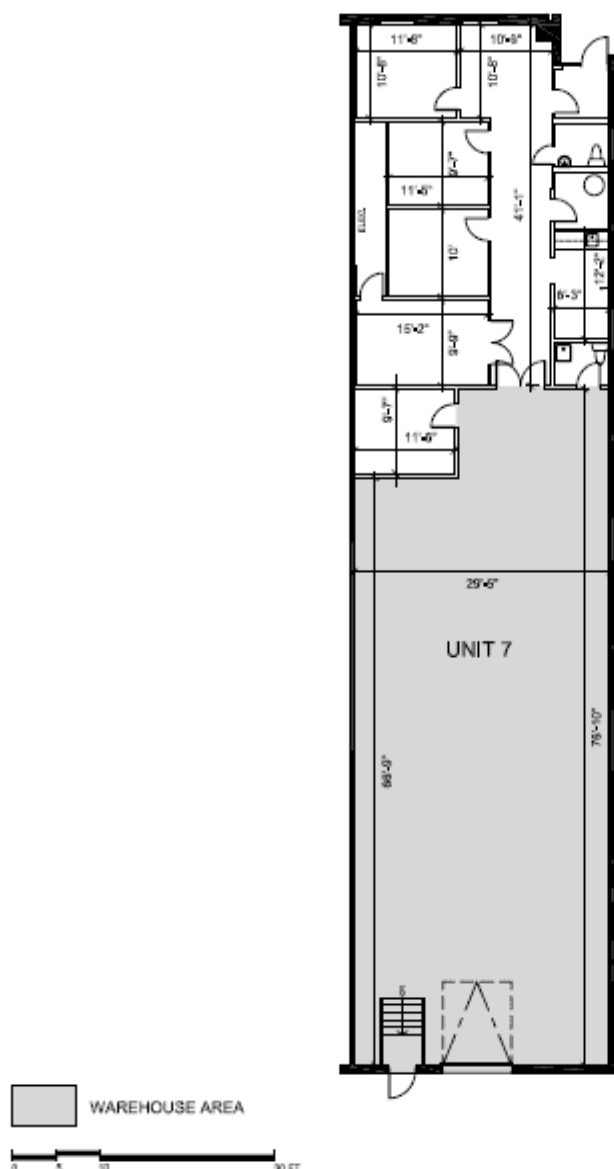
- LEASED
- AVAILABLE

TENANT LIST

N/A



## UNIT 7 | INDUSTRIAL



## UNIT 7 | INDUSTRIAL

<b>Rentable Area:</b>	3,567 sq. ft.*
<b>Operating Costs:</b>	\$3.60 per sq. ft.*
<b>Realty Taxes:</b>	\$1.62 per sq. ft.*
<b>Availability:</b>	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 The property (and any unit) may be withdrawn from the market without notice.



## CONTACT

### CONDOR PROPERTIES

#### Corporate Office

1500 Highway 7  
Concord, ON L4K 5Y4

905 907 1600  
info@condorproperties.ca

### VIVIAN VOO

#### Senior Director of Leasing

905 907 1600 ext. 216  
info@condorproperties.ca