

**AVISON  
YOUNG**



**FOR LEASE**

# Functional corner industrial unit in a well managed complex

**110 Jardin Drive, Unit 1-2**  
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

7,530 sf

#### INDUSTRIAL AREA

90%

#### OFFICE AREA

10%

#### CLEAR HEIGHT

16' 2"

#### ZONING

EM1

#### SHIPPING

2 T/L

#### POSSESSION

October 1, 2025

#### ASKING NET RENT

\$19.00 psf

#### ADDITIONAL RENT

\$5.40 psf (2025)

### Features



Well-maintained industrial unit in a professionally managed complex



Two truck-level loading doors with bumper plates



Accessible to 53' trailers—ideal for experienced drivers



Conveniently located with unrivaled access to Highway 407



Efficient layout maximizing warehousing space



### Zoning - EM1

#### 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

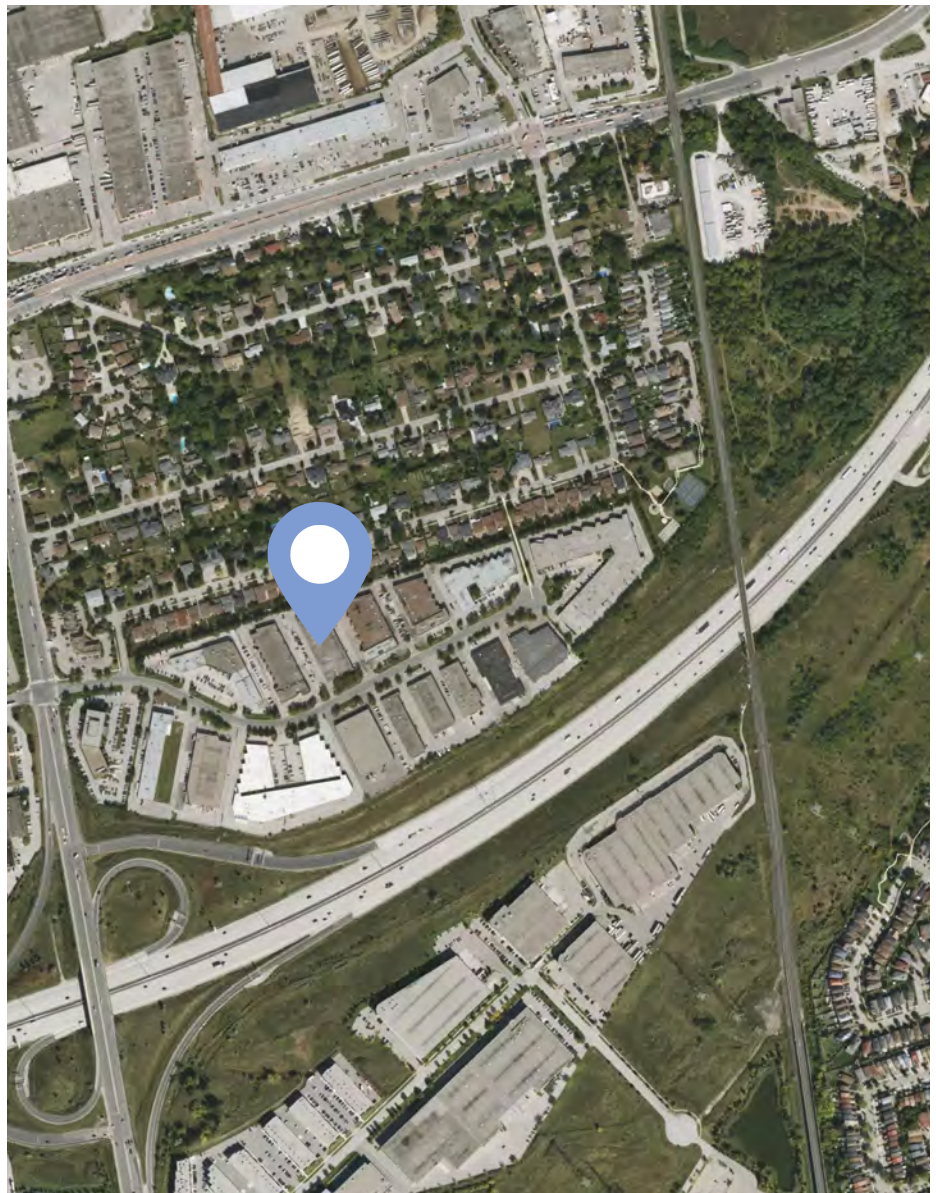
- Car wash
- Day care centre
- Temporary sales office

##### SPECIFIED ACCESSORY USES

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

##### ADDITIONAL REQUIREMENTS

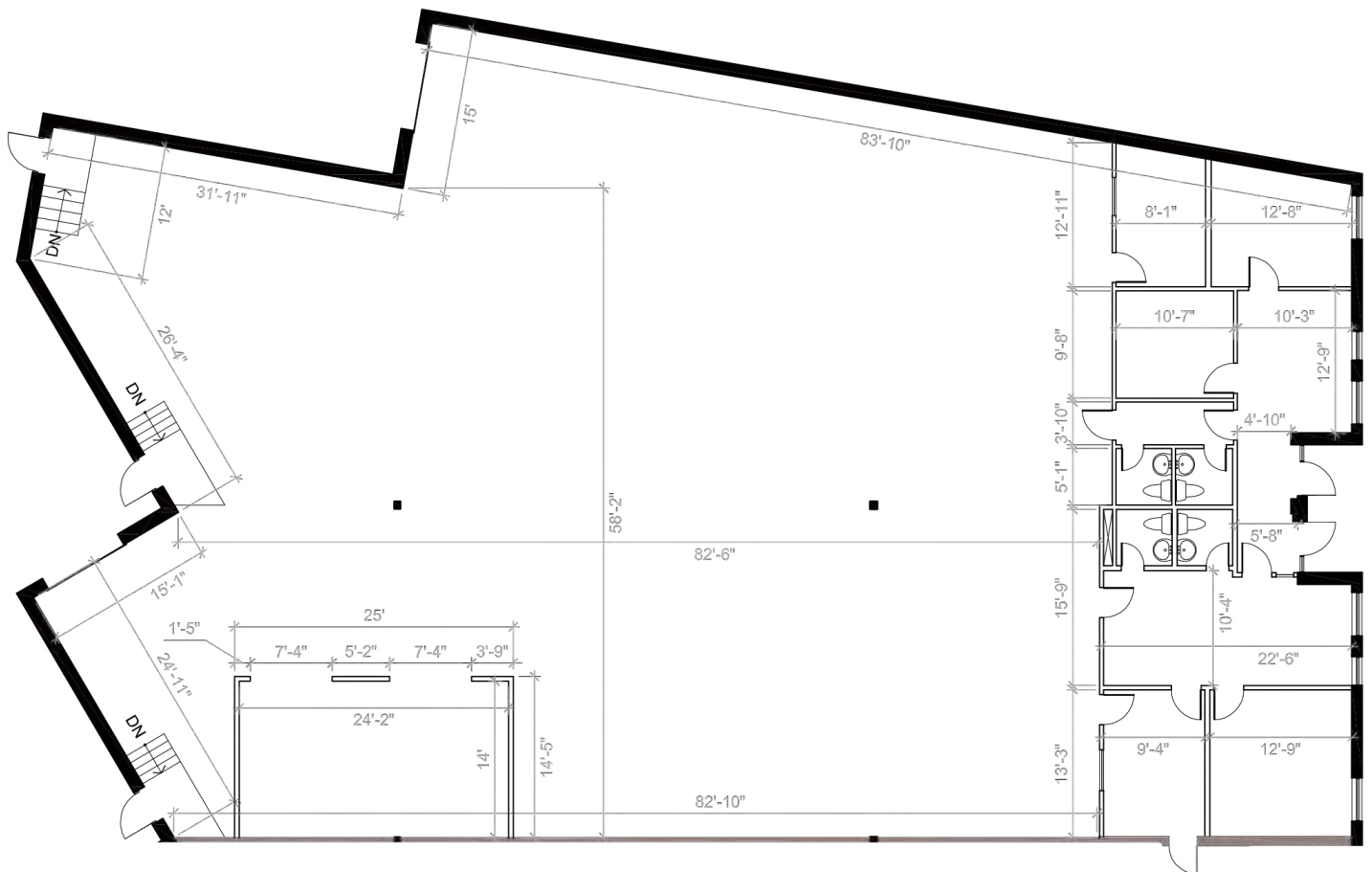
1. This use is subject to specific use provisions in accordance with Part 5 of this Bylaw.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m<sup>2</sup> on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1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



# 110 Jardin Drive, Unit 1-2

Concord, ON

## FLOOR PLAN





### Amenities within 5KM



**394**

Restaurants



**1,602**

Retail



**45**

Gas Stations



**44**

Banks



**31**

Fitness Centres

## FOR LEASE

### 110 Jardin Drive, Unit 1-2 Concord, ON

#### Tom Clancy

Broker, Principal

905 283 2388

[tom.clancy@avisonyoung.com](mailto:tom.clancy@avisonyoung.com)

#### Tessa Compagno

Sales Representative

905 283 2342

[tessa.compagno@avisonyoung.com](mailto:tessa.compagno@avisonyoung.com)

#### Nick Neila

Sales Representative

905 283 3746

[nick.neila@avisonyoung.com](mailto:nick.neila@avisonyoung.com)

#### 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](http://avisonyoung.ca)

© 2025. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

© Mapbox, © OpenStreetMap

# AVISON YOUNG