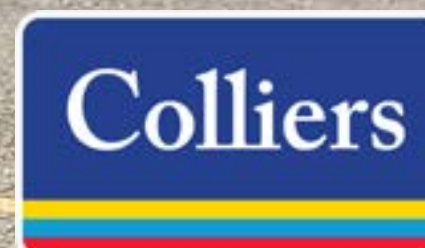


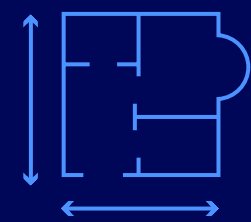
FOR SALE & LEASE

Highly Accessible Freestanding Building in North
York's Industrial Core | 110,360 SF on 4.19 Acres

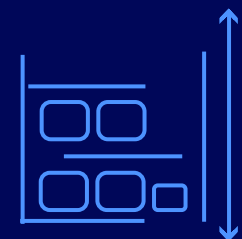


36-38
MILVAN DRIVE
TORONTO | ON





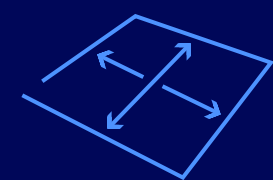
110,360 SF
Total Building Area



15'6"
Clear Height



**16 truck level &
2 Drive-in doors**



4.19
Acre Lot Size



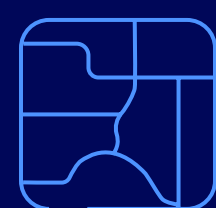
5,518 SF
Office Space



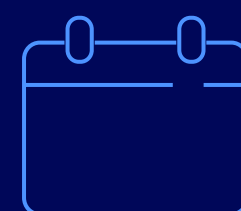
105
Parking Spaces



**1,600 Amps /
600 Volts**



E1.0
Zoning



**Immediate
Possession**



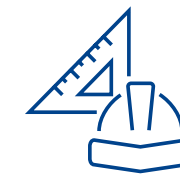
ASKING RATE

\$26,250,000 | \$12.95 NET PSF

Rare opportunity to lease a freestanding industrial facility in Toronto's established Humber Summit industrial corridor. Ideally situated with immediate access to Highways 400, 401, and 407, the property offers outstanding connectivity throughout the GTA and convenient access to Toronto Pearson International Airport.



PROPERTY HIGHLIGHTS



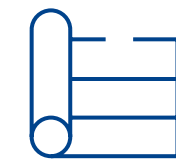
New asphalt & concrete pads (2026)



LED Lighting in warehouse, office, and exterior (2023)



Refreshed building exterior and landscaping (2025)



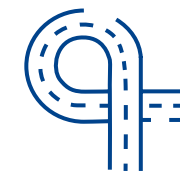
New white TPO roof with 20 year membrane warranty (2022)



Heavy power, 1,600 amps



Potential for multi-tenant



Highly accessible location minutes to HWY 400



Core, urban, location with Toronto address



INDUSTRIAL GALLERY



OFFICE GALLERY



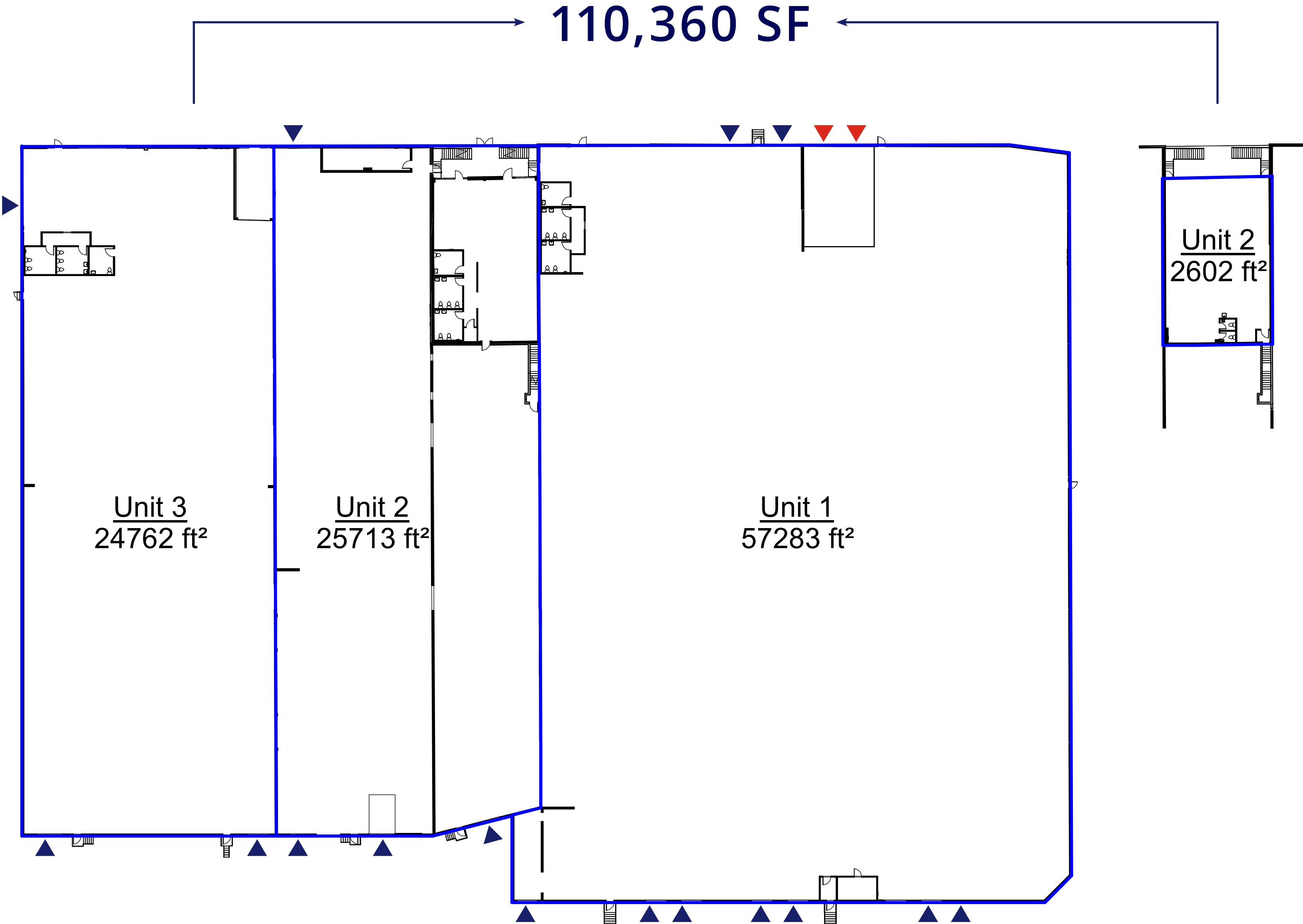
EXTERIOR GALLERY



FLOORPLAN

LEASEING OPTIONS

Option 1: Full Building	
Size	110,360 SF
Shipping	16 TL / 2 DI
Power	1,600 Amps
Option 2: Unit 1-2	
Size	85,598 SF
Shipping	13 TL / 2 DI
Power	1,000 Amps
Option 3: Unit 1	
Size	57,283 SF
Shipping	9 TL / 2 DI
Power	600 Amps
Option 4: Unit 2-3	
Size	53,077 SF
Shipping	7 TL
Power	600 Amps
Option 5: Unit 3	
Size	24,762 SF
Shipping	3 TL
Power	200 Amps



CONNECTIVITY

Driving Distances

HIGHWAYS

Highway 400	3 KM
Highway 407	7 KM
Highway 401	10 KM
Highway 427	11 KM
Highway 404	20 KM

AIRPORTS

Toronto Pearson International Airport	8 KM
Billy Bishop Toronto City Airport	28 KM

GO TRAIN STATIONS

Etobicoke North GO	8 KM
Downsview Park GO	8 KM
Weston GO	11 KM

INTERMODAL | SHIPPING TERMINALS

CP Vaughan Intermodal Terminal	8 KM
CN Brampton Intermodal Terminal	13 KM
Mississauga Intermodal Service Center	15 KM
Toronto Pearson Cargo Area	13 KM
Port of Toronto	30 KM

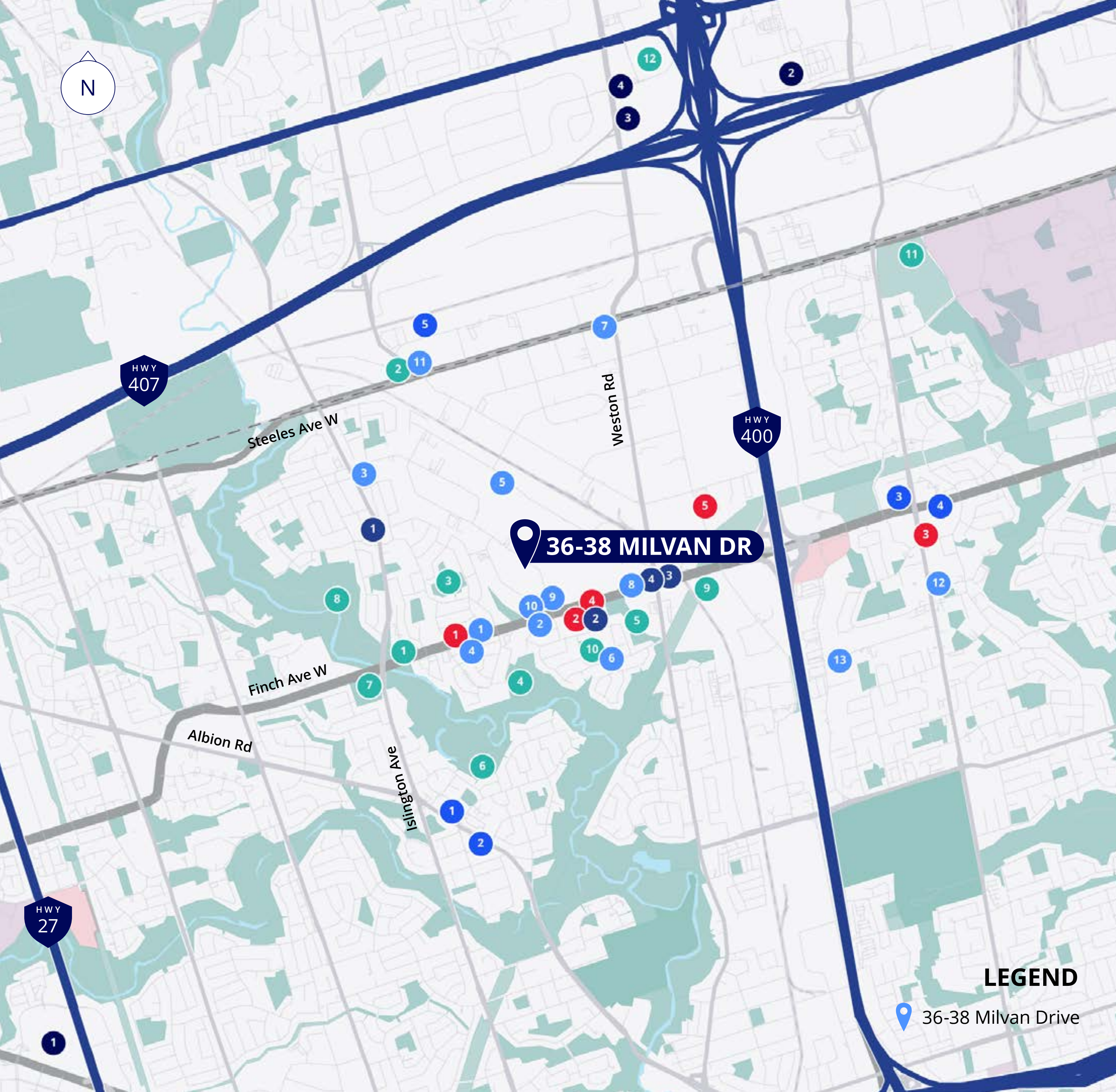
NEARBY CITIES

Vaughan	8 KM
Brampton	15 KM
Mississauga	18 KM
Markham	24 KM
Oakville	40 KM
Hamilton	75 KM

U.S. BORDERS

Rainbow Bridge Port of Entry	130 KM
Lewiston Bridge Port of Entry	135 KM
Peace Bridge (Fort Erie/Buffalo)	150 KM





NEARBY AMENITIES

RESTAURANTS

- 1 Fritou
- 2 Jamaica House
- 3 Salerno Trattoria
- 4 Fantastic Shawarma
- 5 Zone 6 Restaurant & Lounge
- 6 Adel's Kitchen
- 7 La Parilla
- 8 McDonald's
- 9 Plaza Latina
- 10 Tim Hortons
- 11 Mommy's Kitchen
- 12 Pho Mi Viet Hoa
- 13 Van Sandwiches

FITNESS

- 1 Grow Fitness
- 2 Before and After Fitness Club
- 3 Planet Fitness
- 4 Fit4Less
- 5 Bodies 2 Envy Fitness Studio

GROCERY STORES

- 1 Centra Food Market
- 2 Anatolian Fine Foods
- 3 FreshCo
- 4 Makola Tropical Foods Inc.
- 5 Globe Meats Fresh Market

PARKS & RECREATION

- 1 Gord & Irene Risk Community
- 2 PineCrest Event Centre
- 3 Gracedale Park
- 4 Bluehaven Park
- 5 Lindylou Park
- 6 Albion Gardens Park
- 7 Finch-Islington Park
- 8 Rowntree Mills Park
- 9 Julius Event Centre
- 10 Lanyard Park
- 11 The Village at Black Creek
- 12 Colossus Cineplex Cinemas

RETAIL

- 1 Woodbine Mall & Fantasy Fair
- 2 IKEA Vaughan
- 3 Sephora
- 4 HomeSense

GAS STATIONS

- 1 Esso
- 2 Shell
- 3 Ultramar
- 4 Esso

DEMOGRAPHICS

North York, ON

SEAMLESS ACCESS TO MAJOR MARKETS

16 KM

from Toronto Pearson International Airport, providing convenient access to global markets.

88

Transit Score, exceeding the GTA average of 78.

40.1

Median age, supported by strong 25–34-year-old workforce demographics. Median age, supported by strong 25–34-year-old workforce demographics.

3

Subway Stations

2

TTC Lines

serving the district.

365,822

Populations within a 10-minute drive, projected to grow to

377,381

by 2030.

6+

Bus routes with direct connections to TTC, GO Transit, York Region Transit, VIVA, and regional express services.

#1

Largest employment node in Toronto outside of Downtown.

32%

LOWER

Crime rate than the national average.

TOTAL 2026 POPULATION	805,079
PROJECTED 2031 POPULATION	809,531
HOUSEHOLD INCOME	\$131,825
MEDIAN AGE	39
EMPLOYMENT RATE	91.2%

Stats are based off a 10km radius of 36-38 Milvan Drive, North York. Colliers Canada | Hydra, 2026

CATALYSTS FOR ECONOMIC GROWTH

-  Largest employment hub in Toronto outside Downtown
-  Direct access to Highway 401 and regional transit networks
-  Yonge North & Sheppard subway expansions
-  Significant residential and mixed-use development pipeline
-  Home to major institutions including York University and Seneca College
-  Highly educated and diverse workforce

KEY INDUSTRIES DRIVING GROWTH

-  Financial Services
-  Technology
-  Education & Research
-  Food & Hospitality
-  Entertainment & Cultural Services
-  Professional Services

ZONING E1.0

PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter’s Shop
- Cold Storage
- Contractor’s Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- All Manufacturing Uses except:
 - Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - Ammunition, Firearms or Fireworks Factory;
 - Asphalt Plant;
 - Cement Plant, or Concrete Batching Plant;
 - Crude Petroleum Oil or Coal Refinery;
 - Explosives Factory;
 - Industrial Gas Manufacturing;
 - Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - Pesticide or Fertilizer Manufacturing;
 - Petrochemical Manufacturing;
 - Primary Processing of Gypsum;
 - Primary Processing of Limestone;
 - Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - Pulp Mill, using pulpwood or other vegetable fibres;
 - Resin, Natural or Synthetic Rubber Manufacturing;
 - Tannery
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use





AREA OVERVIEW

North York, ON

Located in the heart of North York's established industrial and business district, **36-38 Milvan Drive** offers exceptional access to one of the Greater Toronto Area's most sought-after employment nodes. Surrounded by a diverse mix of manufacturing, warehousing, logistics, and distribution users, the property benefits from a well-established business ecosystem that supports efficient operations and workforce accessibility.

The property is minutes from a wide range of amenities, including **Yorkgate Mall, SmartCentres Woodbridge, Vaughan Mills, Costco, Walmart, Home Depot, and numerous restaurants, hotels, and service-oriented retailers**, providing everyday convenience for employees and visitors alike. Its strategic location offers immediate connectivity to Highways

400, 401, 407, and 427, facilitating seamless transportation throughout the GTA, Pearson International Airport, and key regional markets. Positioned along the Toronto and Vaughan border, the area provides access to a large and skilled labour pool drawn from North York, Vaughan, Etobicoke, and surrounding communities. Supported by strong transportation infrastructure, established industrial development, and proximity to Canada's largest consumer market, 36-38 Milvan Drive is ideally situated for businesses seeking operational efficiency, regional connectivity, and long-term growth within one of the GTA's premier industrial corridors.



TEAM OF EXPERTS



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