



FOR LEASE

Freestanding 10,120 sf building situated on 0.56 acres

184 Milvan Drive
North York, ON

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**AVISON
YOUNG**



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Property details

TOTAL AVAILABLE AREA

10,120 sf

LOT SIZE

0.56 acres

CLEAR HEIGHT

15'

(11'6" in front of the warehouse)

SHIPPING

1 drive-in & 1 truck-level door

ZONING

EL 1.0

ASKING PRICE

\$14.95 psf net

T.M.I (2025)

\$4.95 psf

Features



Rare freestanding industrial building capable of accommodating a wide range of industrial uses



Small lot coverage with excess land and storage space that can accommodate 53' trailers



Renovated air conditioned offices, kitchenette, and natural light in both the office and warehouse



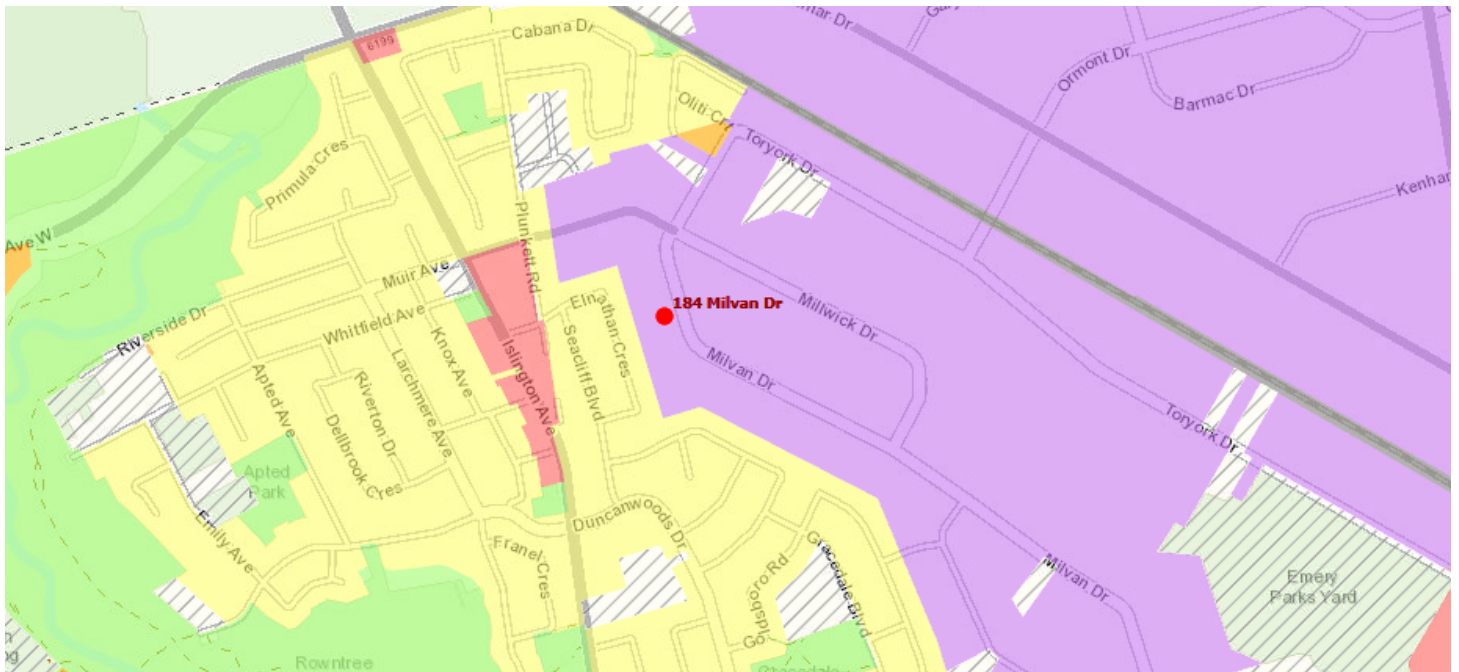
Ample power at 400 amps LED lights, new heaters and roof



Centrally located just minutes from highways 400 & 401, with good accessibility via TTC



Tenant to self-maintain the property



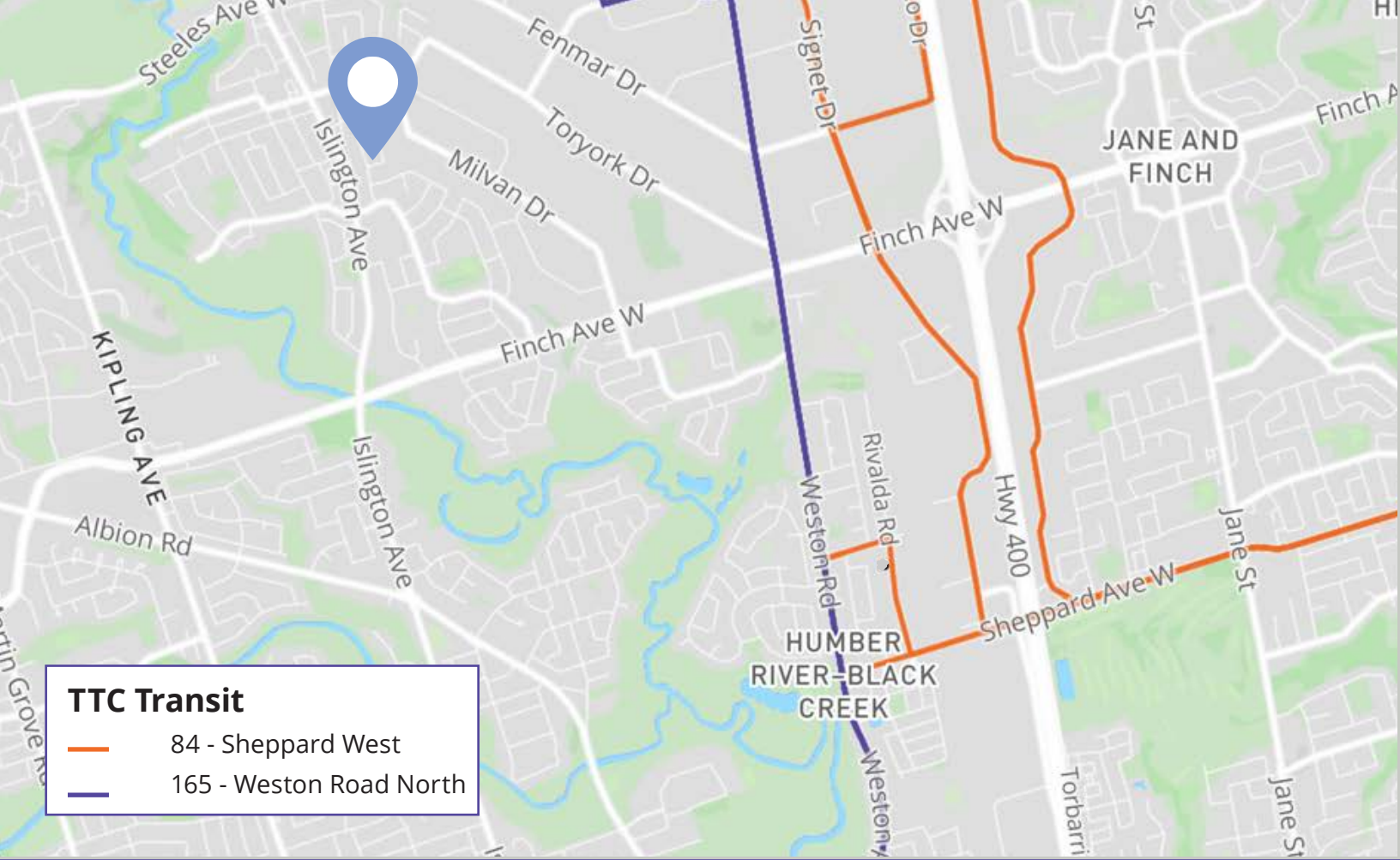
EL 1.0 - Employment Light Industrial

Permitted Uses

- Ambulance Depot
- Artist Studio
- Automated Banking Machine
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Office
- Park
- Performing Arts Studio
- Police Station
- Production Studio
- Self-storage Warehouse
- Service Shop
- Warehouse
- Wholesaling Use

Permitted Uses - With Conditions

- Apparel and Textile Manufacturing Use (9)
- Beverage Manufacturing Use (9)
- Cogeneration Energy (17)
- Contractor's Establishment (7)
- Crematorium (21)
- Eating Establishment (6,14)
- Education Use (4)
- Food Manufacturing Use (9, 10)
- Furniture Manufacturing Use (9)
- Metal Products Manufacturing Use (9)
- Open Storage (12)
- Outdoor Patio (11)
- Plastic Product Manufacturing Use (9)
- Printing Establishment (8)
- Public Utility (16,18)
- Recreation Use (1,3)
- Renewable Energy (17)
- Retail Store (5)
- Software Development and Processing (2)
- Take-out Eating Establishment (6)
- Transportation Use (19)



TTC Transit

- 84 - Sheppard West
- 165 - Weston Road North

Amenities within 5KM



393

Restaurants



919

Retail



55

Gas Stations



43

Banks



15

Fitness Centres

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