

**AVISON
YOUNG**



FOR LEASE

Centrally located industrial unit

180 Jardin Drive, Unit 4
Concord, ON

Tom Clancy

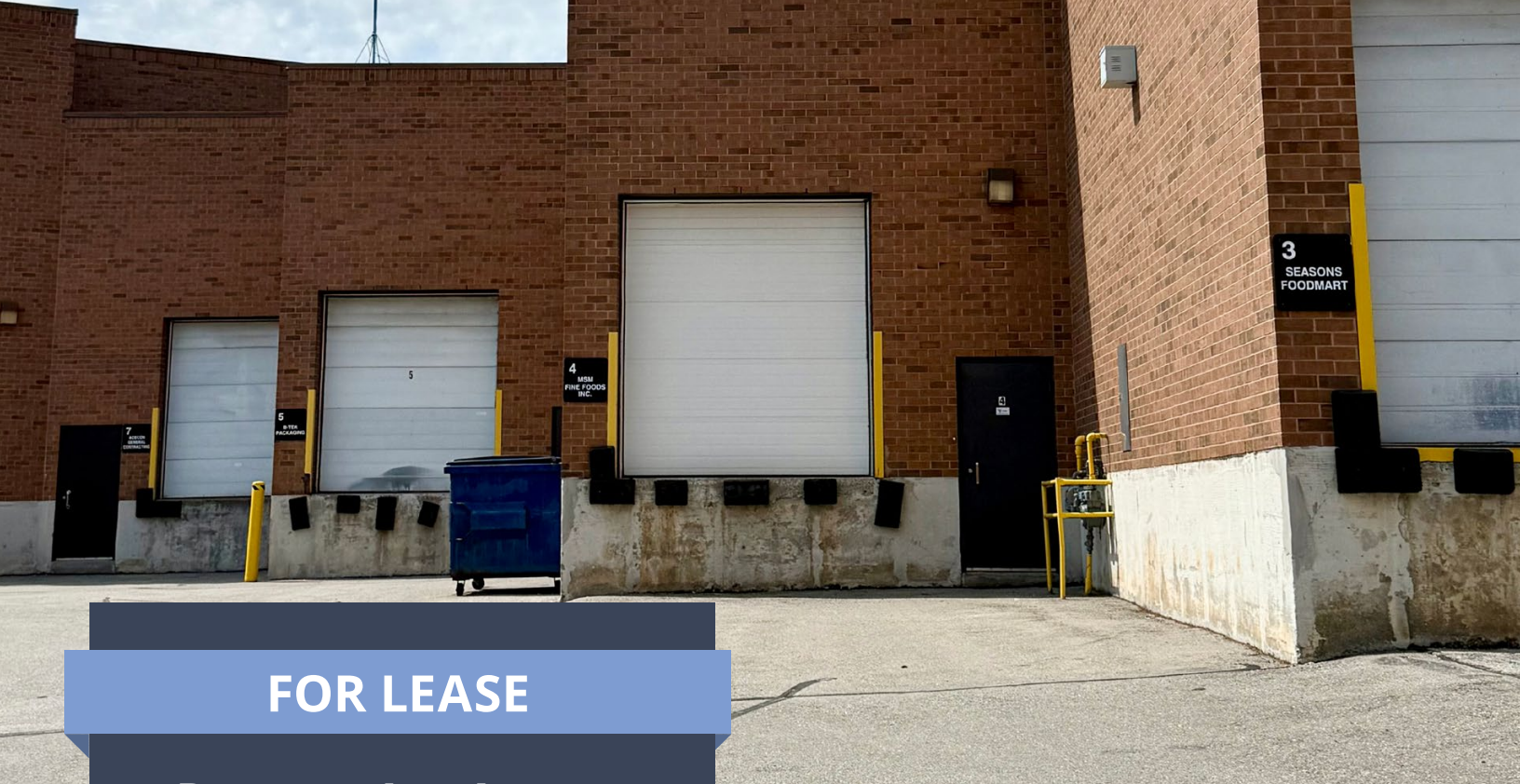
Broker, Principal
905 283 2388
tom.clancy@avisonyoung.com

Tessa Compagno

Sales Representative
905 283 2342
tessa.compagno@avisonyoung.com

Nick Neila

Sales Representative
905 283 3746
nick.neila@avisonyoung.com



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Property details

TOTAL AVAILABLE AREA

4,469 sf

INDUSTRIAL AREA

90%

OFFICE AREA

10%

CLEAR HEIGHT

18'

ZONING

EMI 98.99

SHIPPING

1 T/L

POSSESSION

90 Days

ASKING NET RENT

\$19.00 psf

ADDITIONAL RENT

\$5.20 psf (2025)

Features



Turnkey industrial unit within a professionally managed complex



AAA Landlord



Can accommodate 53' trailers



Ample on-site parking

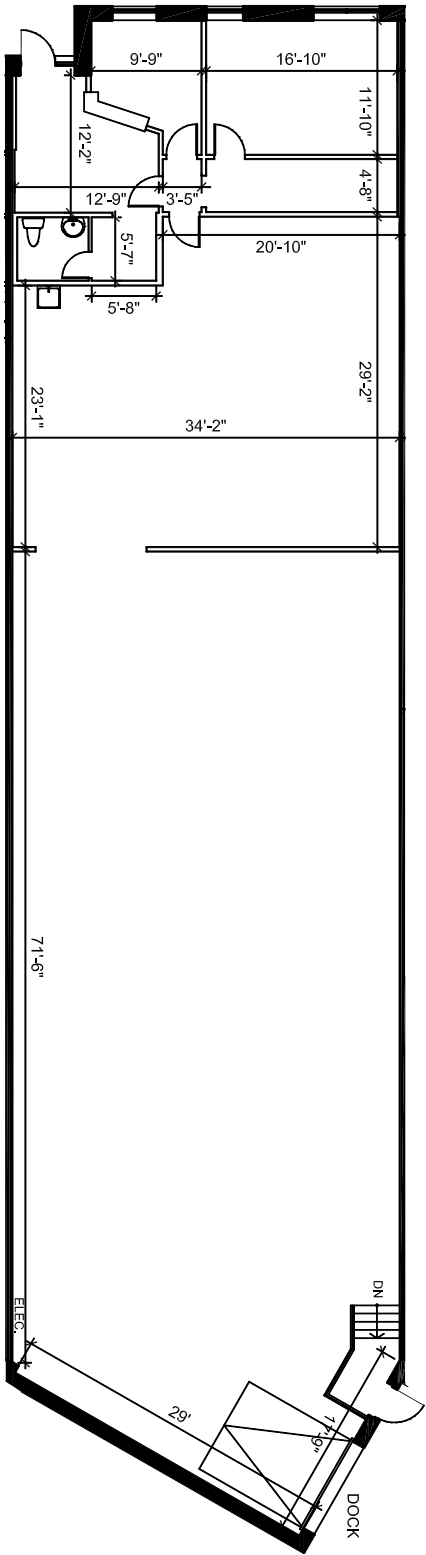


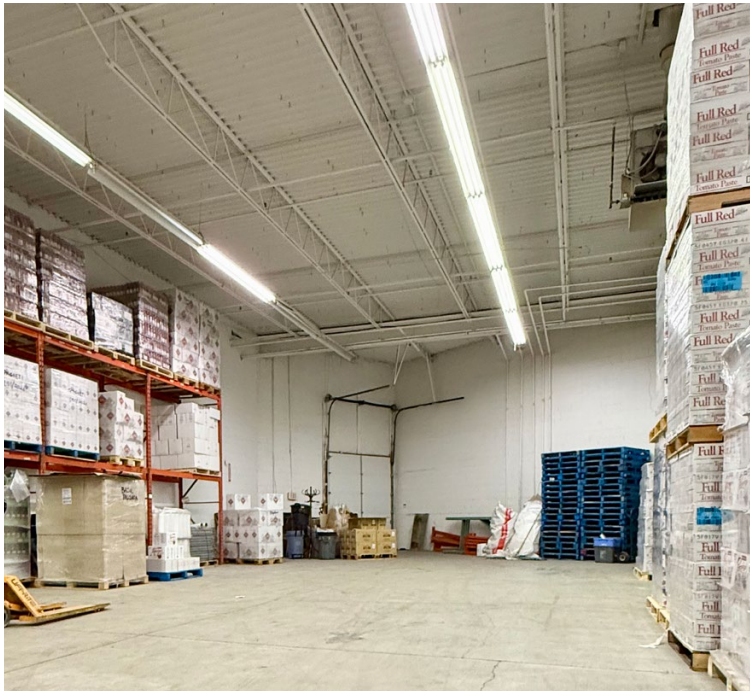
Convenient access to Highway 407

180 Jardin Dr, Unit 4

Concord, ON

FLOOR PLAN





Zoning - EM1 98.99

Permitted uses

EMPLOYMENT ZONE

- Automotive detailing
- Commercial school
- Manufacturing or processing facility
- Motor vehicle body repair
- Motor vehicle rental
- Motor vehicle repair
- Motor vehicle sales
- Office
- Research and development
- Vertical farming
- Warehousing and distribution facility

OTHER

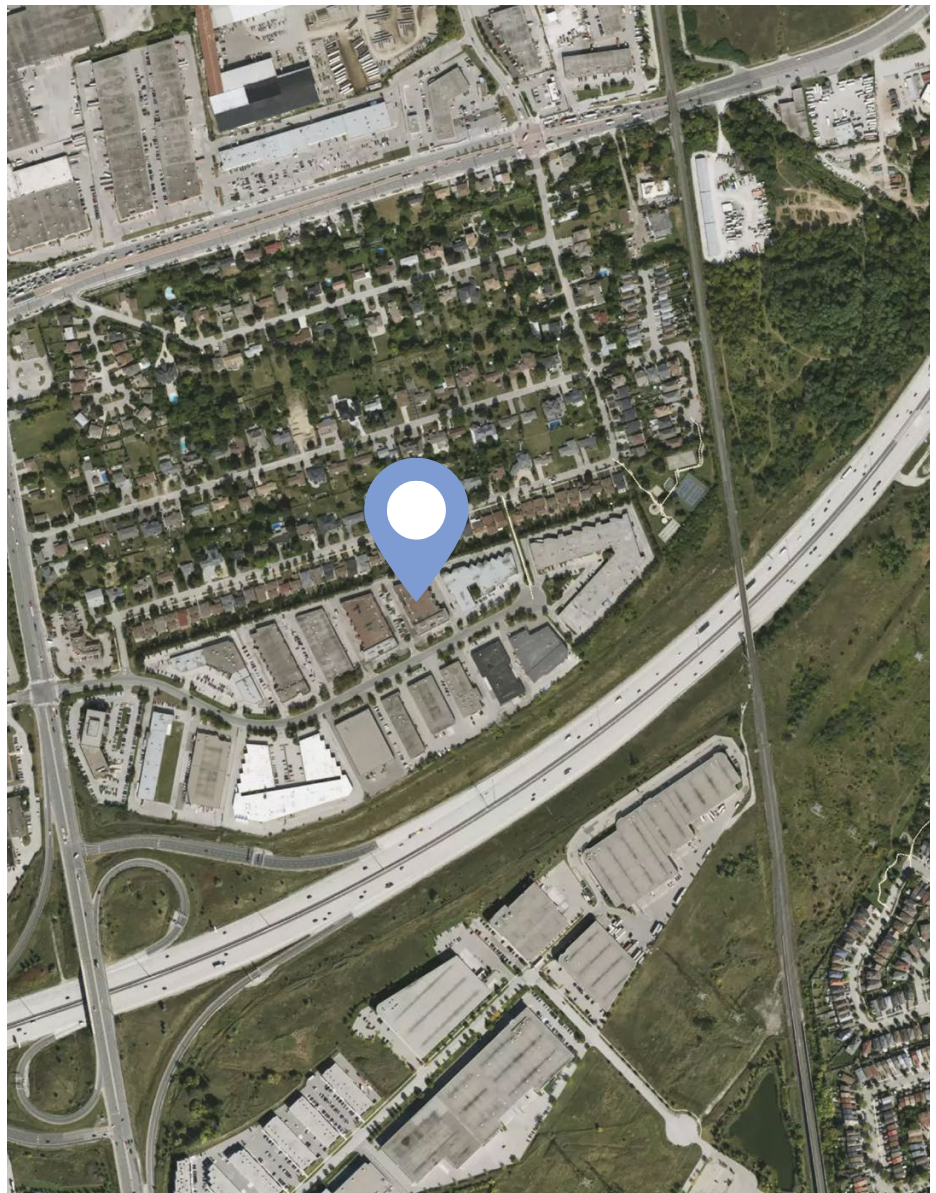
- Car wash
- Day care centre
- Temporary sales office

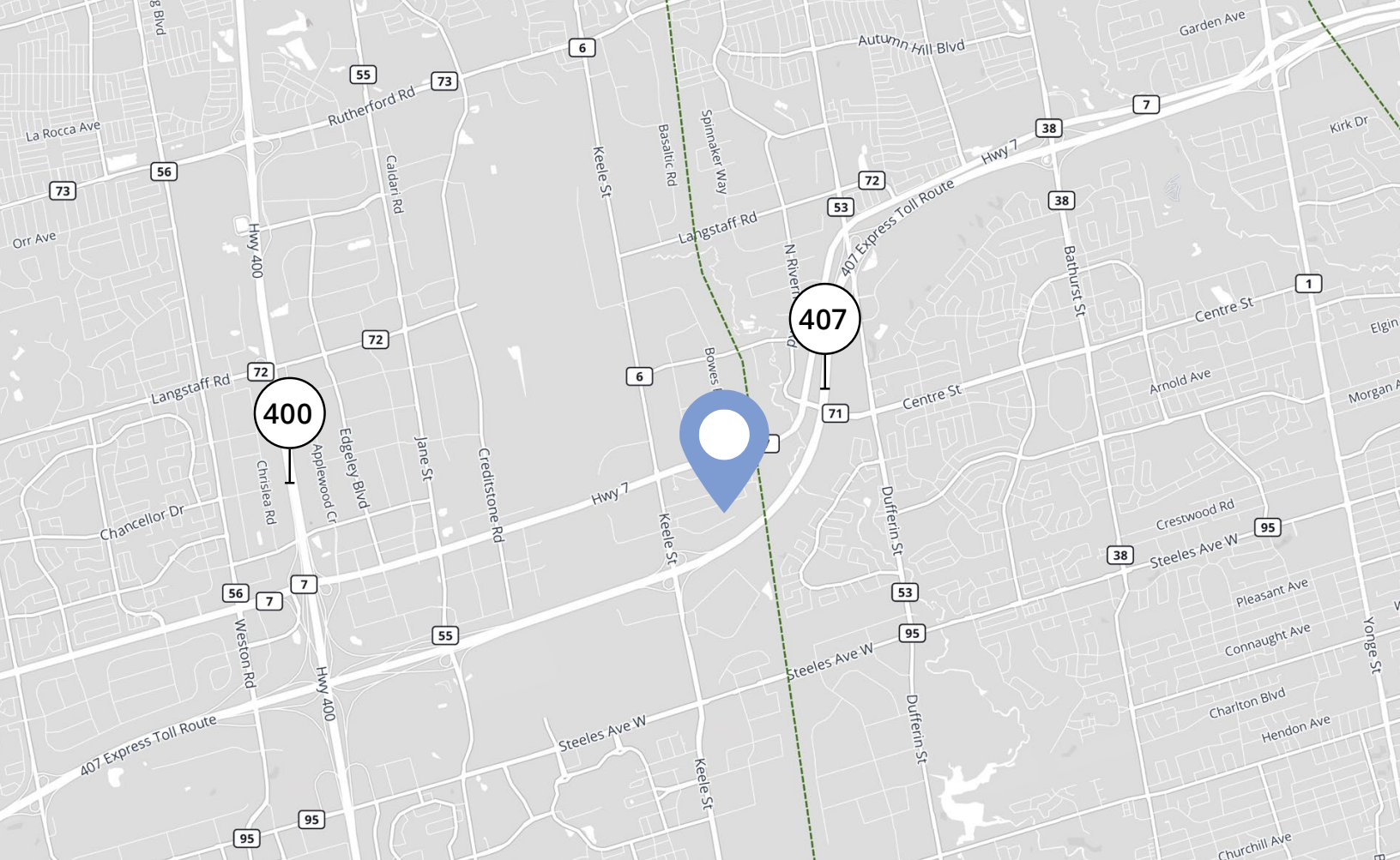
SPECIFIED ACCESSORY USES

- Accessory office
- Accessory retail
- Ancillary retail
- Intermodal container

ADDITIONAL REQUIREMENTS

1. This use is subject to specific use provisions in accordance with Part 5 of this Bylaw.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m² on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.





Amenities within 5KM



394

Restaurants



1,602

Retail



45

Gas Stations



44

Banks



31

Fitness Centres

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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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