



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

FOR LEASE

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



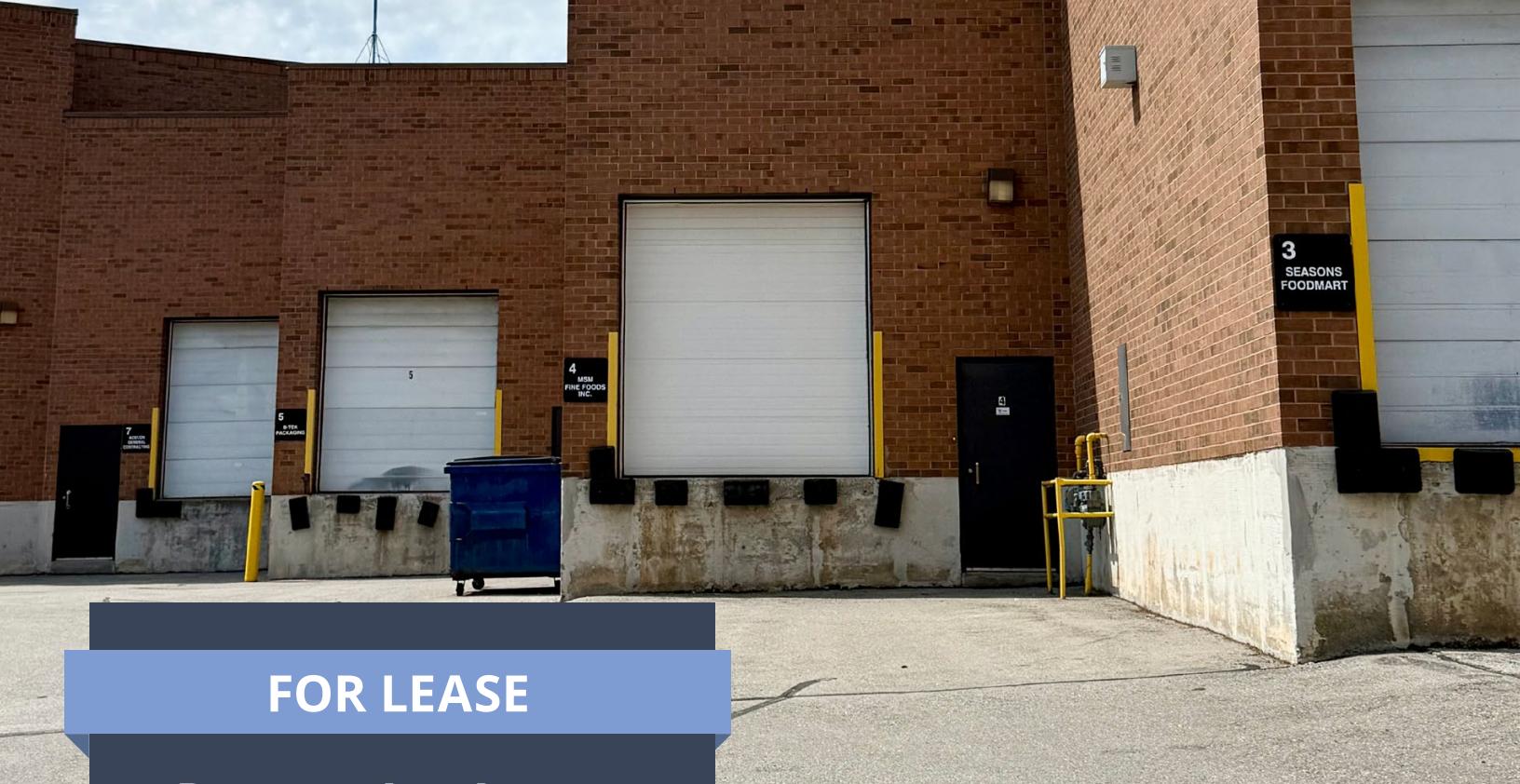
Can accommodate 53' trailers



Ample on-site parking

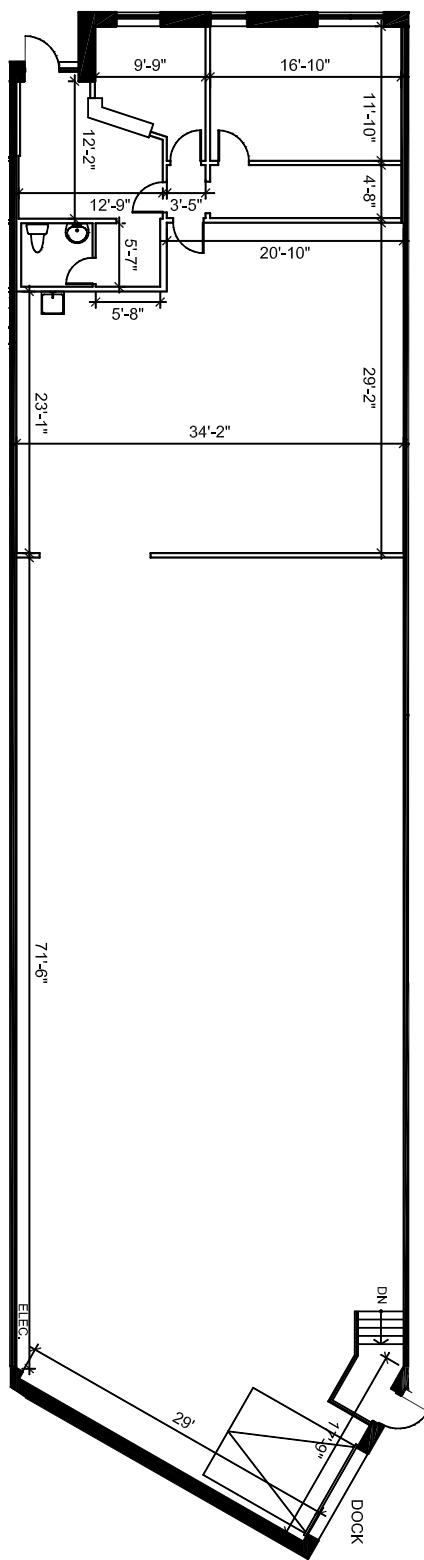


Convenient access to Highway 407



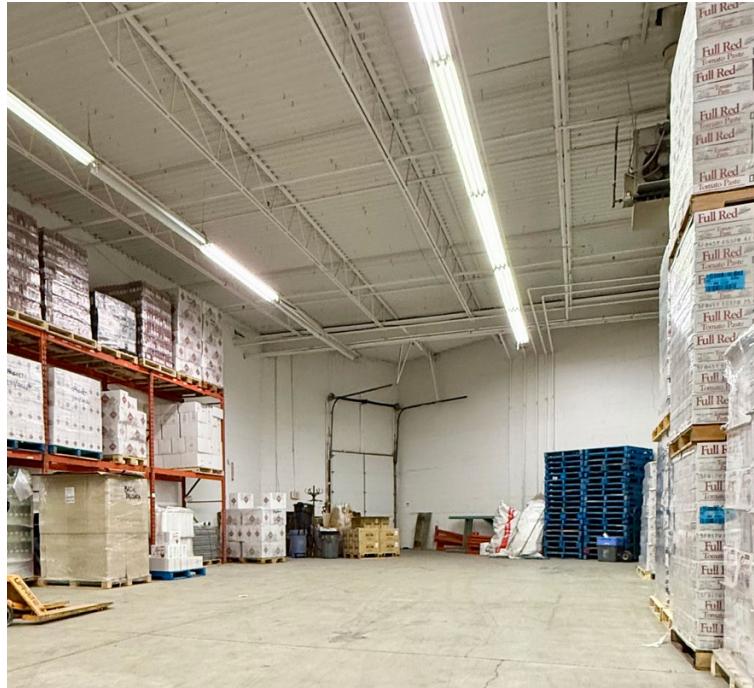
180 Jardin Dr, Unit 4
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FLOOR PLAN



180 Jardin Dr, Unit 4
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PHOTOS



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.

