

**AVISON  
YOUNG**

**For Lease**

**101-103 Brisbane Road**  
North York, ON



# Industrial units available in North York

**Get more information**

**Tessa Compagno**  
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 **BEST  
MANAGED  
COMPANIES**  
Platinum member

Property Summary

 **CLEAR HEIGHT**  
13' 11"

 **TMI (2024)**  
\$4.95

 **Zoning**  
EH1(x10)

 **POSSESSION**  
Speak to LA

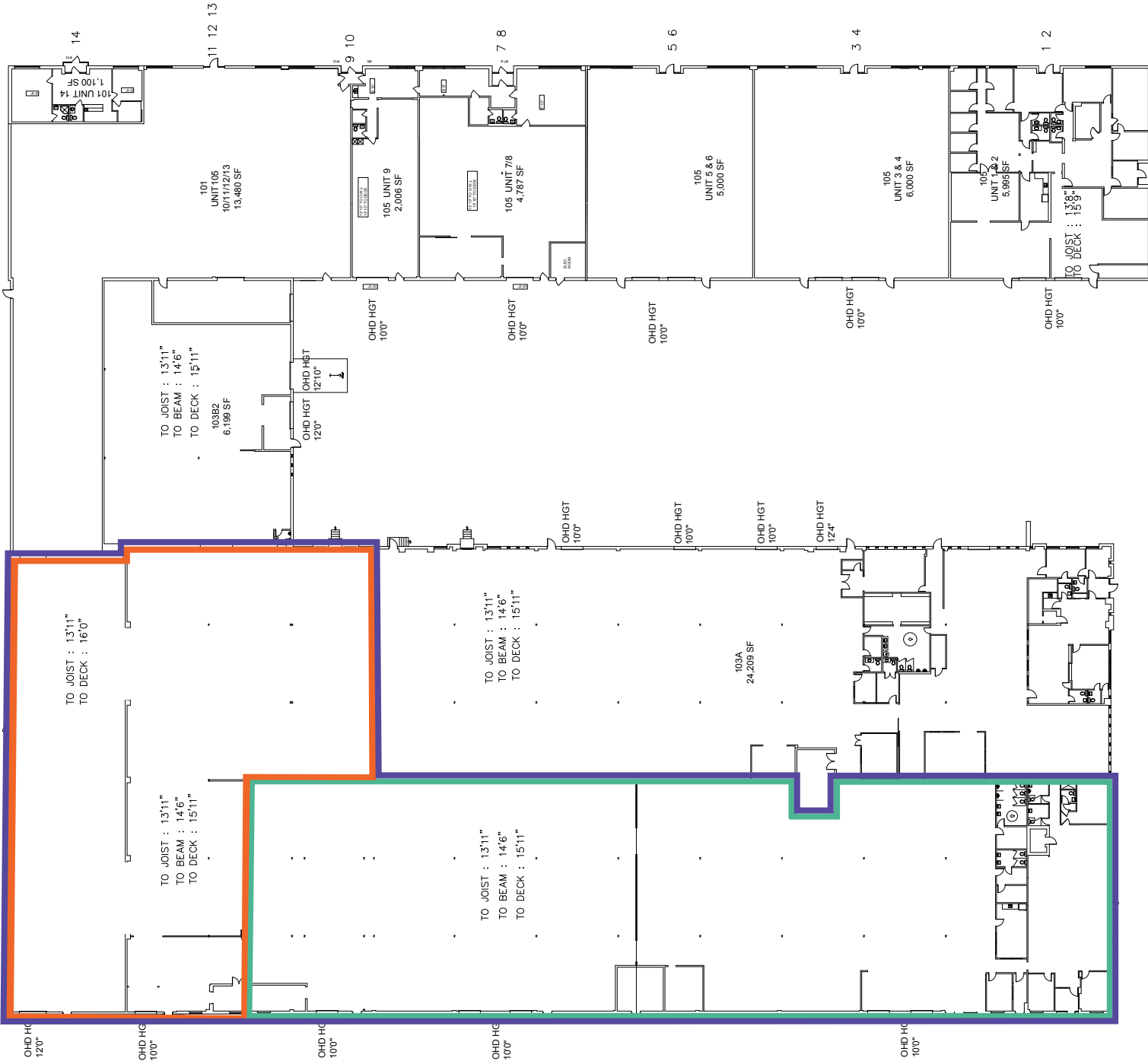
	SIZE	SHIPPING	OFFICE AREA	ASKING NET RENT	Comments
101-103 BRISBANE	47,367 sf	7 T/L	15%	\$14.95 psf	<ul style="list-style-type: none"><li>- Partial LED lighting and temperature control in warehouse</li><li>- Small office component facing Brisbane that includes 3-piece washrooms and kitchenette</li></ul>
101 BRISBANE UNIT A&B	27,977 sf	5 T/L	15%	\$16.50 psf	<ul style="list-style-type: none"><li>- LED lighting and temperature control throughout warehouse</li><li>- Small office component facing Brisbane that includes 3-piece washrooms and kitchenette</li></ul>
103 BRISBANE UNIT B	19,390 sf	2 T/L	5%	\$15.50 psf	<ul style="list-style-type: none"><li>- LEDs in part of the warehouse</li><li>- Ability to add washrooms and office area</li></ul>

Property Highlights

- Industrial warehouse units located in a large multi-tenanted industrial complex
- Ideal for manufacturers, light assembly and traditional warehousing
- Excellent connectivity to public transit and major highways
- Professionally owned and managed
- Easy access for 53' trailers
- Heavy power



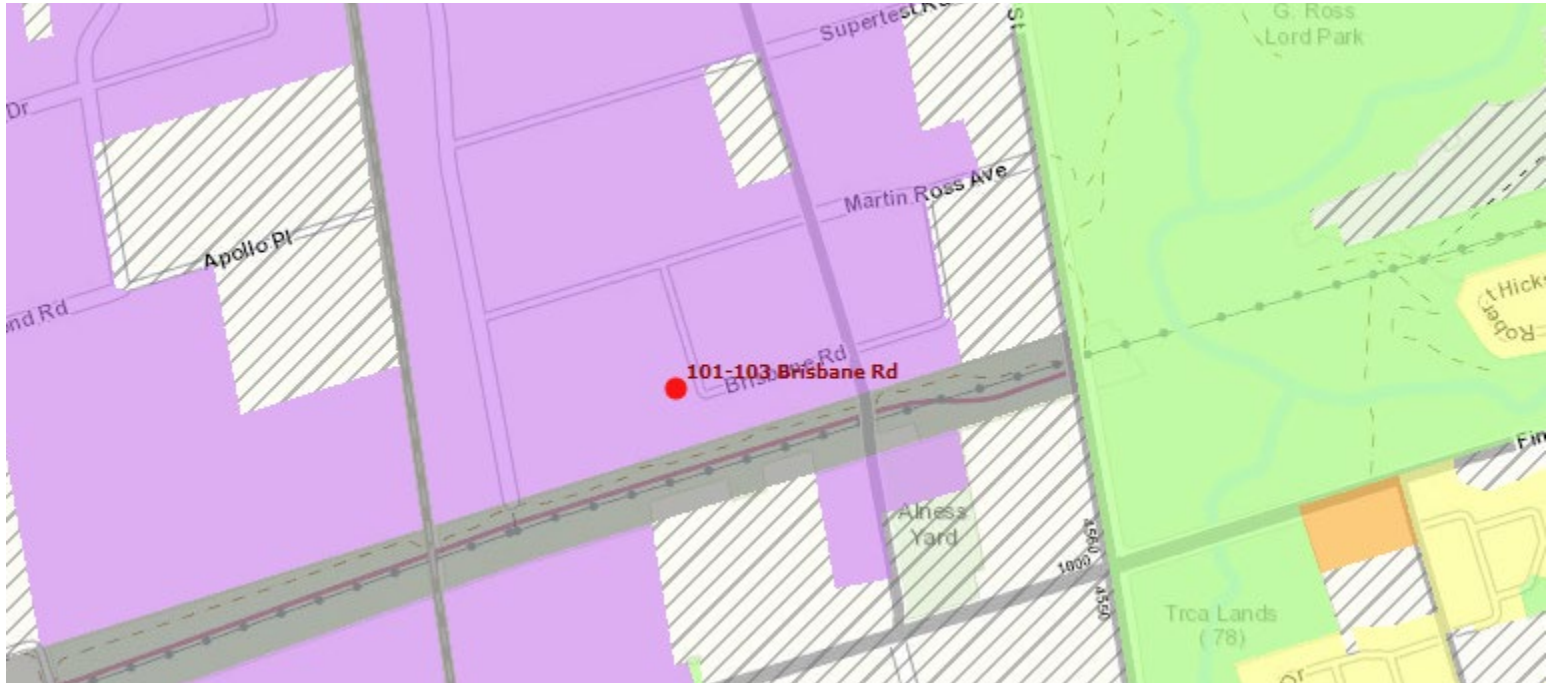
Floor Plan



- 101-103B BRISBANE
- 101 BRISBANE  
UNIT A&B
- 103 BRISBANE  
UNIT B



## Zoning - EH1(x10)



### Permitted Uses

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:  
Ammunition, Firearms or Fireworks  
Factory;  
Crude Petroleum Oil or Coal Refin-  
ery;  
Explosives Factory;  
Tannery  
Police Station  
Public Utility  
Public Works Yard  
Recovery Facility

Service Shop  
Shipping Terminal  
Vehicle Depot  
Vehicle Repair Shop  
Warehouse  
Waste Transfer Station

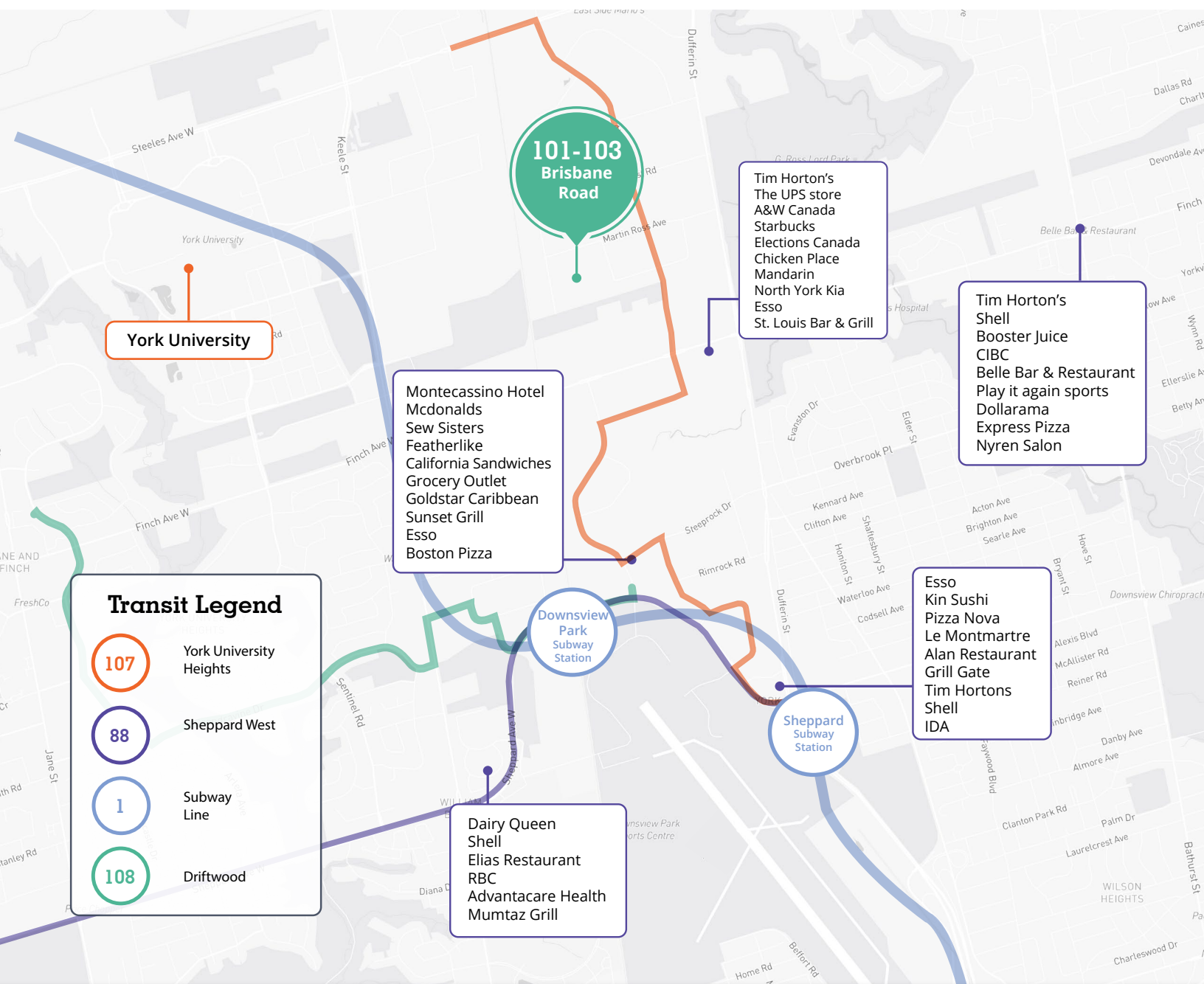
### Permitted Uses - With Conditions

Cogeneration Energy  
Crematorium  
Marihuana production facility  
Open Storage  
Outside Operations  
Propane Transfer, Handling and Storage  
Facility  
Renewable Energy  
Transportation Use  
Vehicle Service Shop

### Bylaw Exception 45

Prevailing By-laws and Prevailing  
Sections:  
(A) Schedule 'D' Airport Hazard Map  
from City of North York zoning by-  
law 7625.

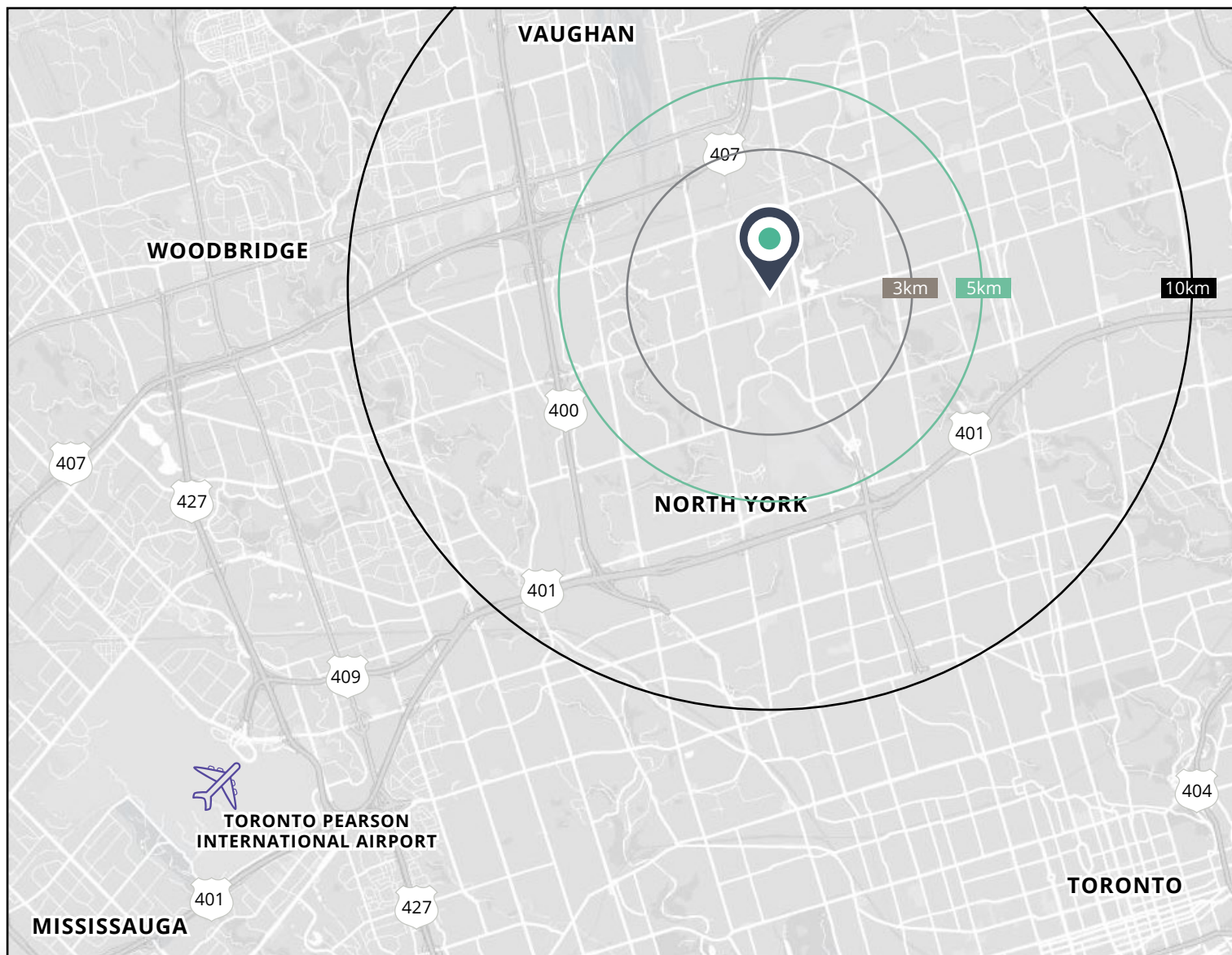
## Amenities and Transit Map



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Platinum member