



For Lease

40,537 SF Unit for Lease in Richmond Hill, Fully Air Conditioned with 800 Amps

20 East Pearce Street Unit 2, Richmond Hill, ON

Excellent access to Highways 404 & 407, with YRT transit stops at the doorstep.

Accelerating success.

Marc Kirshenbaum*, SIOR

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*Sales Representative

Property Overview

Address 20 East Pearce Street Unit 2, Richmond Hill

Major Intersection Leslie Street & East Pearce Street

Unit Area 40,537 SF

Office Area 3,920 SF

Warehouse Area 36,617 SF

Clear Height 17'8"

Shipping 2 truck level doors (9'8" x 8'0")

3 drive-in door (9'8" x 7'6")

Bay Sizes 31'3" x 38'10"

Power 800 Amps / 600 Volts

Zoning M2

Possession April 1, 2027

Lease Rate \$17.50 Net PSF

T.M.I. \$4.93 PSF

Comments:

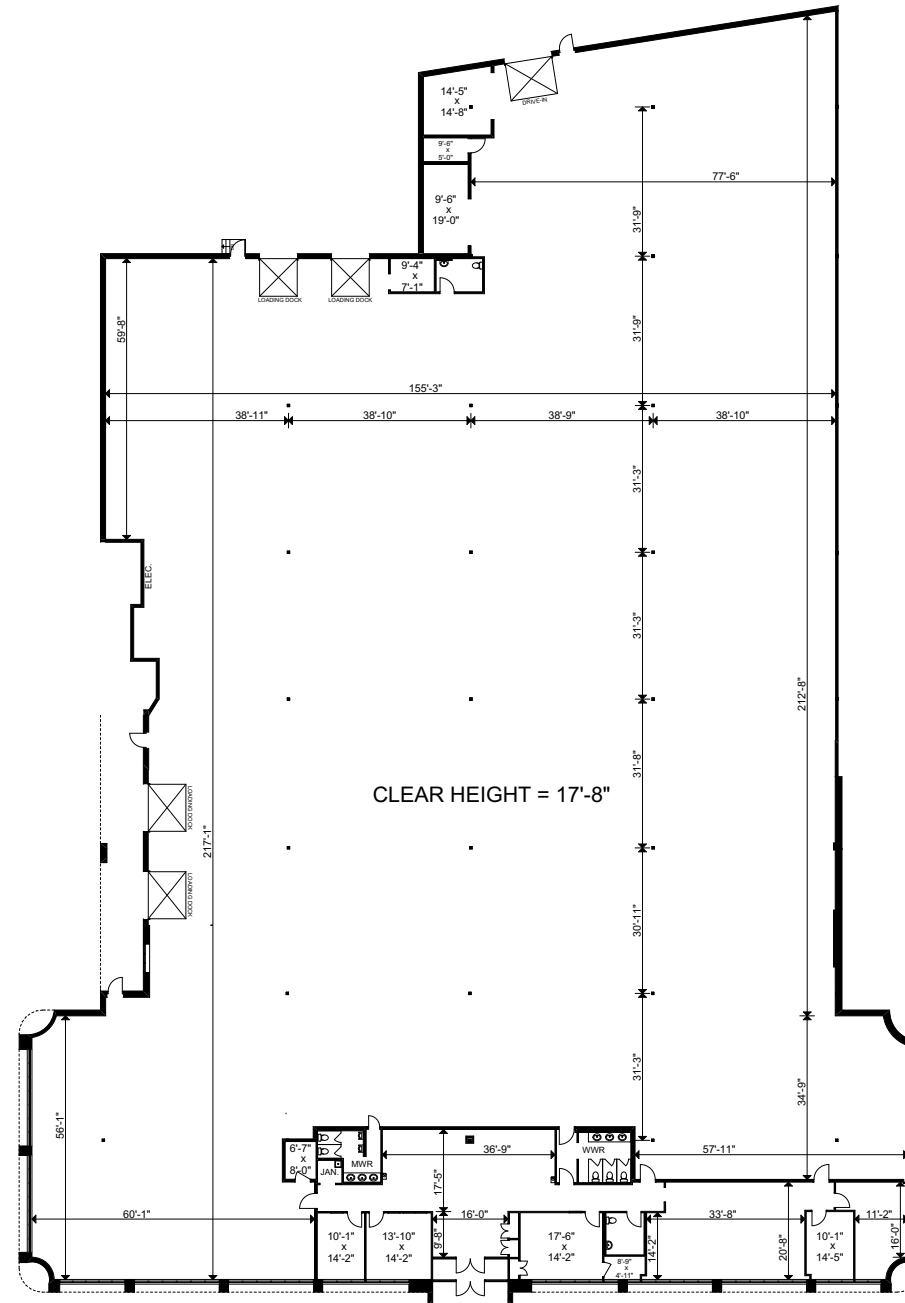
- New roof (2017)
- Full sprinkler coverage with 24 hour monitoring
- LED lighting throughout
- Fully air conditioned warehouse
- 70 Parking spaces











Site Access

Highway 407
4 minutes

Highway 404
4 minutes

Highway 400
12 minutes

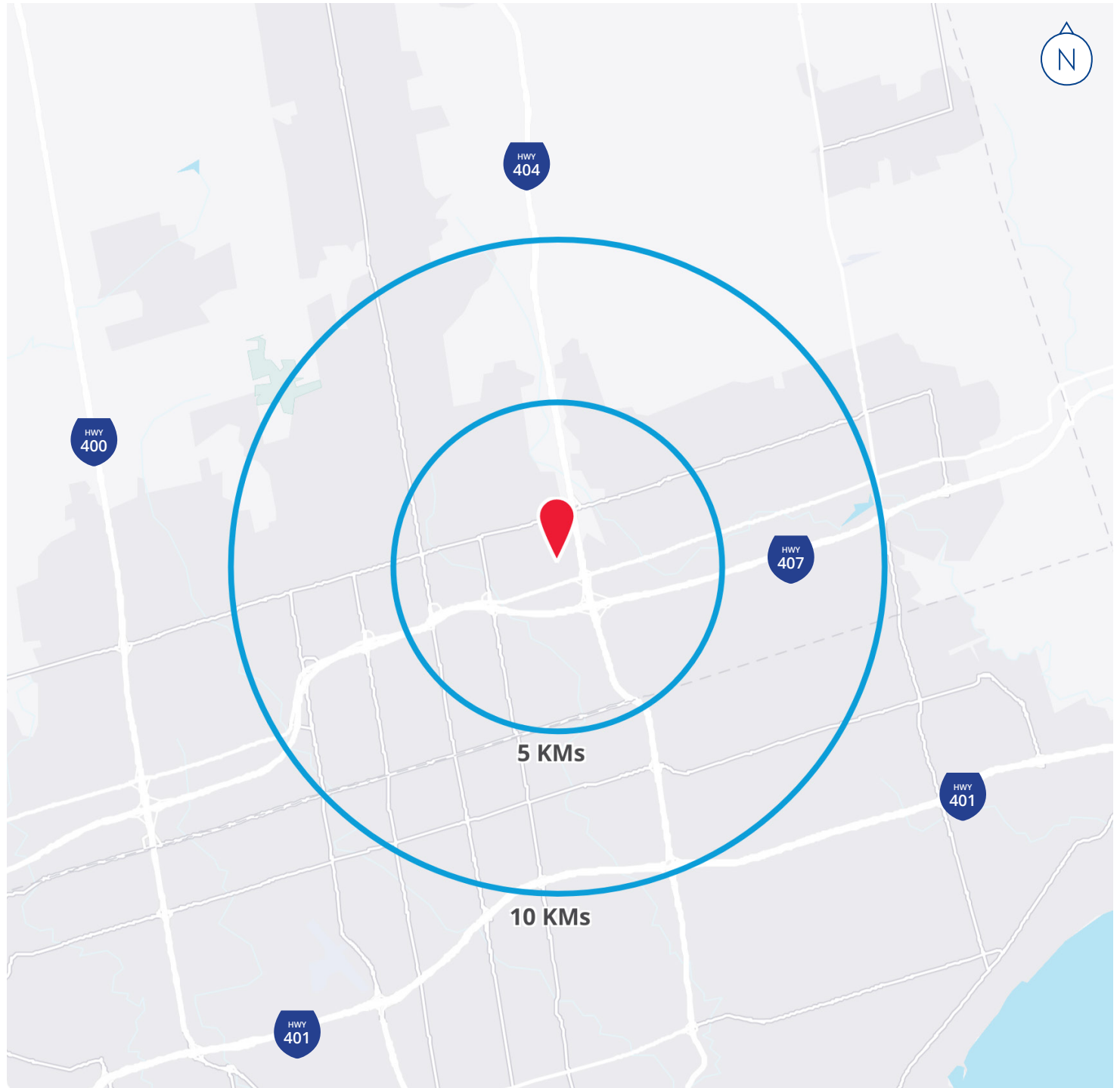
Highway 401
13 minutes

Highway 427
17 minutes

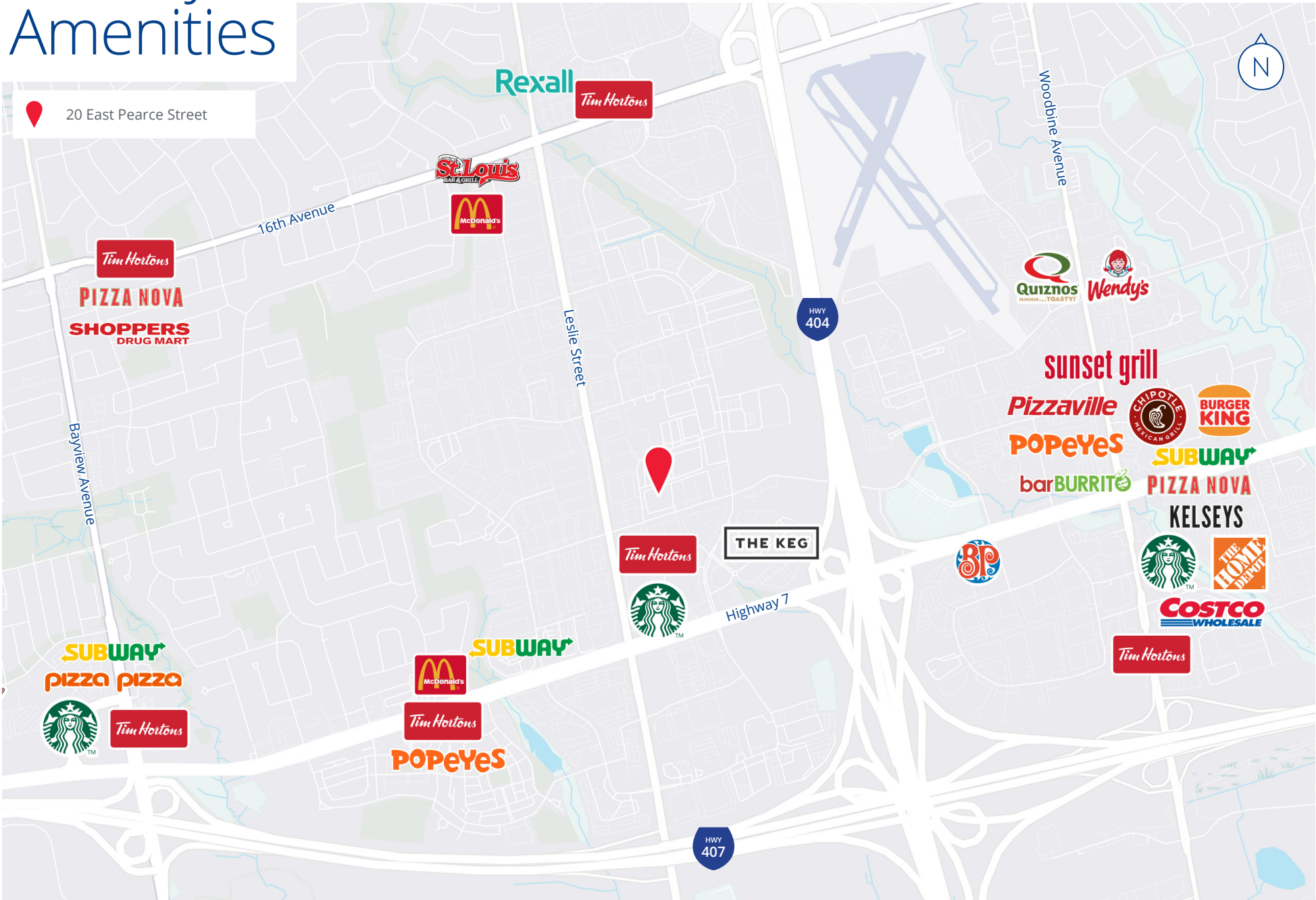
Highway 403
27 minutes



**Toronto Pearson
International Airport**
25 minutes



Nearby Amenities





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