

For Sale and Lease: Industrial

Lennard:

**55 Milvan Drive
North York**

18,742 SF Industrial Freestand with outside storage

Property Highlights



Total Building Area
18,742 SF

Office Area
10%



Shipping Doors
2 Truck Level
1 Drive-In



Lot Size
1.06 Acres



Clear Height
13'8" - 14'5"



Zoning
EH 1.0 (permits outside storage)



Power
400 Amps



Cranes
1



Reduced Asking Price
\$8,433,900
Taxes
\$46,793.52 (2024)



Asking Net Rent PSF
\$15.95
TMI PSF
\$4.99 (2026)

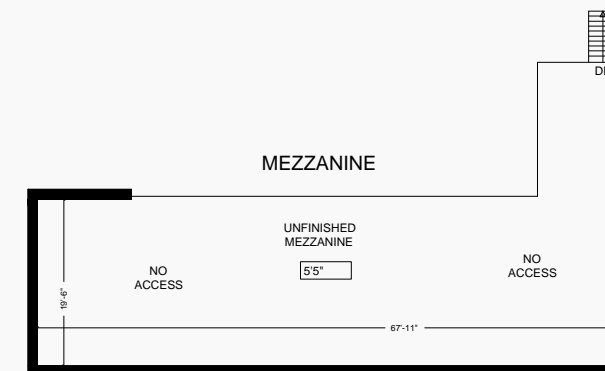
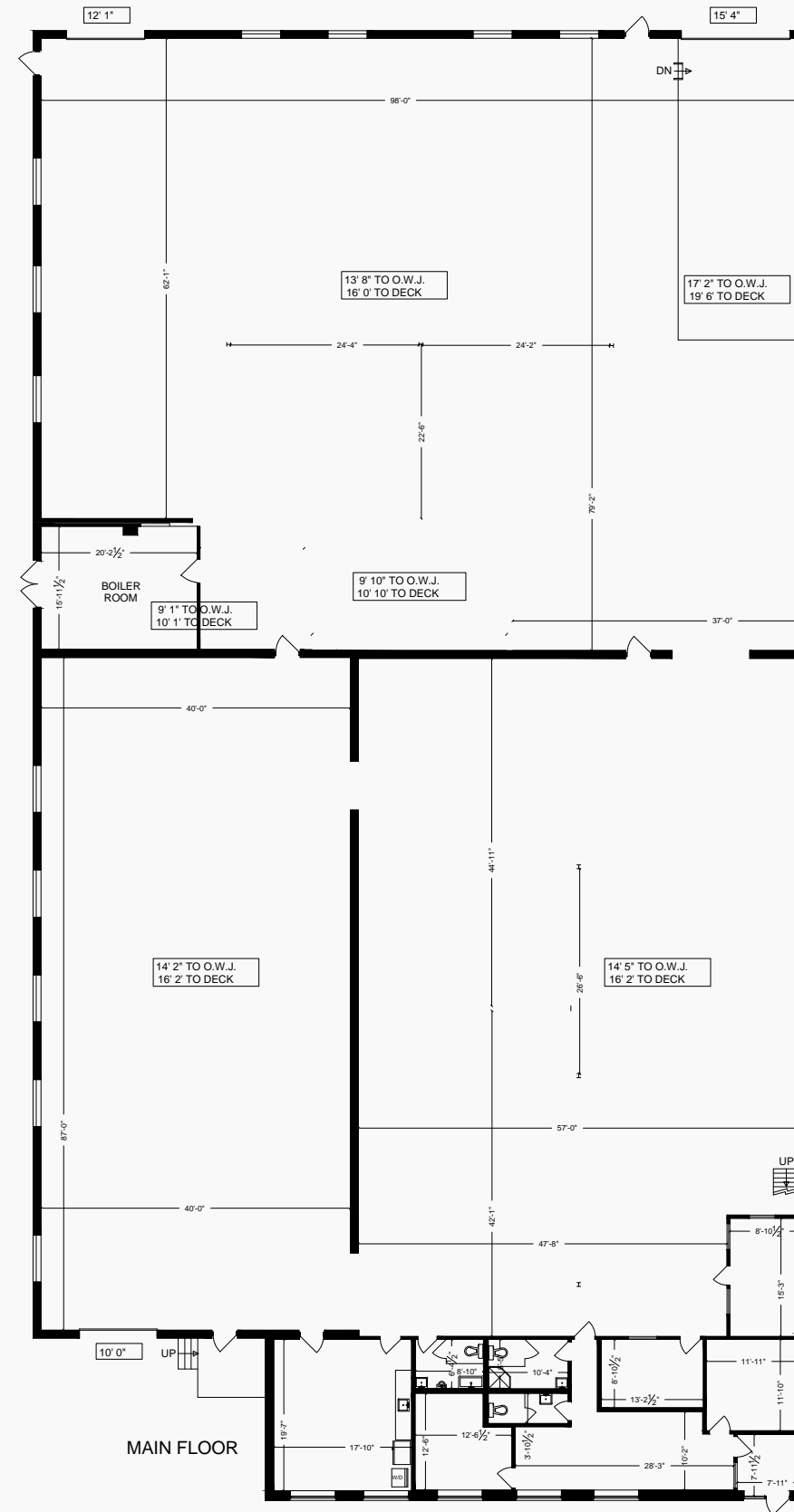
Roof
replaced in
2020

Recent
upgrades
to roof and
windows

Outside
storage yard

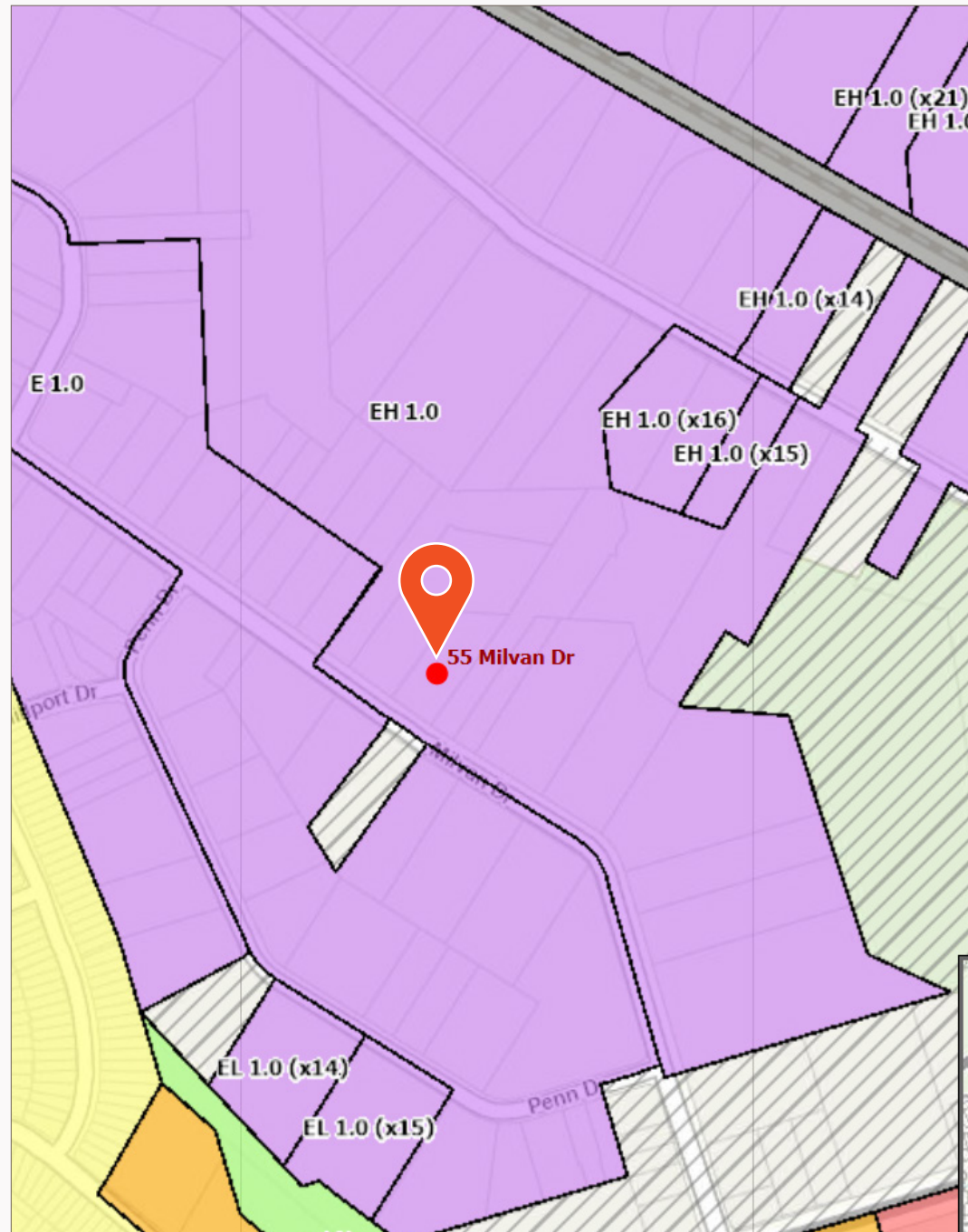


Floor Plan





Zoning



*Please see City of Toronto Zoning By-Law for complete list of permitted uses, exceptions, and conditions.

EH 1.0 - Employment Heavy Industrial*

Permitted Uses include:

In the EH zone, the following uses are permitted:

- | | |
|---|---|
| Ambulance Depot | Shipping Terminal |
| Animal Shelter | Vehicle Depot |
| Bindery | Vehicle Repair Shop |
| Building Supply Yards | Warehouse |
| Carpenter's Shop | Waste Transfer Station [By-law: OMB PL130592] |
| Chemical Materials Storage | |
| Cold Storage | |
| Contractors Establishment | |
| Custom Workshop | |
| Dry Cleaning or Laundry Plant | |
| Fire Hall | |
| Fuel Storage | |
| Industrial Sales and Service Use | |
| Laboratory | |
| All Manufacturing Uses except: | |
| 1) Ammunition, Firearms or Fireworks Factory; | |
| 2) Crude Petroleum Oil or Coal Refinery; | |
| 3) Explosives Factory; | |
| 4) Tannery | |
| Police Station | |
| Public Utility | |
| Public Works Yard | |
| Recovery Facility | |
| Service Shop | |

Use with Conditions - EH Zone

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

- | |
|---|
| Cogeneration Energy (10) |
| Crematorium (14) |
| Marihuana production facility (3) |
| Open Storage (1) |
| Outside Operations (2) |
| Propane Transfer, Handling and Storage Facility (9) |
| Renewable Energy (10) |
| Transportation Use (12) |
| Vehicle Service Shop (5,13) |
| [By-law: 0403-2014] [By-law: 1124-2018] |

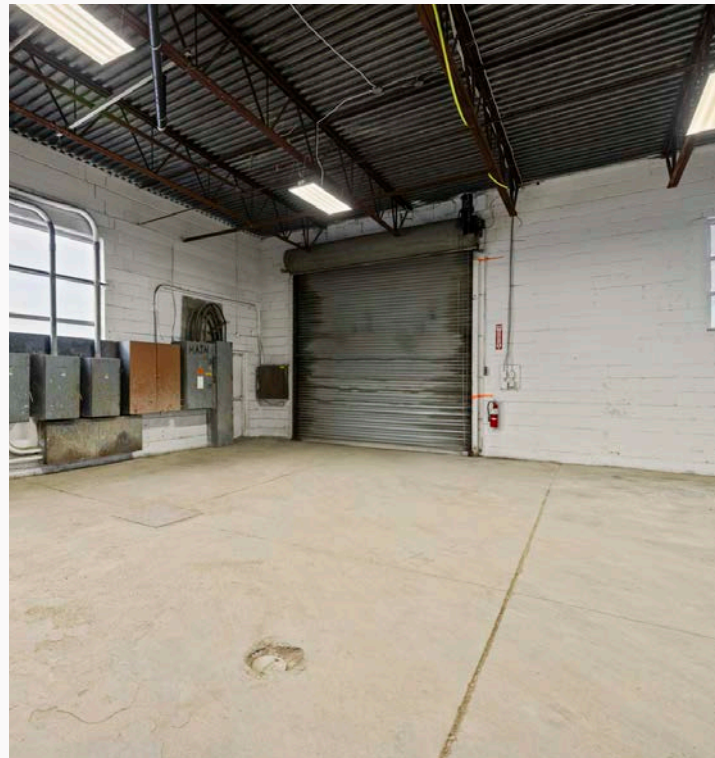
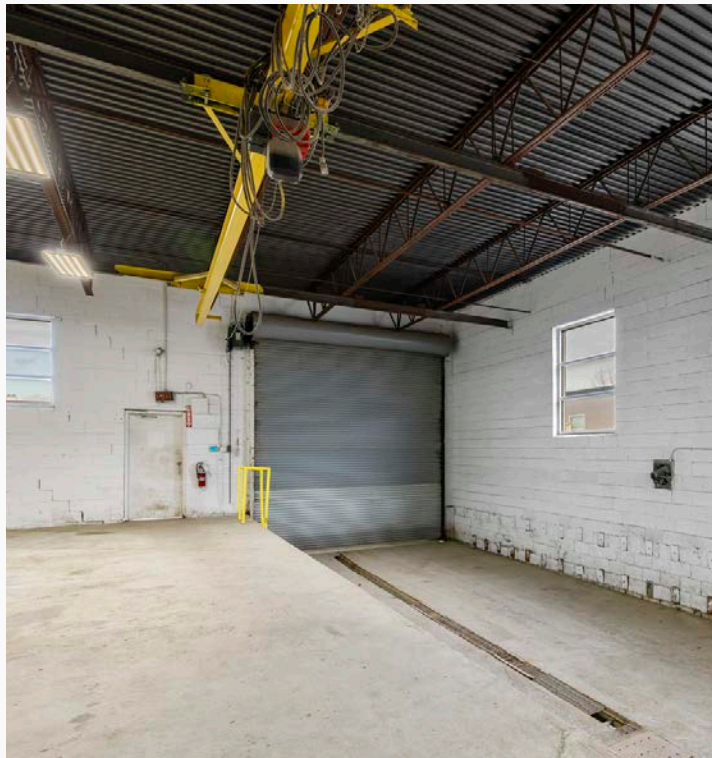


Exterior Photos

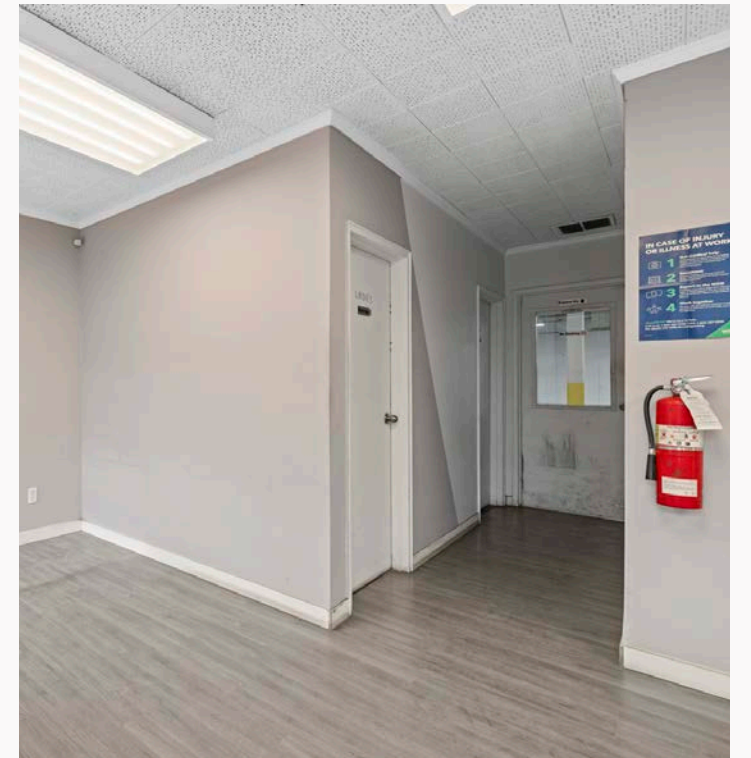
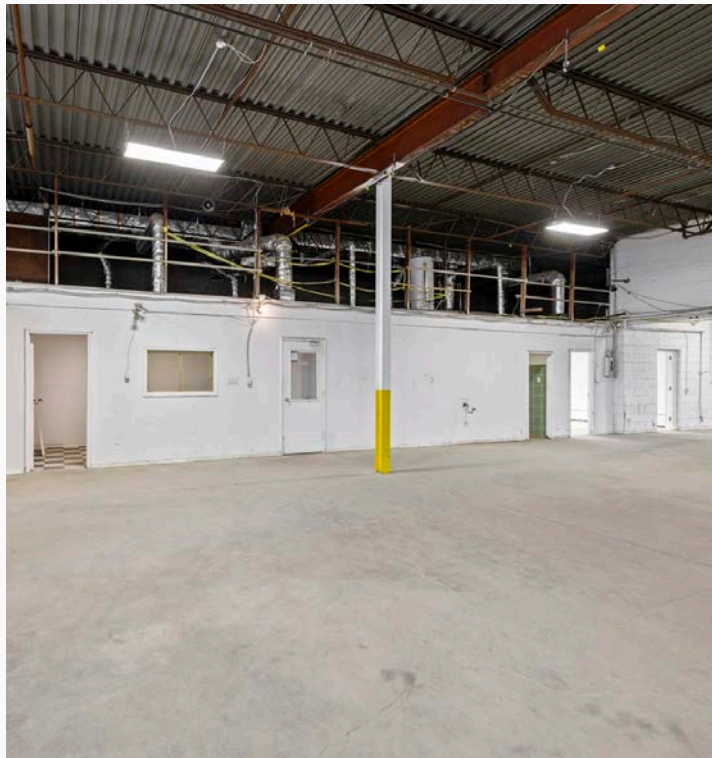




Interior Photos

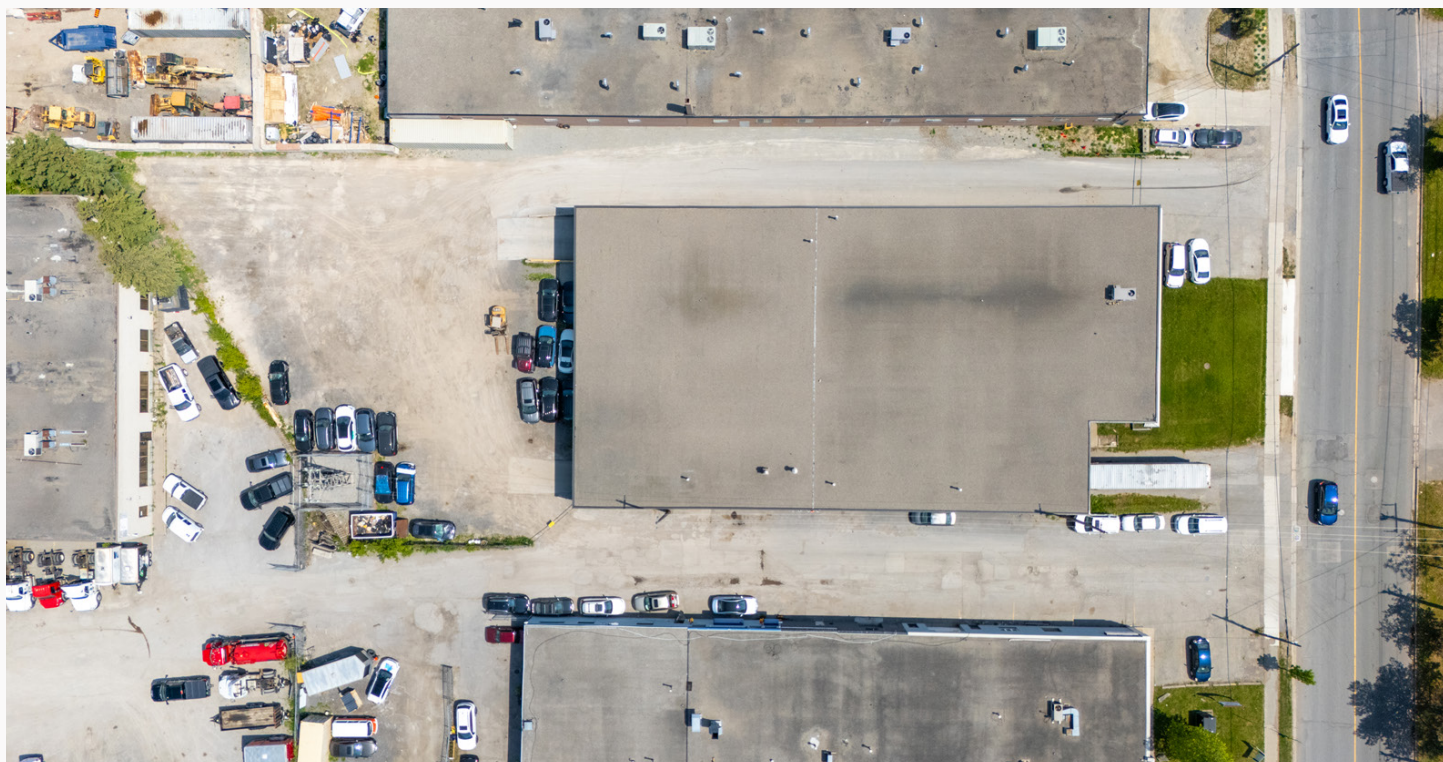


Interior Photos



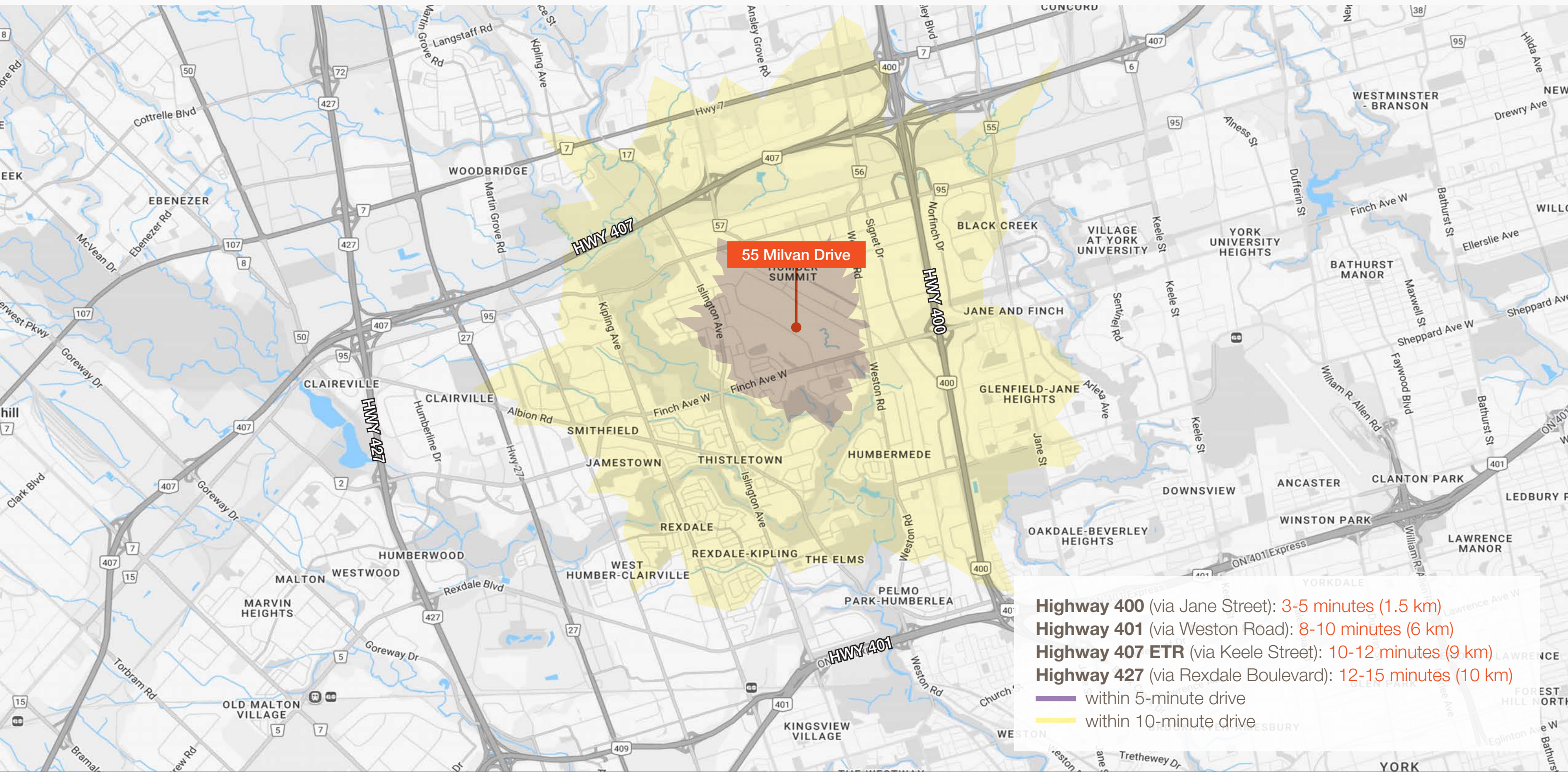


Aerial Photos





Location & Drive Times





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