



INDUSTRIAL SPACE

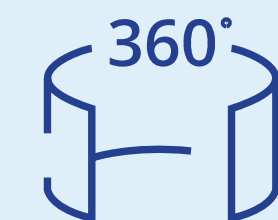
31 Performance Drive, Richmond Hill, ON

Bright and Efficient Industrial Space **For**
Lease

Colliers

The *Property*

Property Address	31 Performance Drive, Richmond Hill
Major Intersection	Highway 404 and Major Mackenzie Drive East
31 Performance Drive	44,466 SF Industrial Space (Divisible)
Net Rent	Starting at \$21.50 PSF/year
TMI (estimate)	\$6.81 PSF plus utilities and janitorial
Clear Height	17'
Parking	4/1,000 SF free surface parking
Power	400 Amps, 600V
Doors	2 Drive In Doors
Availability	Immediate



Take a Virtual Tour
31 Performance Dr



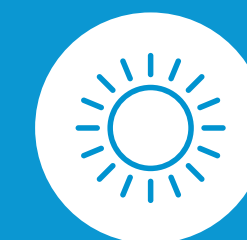
Building *Features*

High-performance flex industrial

HIGH-PERFORMANCE FLEX OFFICE BUILDINGS



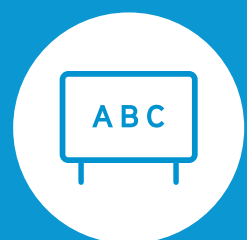
Full height windows
with high ceilings



Lots of
natural light



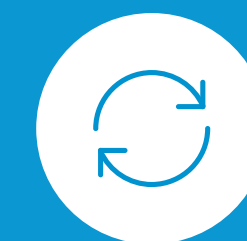
Free parking
(4:1,000 SF ratio)



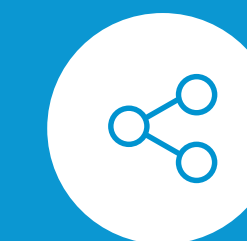
Signage
opportunity



Bicycle racks and
outdoor bike shelter



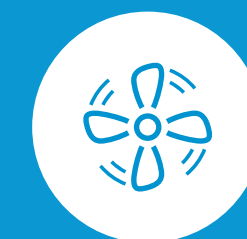
EV charging
stations



Fibre-optic
connections



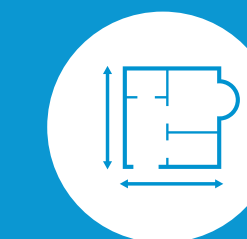
Efficient
floor plans



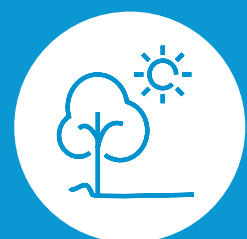
Enhanced HVAC design
(UV light, MERV-13)



Highly
efficient

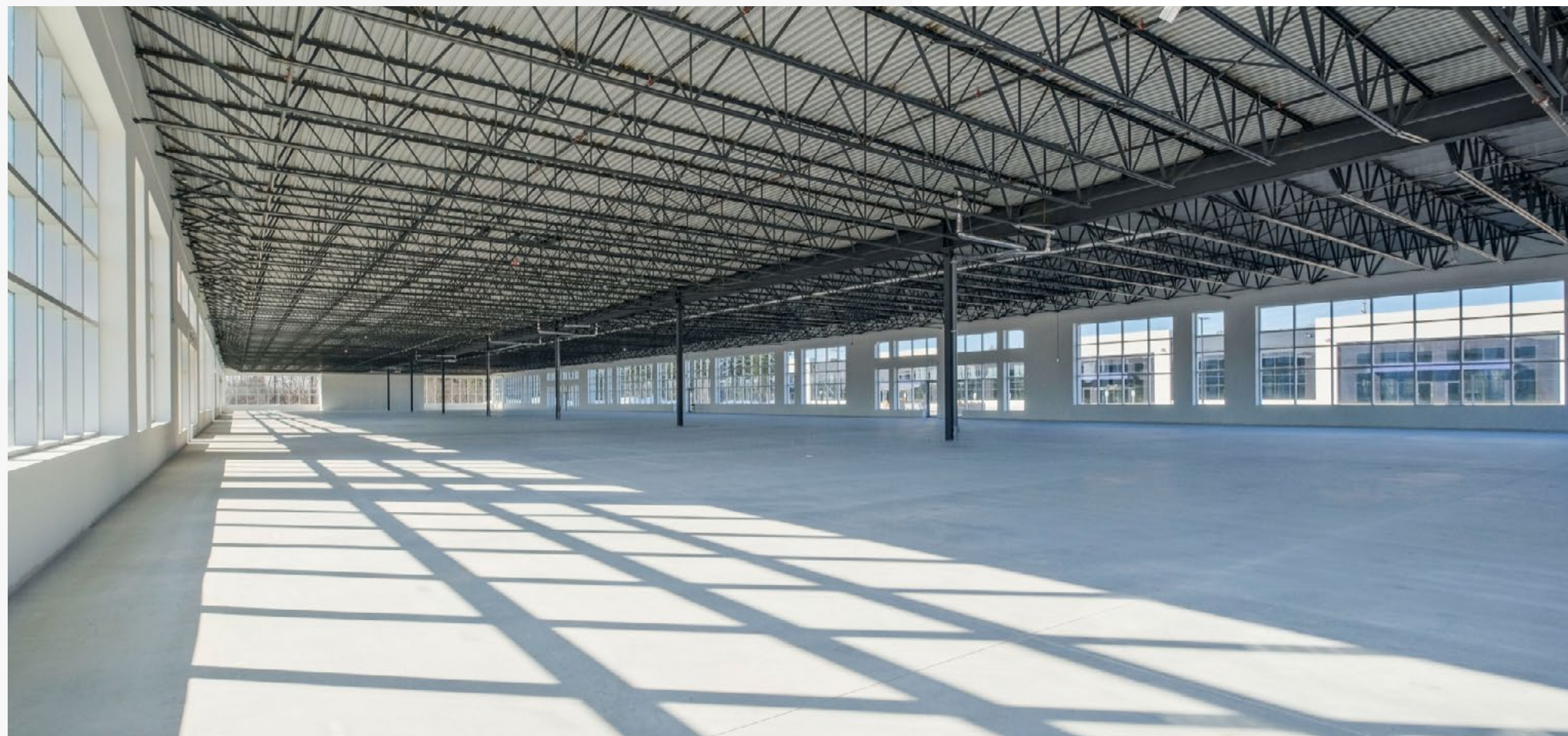
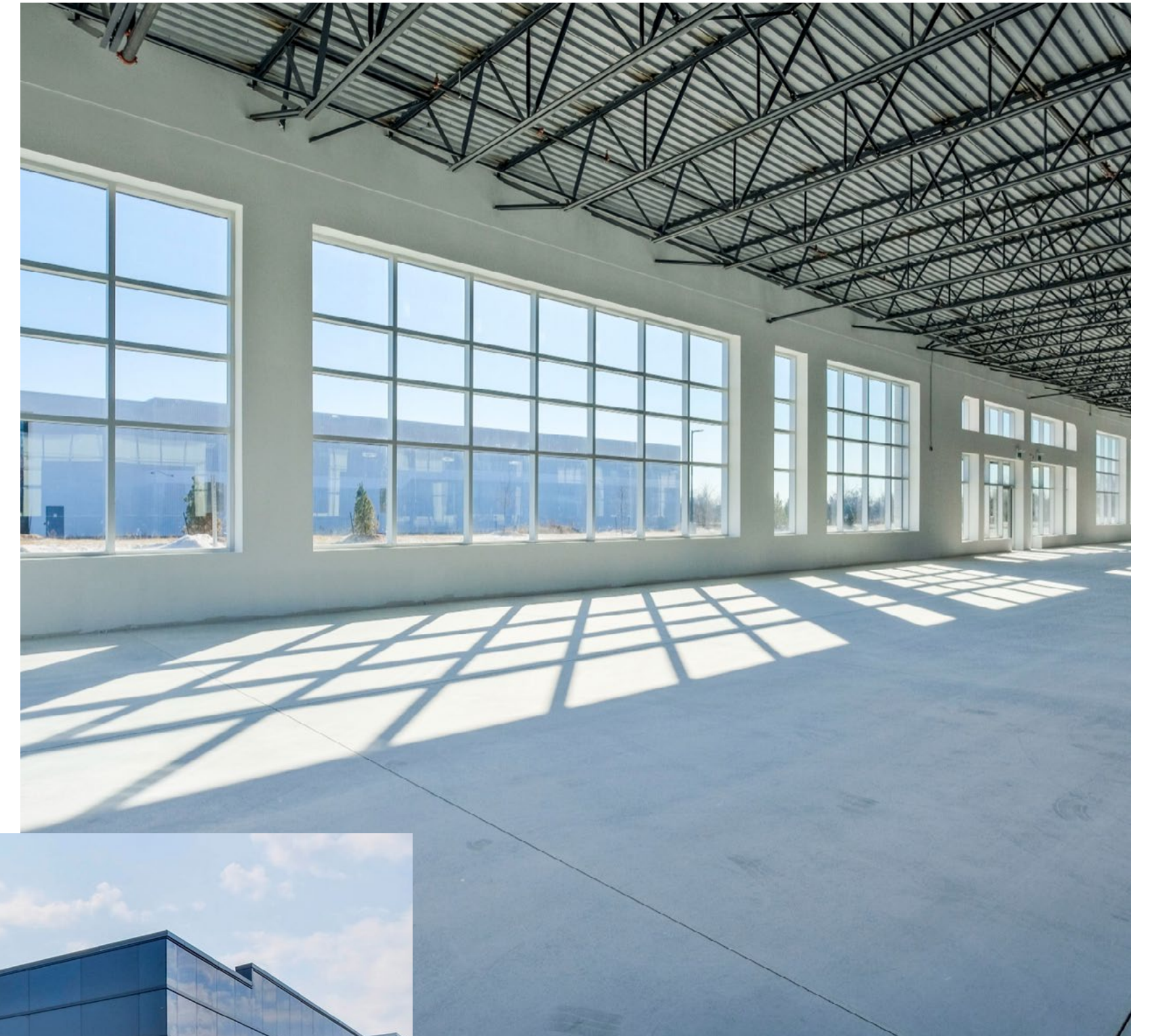


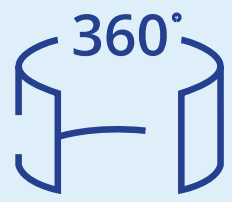
Ground floor
direct access

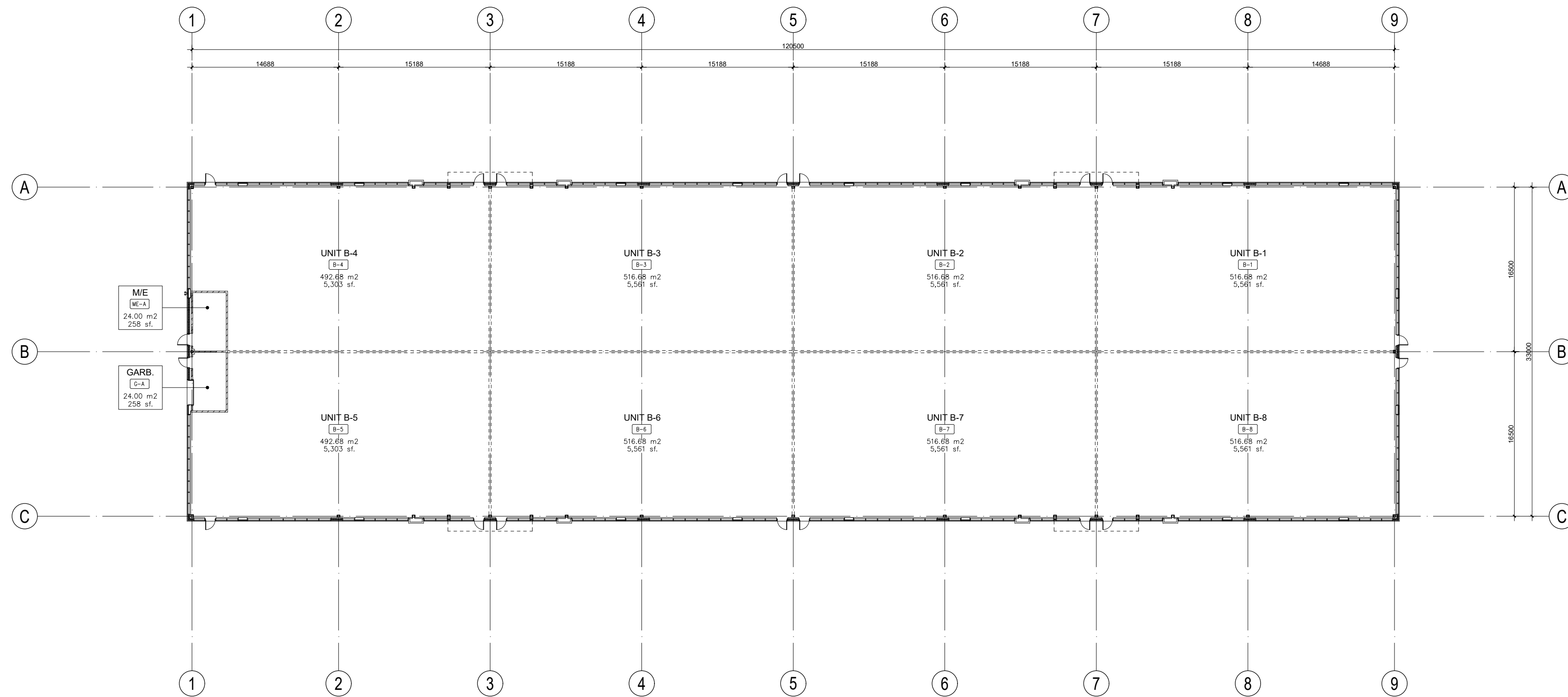


Steps to green space,
walking and bike trails

Building *Photos*

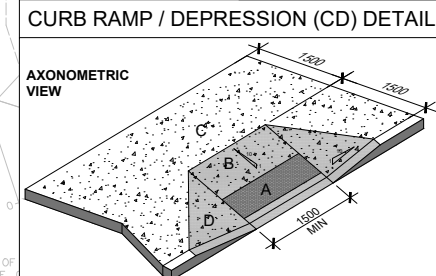
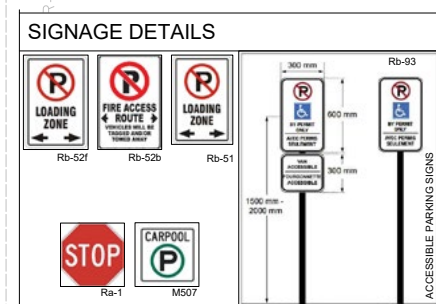
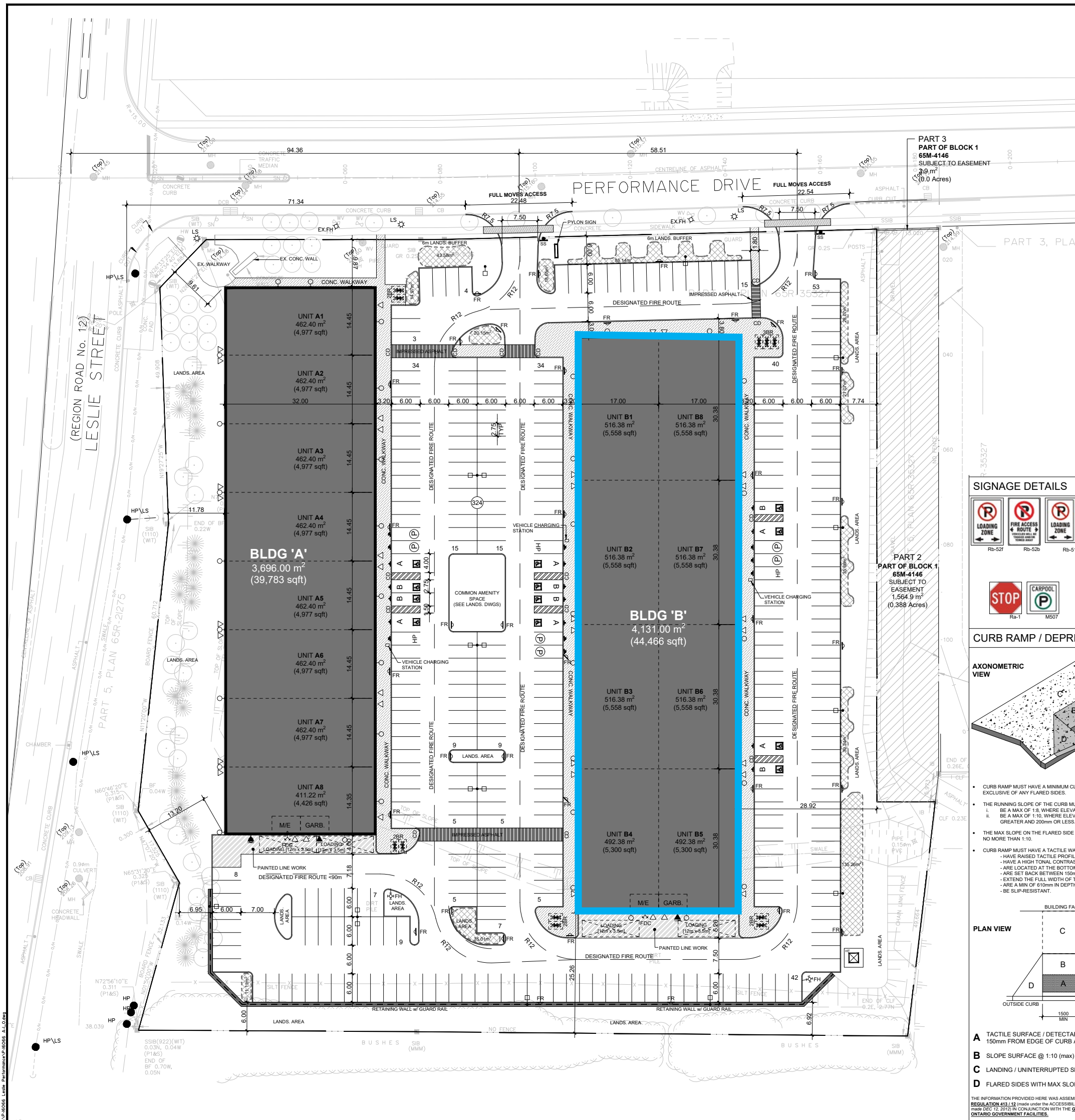


 360°
Take a Virtual Tour
31 Performance Dr

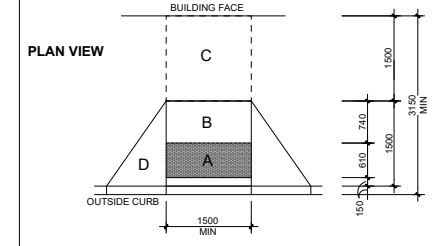


Property *Floor Plan*

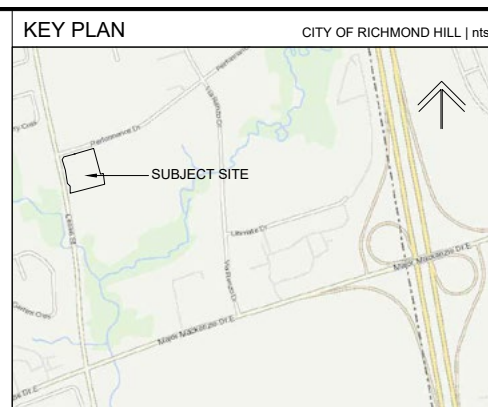
44,446 SF (divisible)



- AXONOMETRIC VIEW**
- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
 - THE RUNNING SLOPE OF THE CURB MUST:
 - 1. BE A MAX OF 1:8 WHERE ELEVATION IS LESS THAN 75mm, AND
 - 2. BE A MAX OF 1:10 WHERE ELEVATION IS LESS THAN OR GREATER AND 200mm OR LESS.
 - THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
 - CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
 - HAVE RAISED TACTILE PROFILES COMPOSED OF FRINGED DOMES.
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
 - BE LOCATED AT THE BOTTOM OF THE CURB RAMP.
 - ARE SET BACK BETWEEN 100mm AND 200mm FROM THE CURB RAMP.
 - EXTEND THE FULL WIDTH OF THE CURB RAMP.
 - ARE A MIN OF 610mm IN DEPTH, AND
 - BE SLIP-RESISTANT.



- PLAN VIEW**
- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
 - B** SLOPE SURFACE @ 1:10 (max)
 - C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1500mm
 - D** FLARED SIDES WITH MAX SLOPE OF 1:10
- THE INFORMATION PROVIDED HEREIN WAS ASSEMBLED FROM OBC 5.3.3.3 AND THE ONTARIO REGULATION 493/12 UNDER THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005. FROM JAN 12, 2012 IN CONNECTION WITH THE GUIDELINES FOR BARBERSHIRE DEVELOPMENT ONTARIO GOVERNMENT FACILITIES.



LEGAL DESCRIPTION

PLAN 65R-36527
 BOUNDARY OF TOPOGRAPHIC SURVEY OF
 PART OF BLOCK 1
 PLAN 65M-4146
 TOWN OF RICHMOND HILL
 REGIONAL MUNICIPALITY OF YORK

AS PREPARED BY
 KRCMAR SURVEYORS LTD | 2016

SITE STATISTICS

SITE AREA (including PARTS 2 & 3) 2,7329.02 m² or 6.75 Acres

ZONING	MC-1	
	REQUIRED	PROPOSED
LOT FRONTAGE (PERFORMANCE DRIVE)	- m (MIN)	±141 m
FRONT YARD (NORTH) (PERFORMANCE DRIVE)	- m (MIN)	9.87 m
REAR YARD (SOUTH)	- m (MIN)	22.50 m
EXTERIOR SIDE (WEST) (LESLIE STREET)	- m (MIN)	11.78 m
INTERIOR SIDE (EAST)	- m (MIN)	28.92 m
DAYLIGHT TRIANGLE	- m (MIN)	9.61 m
BUILDING A FLEX OFFICE	3,696.00 m ² or 39,783 sqft	
BUILDING B FLEX OFFICE	4,131.00 m ² or 44,466 sqft	
TOTAL GFA	7,827.00 m² or 84,249 sqft	
TOTAL SITE COVERAGE		28.64 %
TOTAL LANDSCAPED AREA	9,347.35 m ² or 34.20 %	
TOTAL PAVED AREA	10,154.67 m ² or 37.16 %	
	REQUIRED	PROPOSED
BUILDING HEIGHT (MAX)	TBD	±8.60 m
OFFICE: 3.2 spaces / 100 m ² GFA	250.5 spaces	
TOTAL PARKING	250 spaces	324 spaces
TOTAL ACCESSIBLE PARKING 4% OF TOTAL PROVIDED	3.24 spaces	6 spaces
BICYCLE PARKING (SHORT TERM)	TBD	11 RINGS
SNOW STORAGE AREA (2% OF SITE AREA)	515.21 m ²	516.08 m ²

SYMBOL LEGEND

▶	MAN DOOR LOCATIONS
▶	LOADING DOCK LOCATIONS
▶	DRIVE-IN OVERHEAD DOORS
▶	HYDRANT + VALVE
▶	CATCH BASIN
▶	DOUBLE CATCH BASIN
▶	STORM SEWER MANHOLE
▶	SANITARY SEWER MANHOLE
▶	LIGHT STANDARD
▶	HBR BICYCLE RING - 2 SPACES
▶	DIRECTION OF TRAFFIC FLOW
▶	EXISTING ELEVATION
▶	PROPOSED ELEVATION
▶	ACCESSIBLE PARKING
▶	WASTE RECEPTACLE
▶	GAS METERS
▶	CURB DEPRESSION / RAMP
▶	LANDSCAPED ISLAND (CONC. CURB)
▶	CONC. FILLED STEEL BOLLARD
▶	FIRE DEPARTMENT CONNECTION
▶	ACCESSIBLE SIGN PER MUNICIPAL BY-LAW
▶	BENCH
▶	FIRE ROUTE SIGN
▶	STOP SIGN
▶	HYDRO TRANSFORMER
▶	SNOW STORAGE 2% OF SITE AREA
▶	WASTE STORAGE BINS
▶	SCIENCE
▶	CARPOOL PARKING
▶	HYBRID / FUEL EFFICIENCY PARKING

No.	ISSUED	DATE
1	ISSUED FOR REVIEW & COORDINATION	APR. 04, 2019
2	RE-ISSUED FOR REVIEW & COORDINATION	AUG. 06, 2019
3	ISSUED FOR SPA	AUG. 19, 2019

No.	REVISION	DATE
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OWNERS INFORMATION:
BALCO DEVELOPMENTS LIMITED

LESLIE-PERFORMANCE

0 PERFORMANCE DRIVE
 RICHMOND HILL

SITE PLAN

L09-4146

DATE:	DRAWN BY:	CHECKED:	SCALE:
APRIL 2019	DW		1:400

PROJECT No. P-16066 DRAWING No. **A-1.0**

Site Plan

Amenities

FOOD AND DRINKS

1. Starbucks

2. Tim Hortons

3. Sunset Grill

4. McDonald's

5. Restoran Malaysia

6. Little Caesars Pizza

7. Toppings

8. Tim Hortons

9. Starbucks

10. Tim Hortons

11. Boston Pizza

BANKS

12. BMO Bank of Montreal

13. TD Canada Trust
Branch and ATM

14. RBC Royal Bank

SHOPPING & PHARMACIES

15. Shoppers Drug Mart

16. IDA Pharmacy

17. Costco Wholesale

18. Staples

19. Michael's

20. Canadian Tire

21. Dollarama

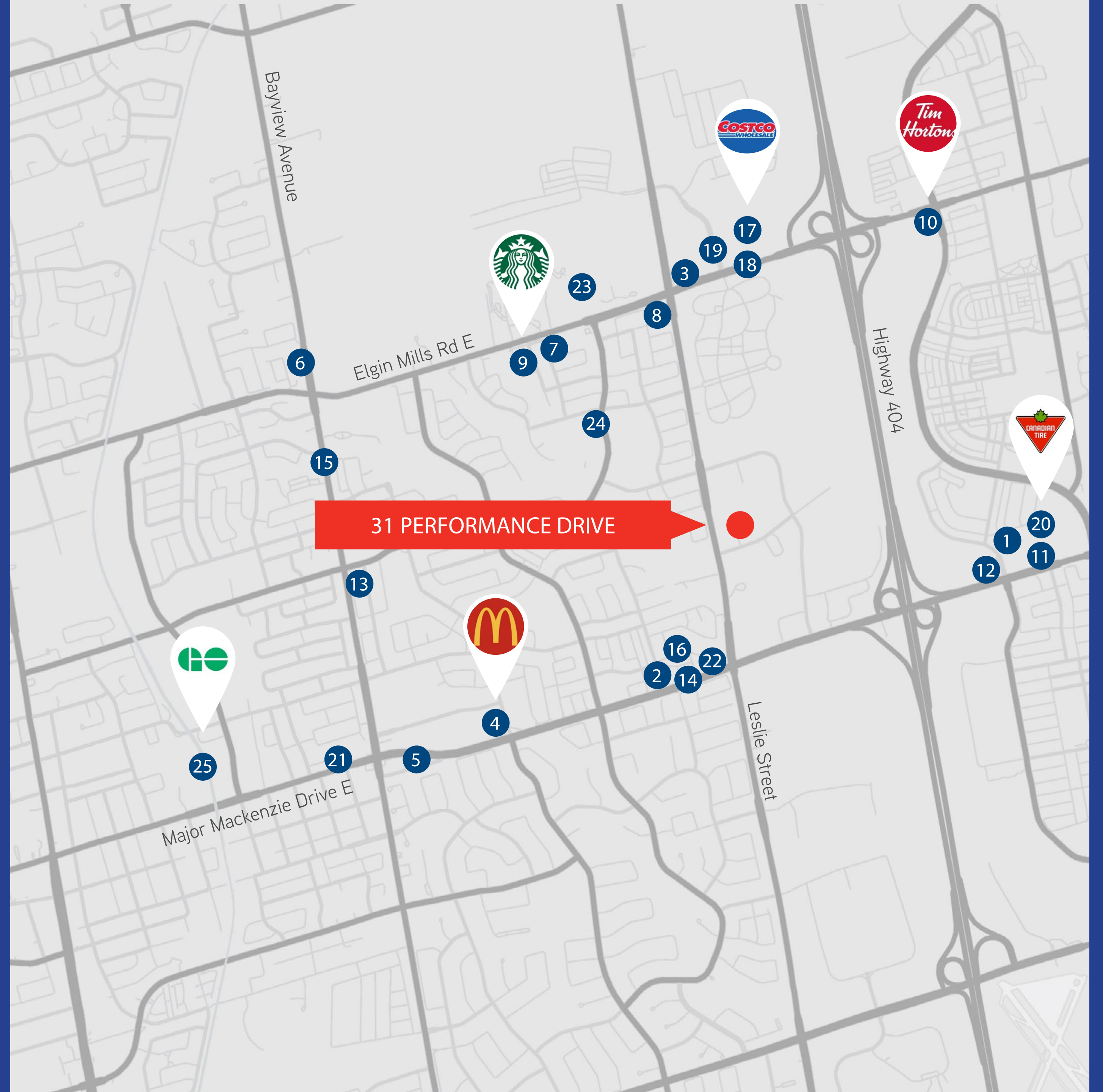
22. LCBO

COMMUNITY & TRANSIT

23. Richmond Green Sports
Centre and Park

24. Headwaters
Community Park

25. Richmond Hill GO





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