

Lennard:

Unit 2A

3636

Weston Road

For Lease: Industrial

41,178 SF Industrial Unit
with Weston Road Exposure

Jonathan Gorenstein, MBA, SIOR

Partner • Broker

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Unit 2A

3636

Weston Road




PIN
102980025




Unit
2A


Available Space
41,178 SF
Includes 3,341 SF Office




Asking Net Rent
\$13.95 PSF
TMI
\$3.65 PSF




Legal Description
PT BLK C PL 5935 NORTH
YORK AS IN TB641235;
TORONTO (N YORK) ,
CITY OF TORONTO




Availability
Immediate




Zoning
EH 1.0




Truck-Level Doors Drive-In Doors
4 **1**



Power
1,800 A | 600 V



Clear Height
18'-21'



Listing Agent
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Property Highlights

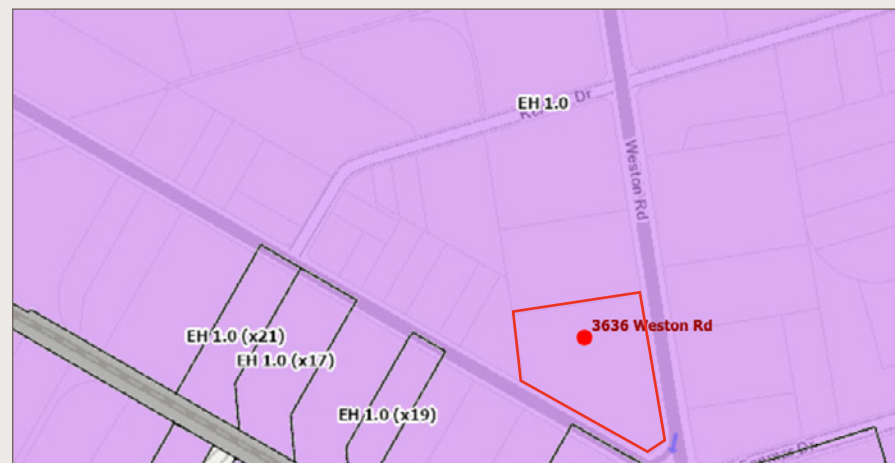
- Industrial unit with Weston Road exposure
- 4 truck-level doors & 1 drive-in door
- Secure fenced shipping area with trailer parking
- Portion of the unit at 21' clear height
- Additional office space can be made available
- Excellent connectivity with convenient access to Highways 400, 407 & 401
- TTC stop in front of the building



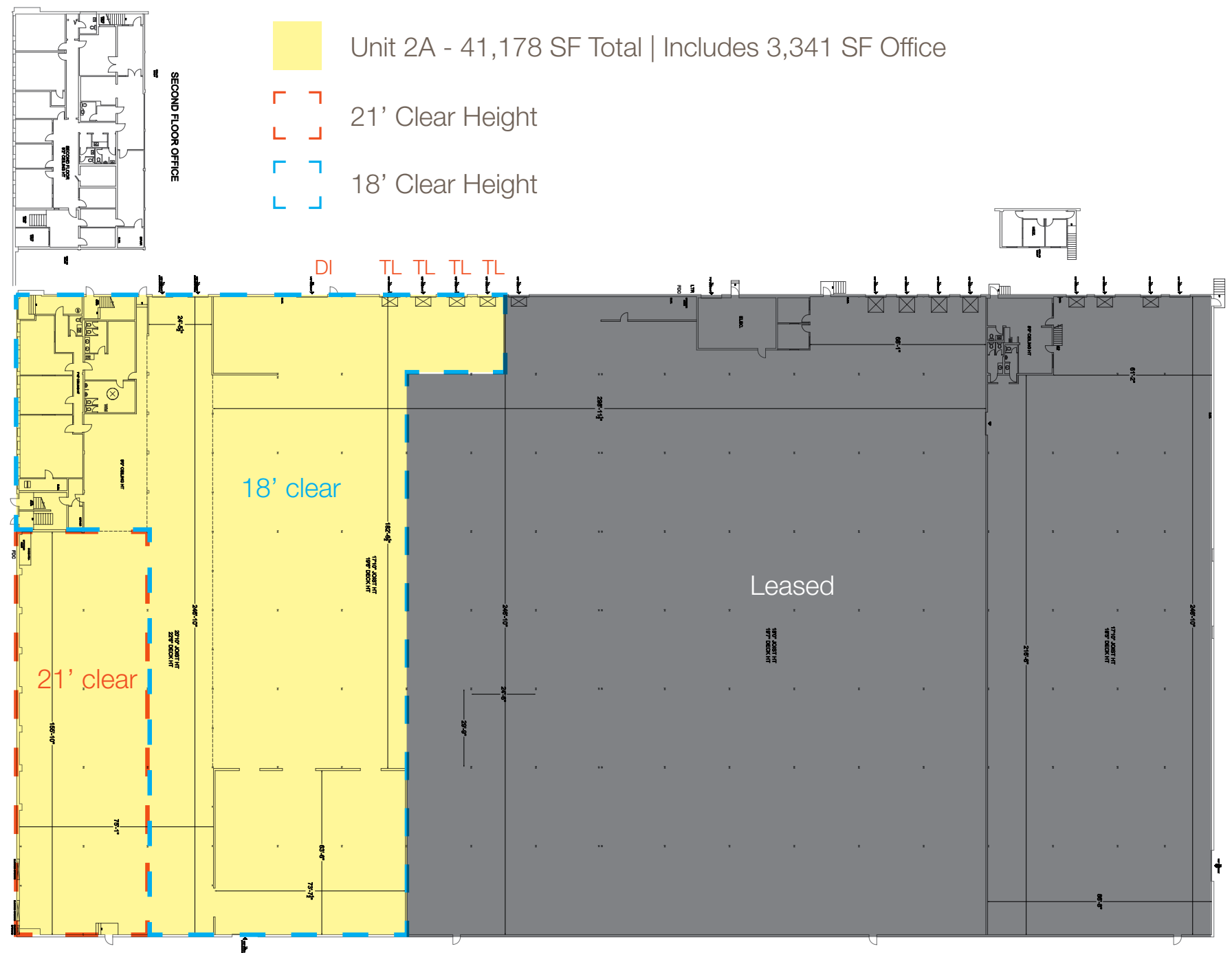
Zoning

EH 1.0 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
- Laboratory
- Manufacturing
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station



Floor Plan



The Neighbourhood



Food & Restaurant

- 1

Creation Foods Company Ltd.
- 2

Royal Galaxy Restaurant
Wendy's
San Fransico Cafe
- 3

La Shish
Flo's Grill & Kitchen
Westend Grill House
Il Forno
La Empanada Cafe
La Cupanada Cafe
Sara's Bakery
- 4

Kulcha Bites
KFC
Barmakey Restaurant & Bar
Allo Trattoria Bar
- 5

Class Resto Lounge
Dolcini by Joseph
West Finch Bakery
- 6

Subway
Ali Baba's Middle Eastern Cuisine
La Parrilla
- 7

Elayna's Restaurant
Tremonti Ristorante
Mrs. Greek Express
- 8

Starbucks
- 9

Aneal's Taste Of The Islands
Pacino Pacino Sandwiches
- 10

York Shawarma
- 11

Centra Food Market
Hakka No.1 Restaurant
R Bakery
Fantastic Shawarma
Gino's Pizza & Wing Machine
- 12

Jamaica House
African Chop Bar
La Costenita Colombian Restaurant
Mani's Kitchen
Koko's Tiffin
- 13

727 Mexican Food
Plaza Latina
Dulzura
Safari Restaurant
Bengali Sweets & Restaurant
Tim Hortons
- 14

Saigon Pearl
Bo 7 Mon Restaurant
Hoa Dang Vegetarian
Flower Lantern Restaurant
Pho Dau Bo Restaurant
- 15

Waves Sports Bar
Prestige By Night
Flava Flamez
Zubo Asian Fusion
- 16

Burger King
McDonald's
Caribbean Heat 3
Tim Hortons
- 17

Bun Bo Hue Pho
Pizza Nova
Tawa Kitchen
Subway
Balkan Style Turkish Bakery
Golden Star
- 18

Carribean Food Basket
Las Fronteras Restaurant
Naija Restaurant
Asun Depot
Uptown Churrasqueira
- 19

Noor Fine Food
- 20

Karahi Point
Yardys Jerk

Everyday Convenience

- 21

Esso
- 22

TD Canada Trust
- 23

Canco Gas + Convenience
- 24

Petro-Canada Gas Station
- 25

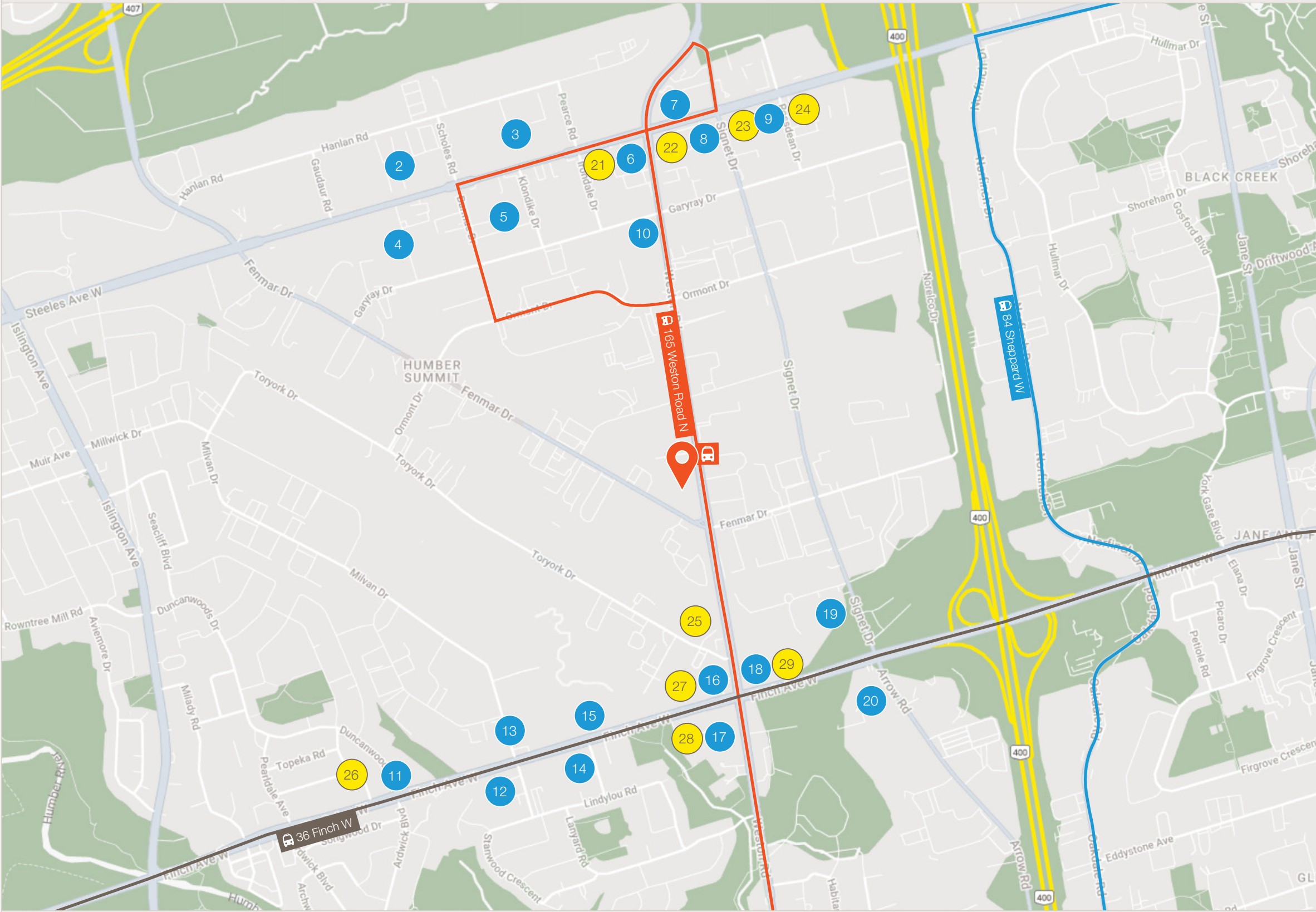
Scotiabank
- 26

Canada Post
Finchdale Convenience Store
- 27

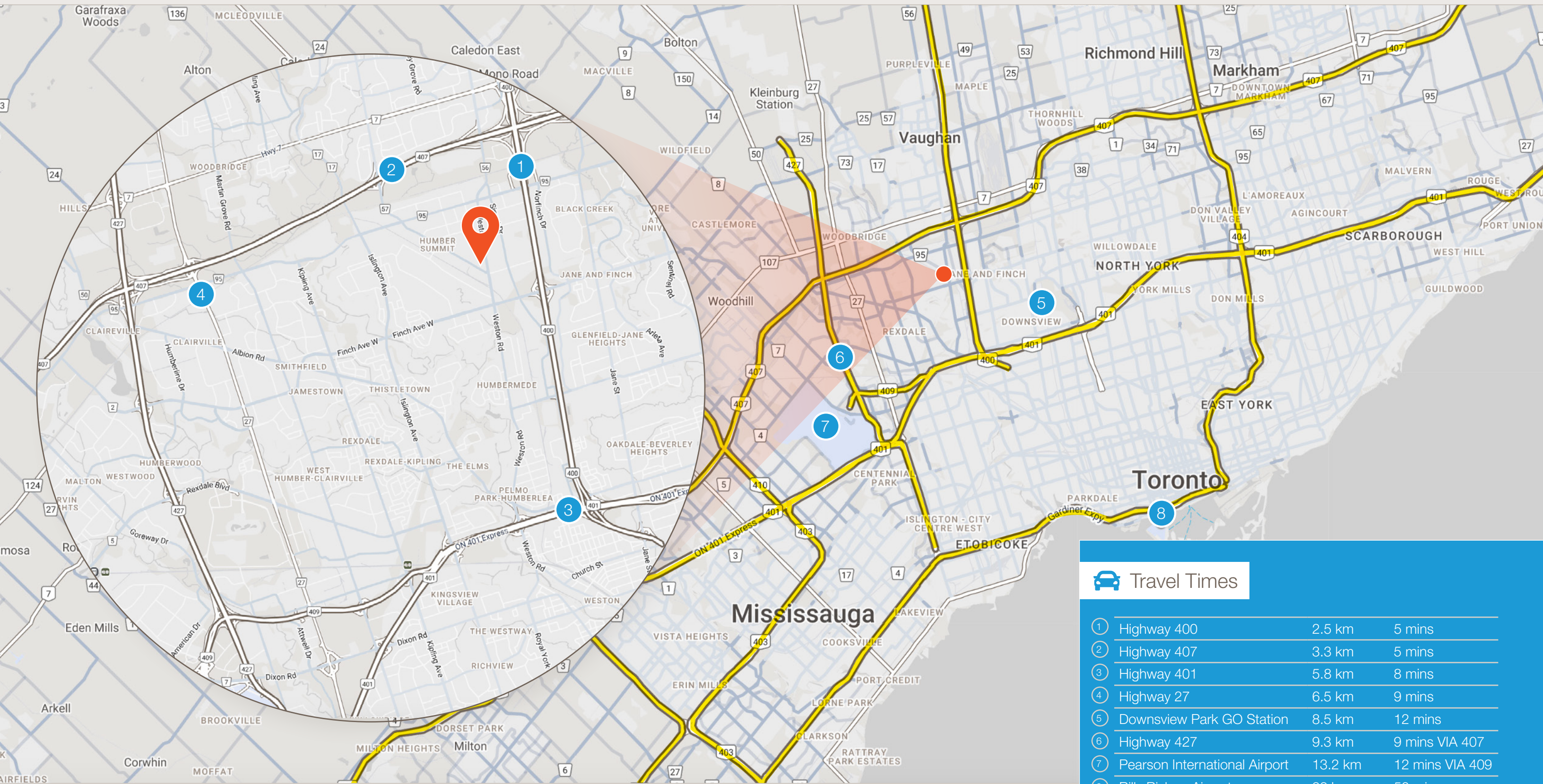
CIBC
Esso
Circle K
- 28

Finch Weston Medical Pharmacy
- 29

Ultramar Gas
On The Run Convenience



Travel Times



🚗 Travel Times			
①	Highway 400	2.5 km	5 mins
②	Highway 407	3.3 km	5 mins
③	Highway 401	5.8 km	8 mins
④	Highway 27	6.5 km	9 mins
⑤	Downsview Park GO Station	8.5 km	12 mins
⑥	Highway 427	9.3 km	9 mins VIA 407
⑦	Pearson International Airport	13.2 km	12 mins VIA 409
⑧	Billy Bishop Airport	33 km	50 mins

Photo Gallery



A portion of the unit at 21' clear height

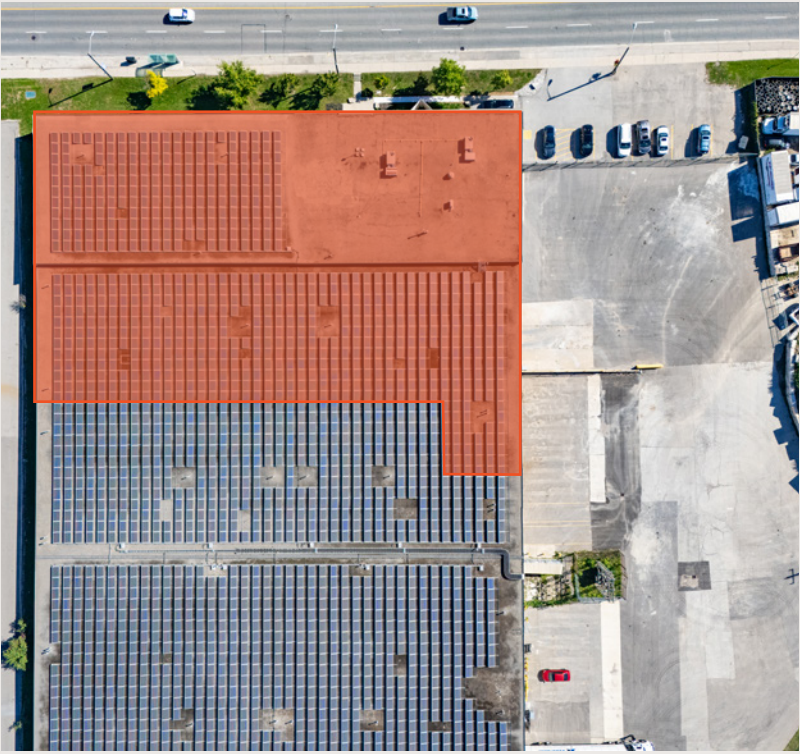
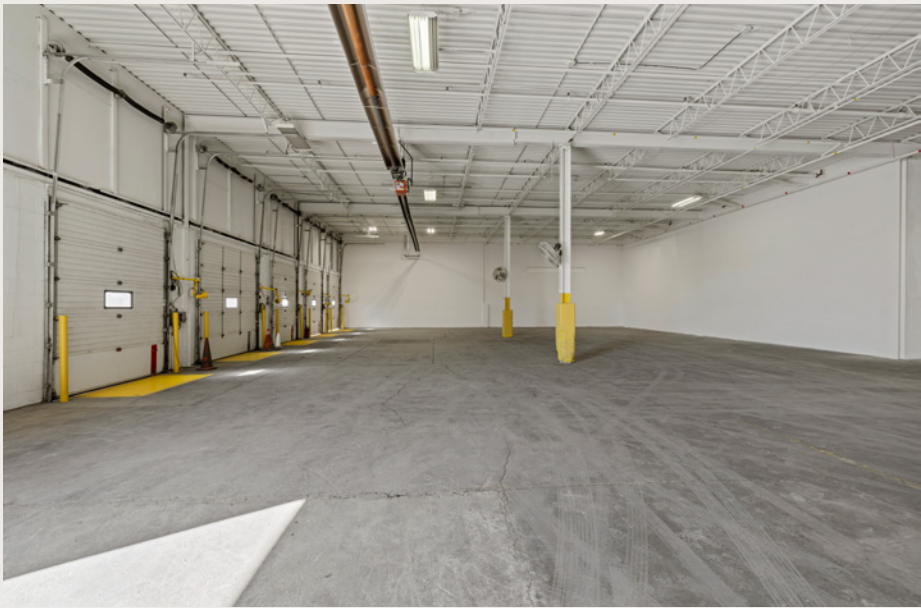


Photo Gallery



Includes 3,341 SF
Office Area



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