

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**



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**



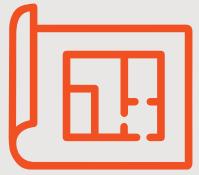
Reduced Asking Price  
**\$8,433,900**

Taxes  
**\$46,793.52 (2024)**



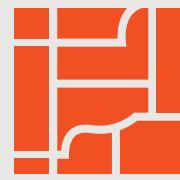
Asking Net Rent PSF  
**\$15.95**

TMI PSF  
**\$4.99 (2026)**

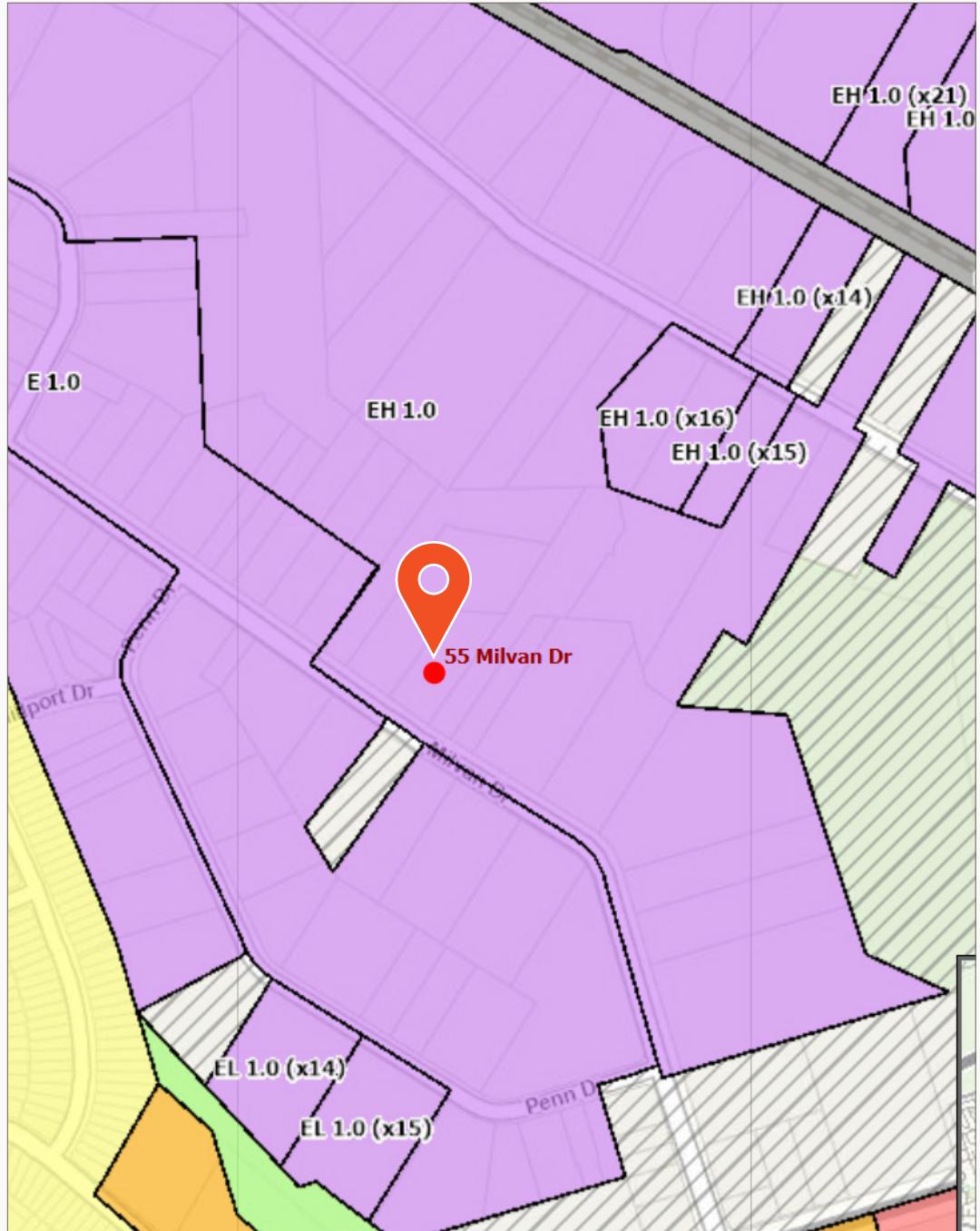


# Floor Plan





# 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  
Animal Shelter  
Bindery  
Building Supply Yards  
Carpenter's Shop  
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

Shipping Terminal  
Vehicle Depot  
Vehicle Repair Shop  
Warehouse  
Waste Transfer Station [ By-law: OMB PL130592 ]

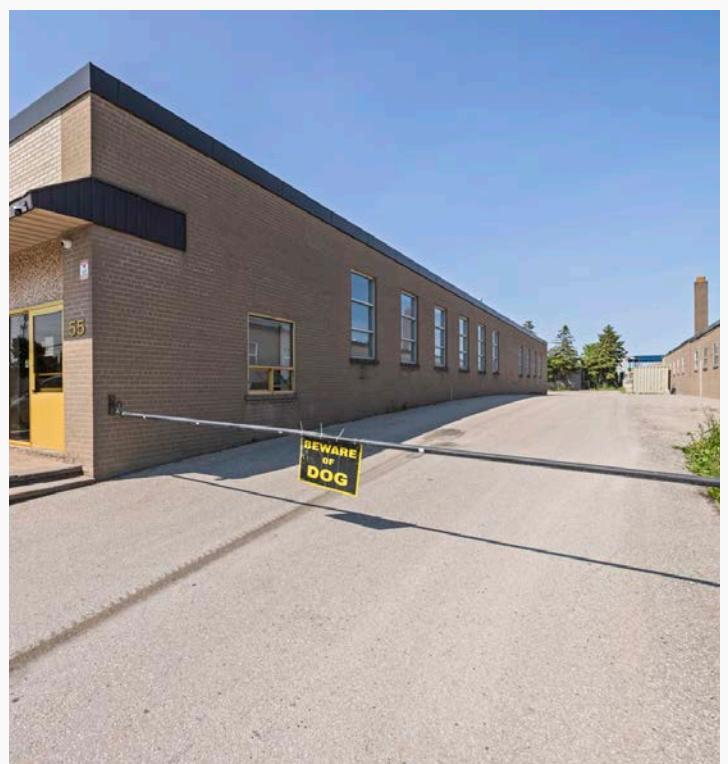
### Use with Conditions - EH Zone

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 ]

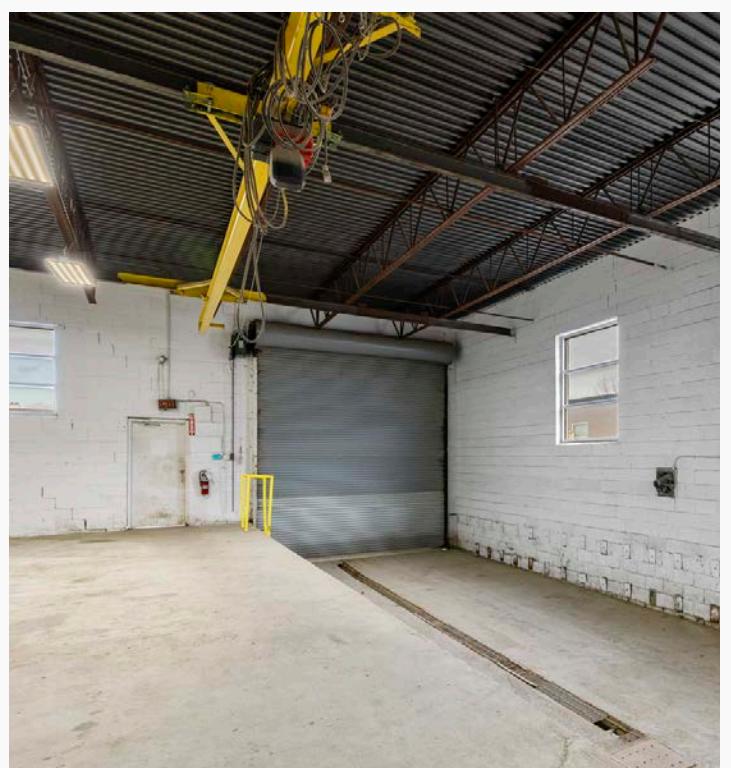


## Exterior Photos



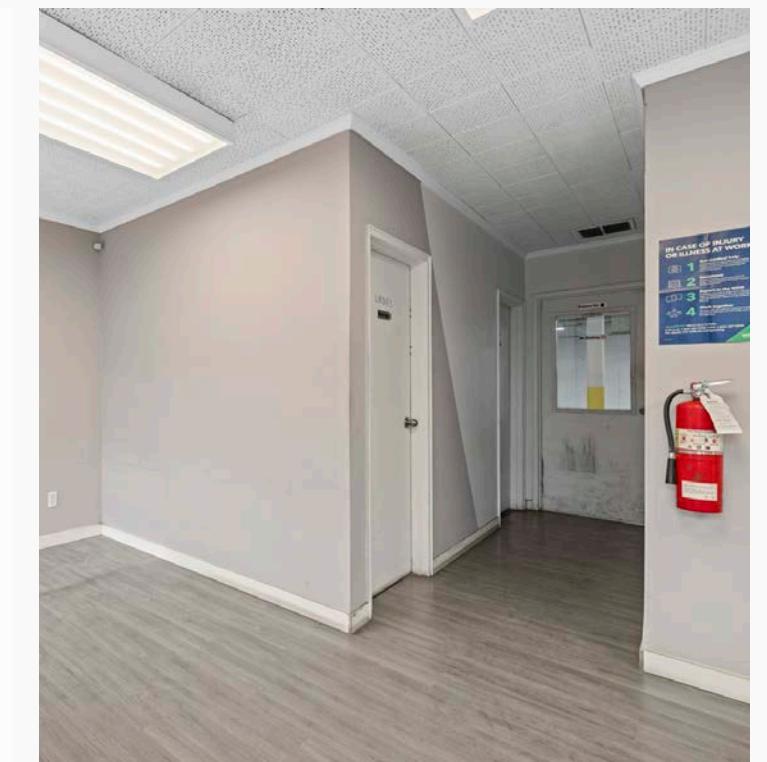
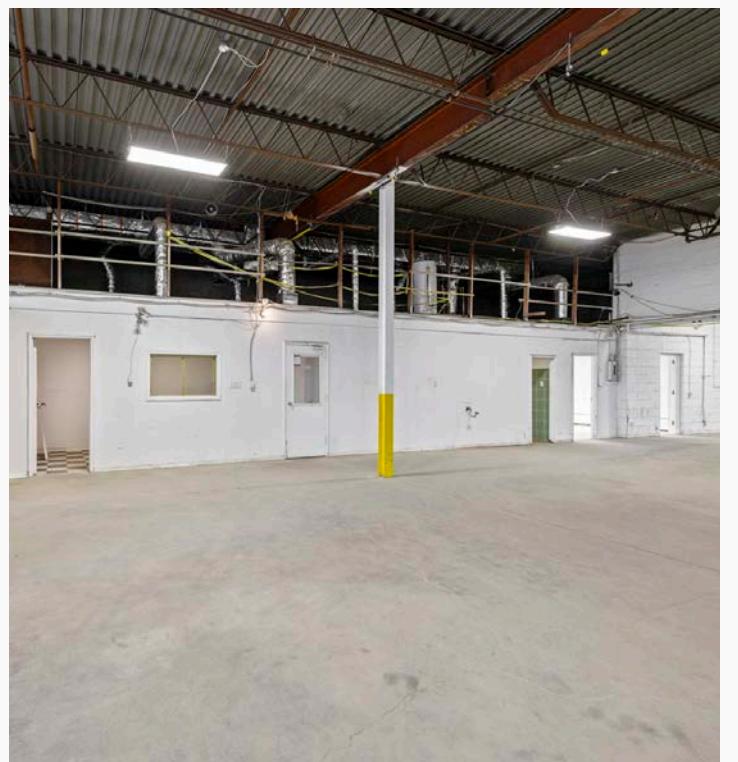
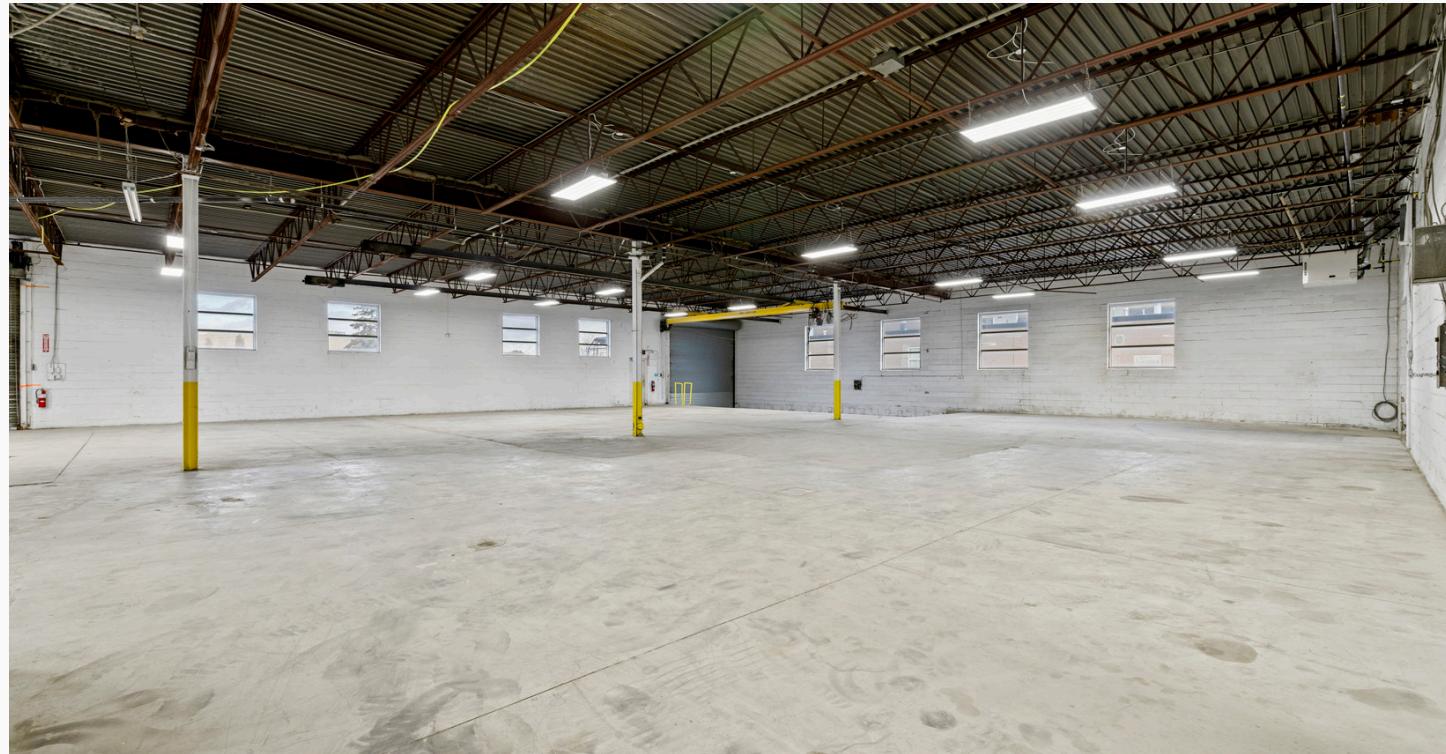


## Interior Photos



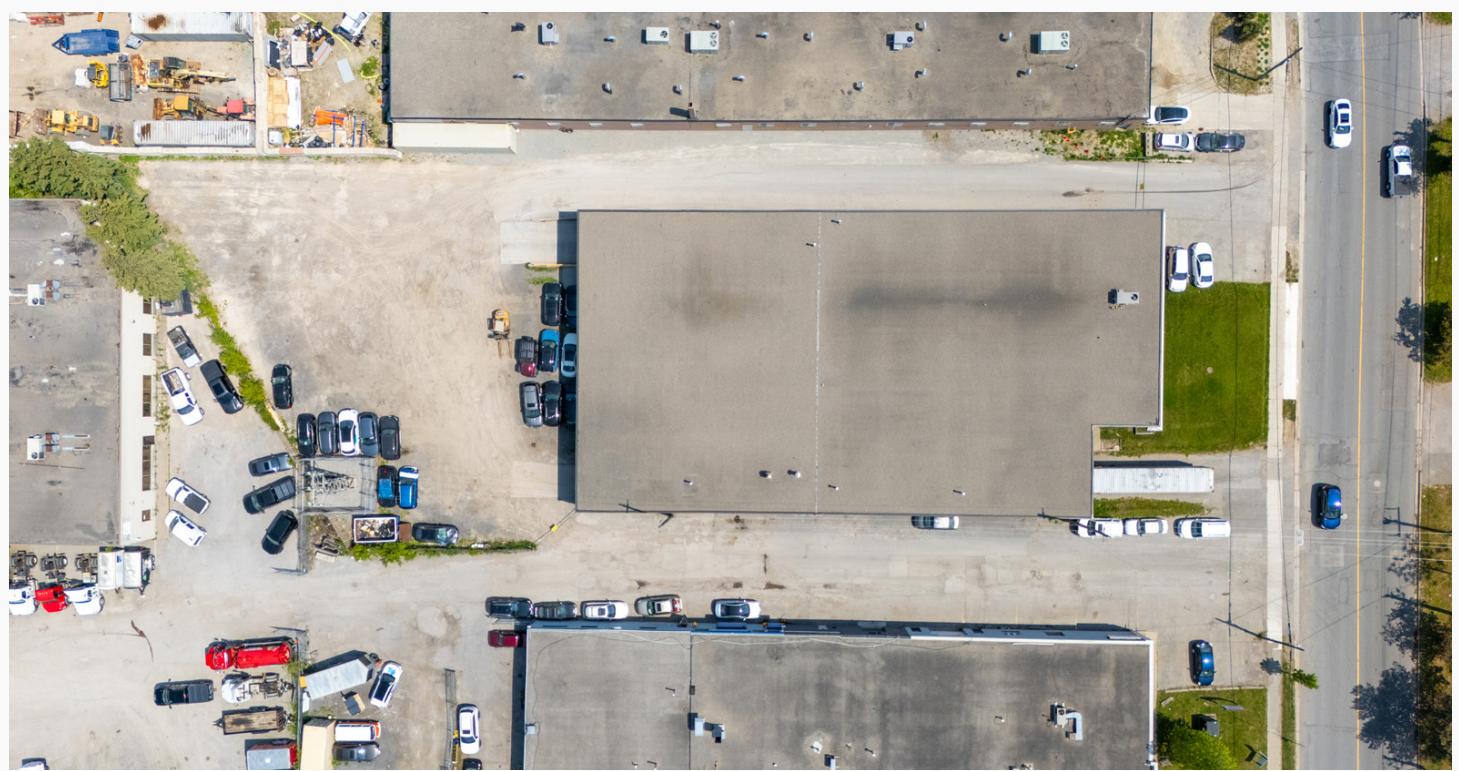


## Interior Photos



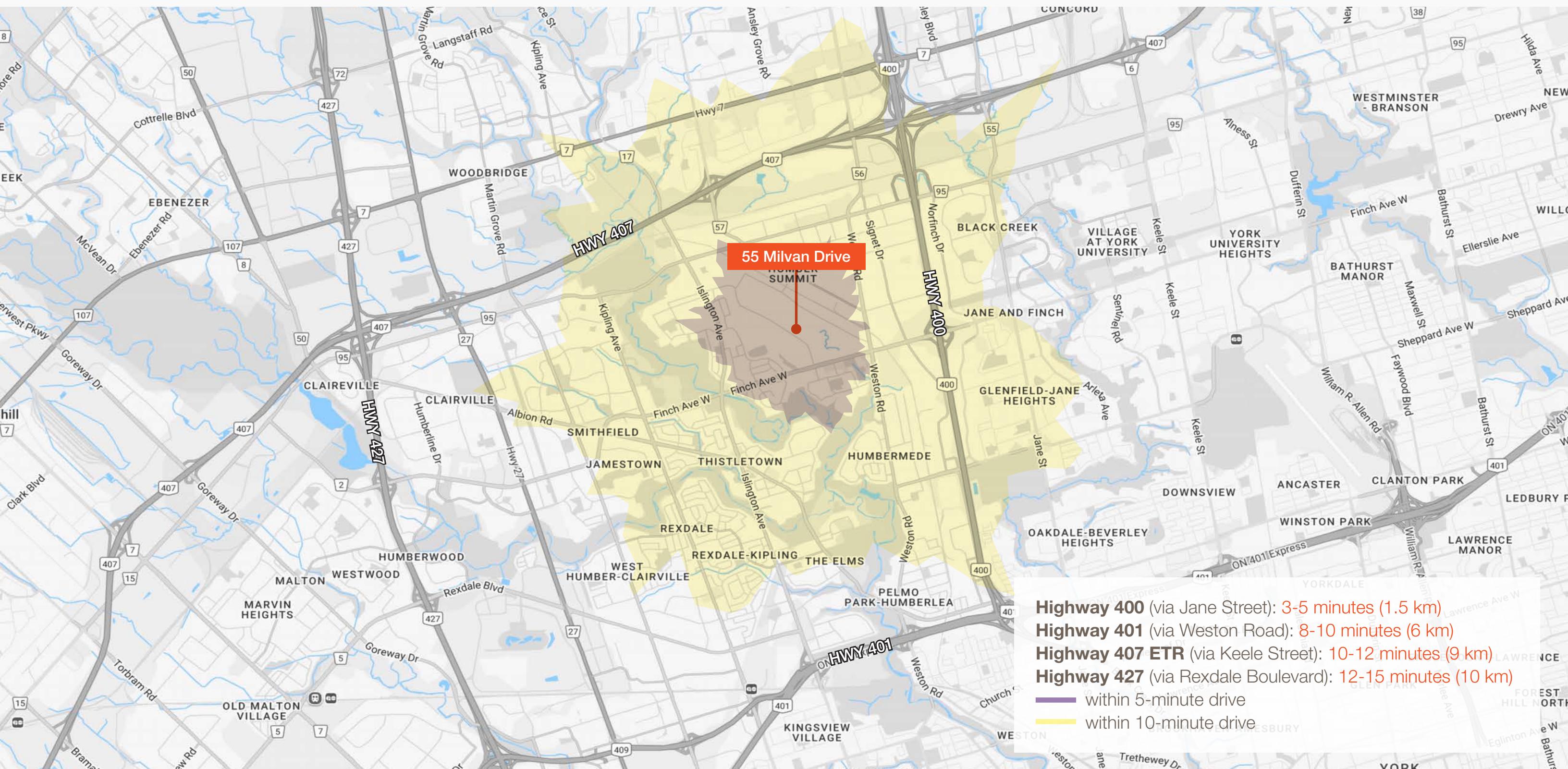


# Aerial Photos





# Location & Drive Times





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