

# FOR SALE

## 76 SIGNET DRIVE

North York, Ontario



### FREESTANDING INDUSTRIAL BUILDING FOR SALE

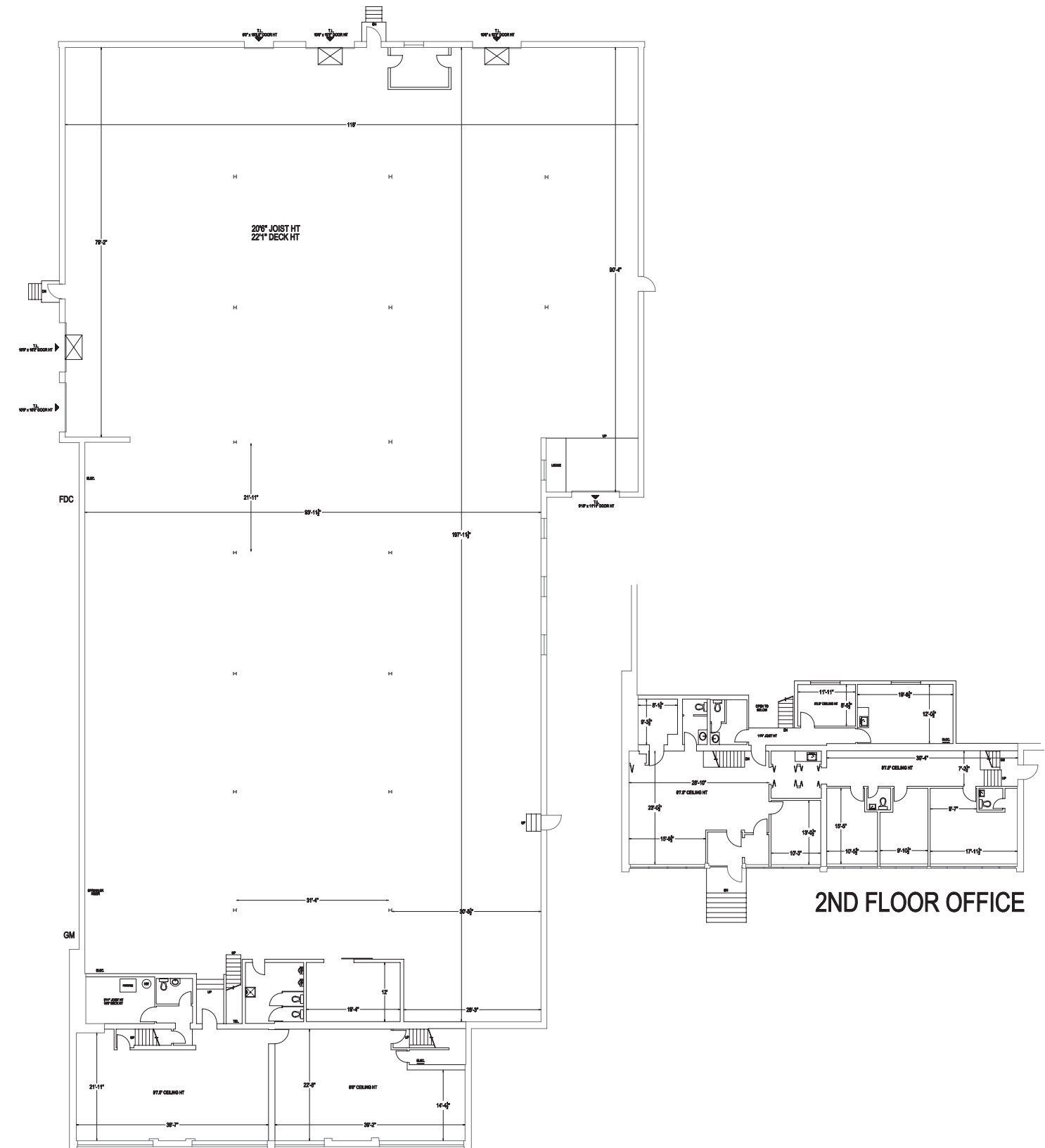
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76 Signet Drive is a vacant, freestanding industrial building, located in the heart of North York, just minutes from Highway 400. The building will be sold vacant on closing.



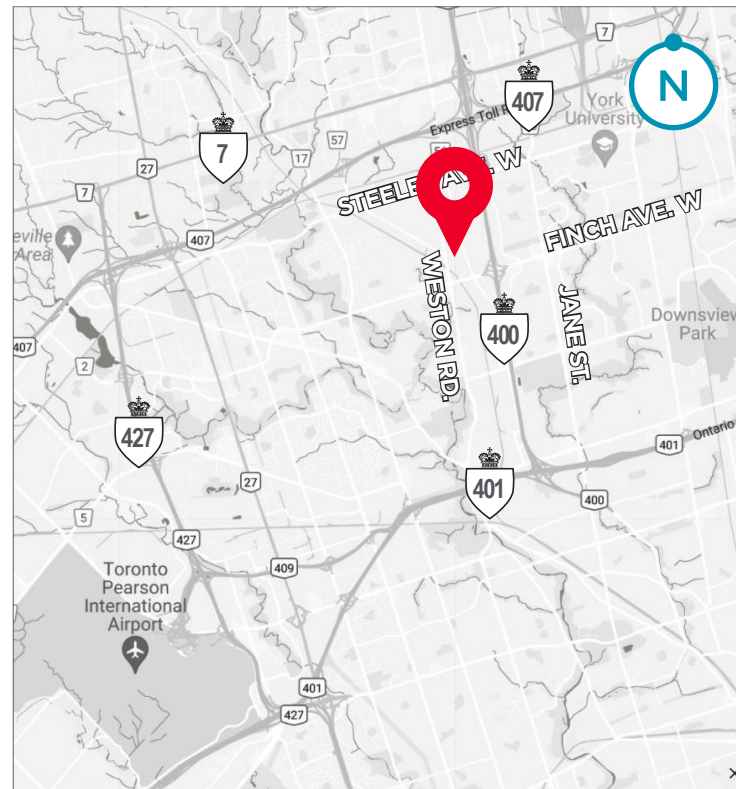


## Floor Plan



## Building Highlights

Building Size:	<b>26,449 SF</b>
Land Size:	<b>1.252 Acres</b>
Shipping:	<b>5 truck level; 1 drive-in</b>
Clear Height:	<b>20.5 FT.</b>
Office Size:	<b>5,703 SF</b>
Asking Price:	<b>\$8,900,000</b>
Property Taxes:	<b>\$55,549.36 (2021)</b>



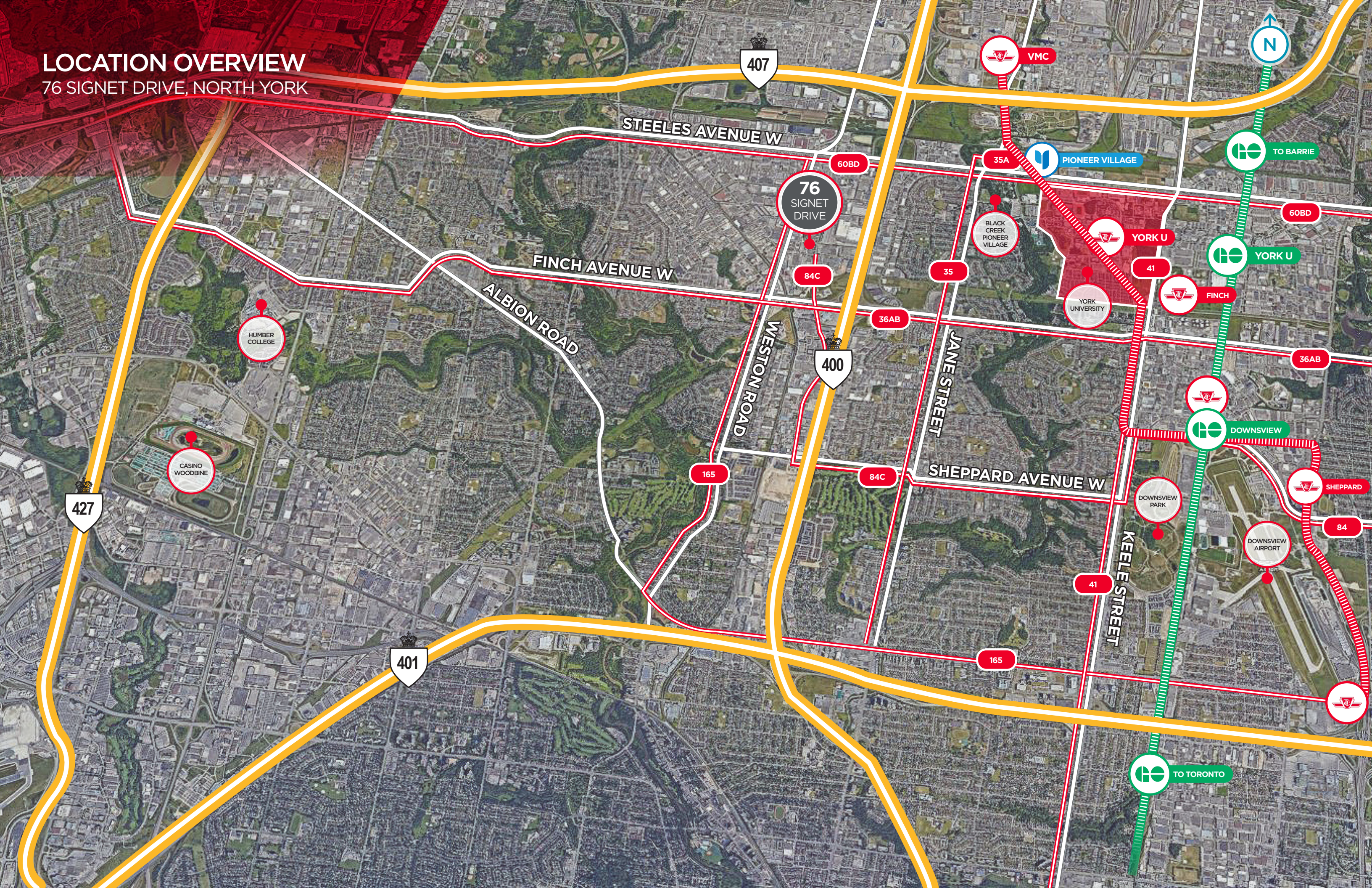
## Property Description

- Central GTA location
- Freestanding building
- Rare, corner property with fenced yard
- Excellent clear height for the area
- Clean, open space, suitable for many uses
- Incredible highway access



# LOCATION OVERVIEW

76 SIGNET DRIVE, NORTH YORK



407

STEELES AVENUE W

VMC

PIONEER VILLAGE

TO BARRIE

76  
SIGNET  
DRIVE

BLACK CREEK  
PIONEER  
VILLAGE

YORK U

YORK U

FINCH AVENUE W

HUMBER  
COLLEGE

ALBION ROAD

WESTON ROAD

400

JANE STREET

YORK UNIVERSITY

DOWNSVIEW

CASINO  
WOODBINE

165

84C

SHEPPARD AVENUE W

DOWNSVIEW  
PARK

SHEPPARD

427

401

41

165

DOWNSVIEW  
AIRPORT

84

TO TORONTO





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## 76 SIGNET DRIVE North York, Ontario

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