



For Sale: Industrial

30 Via Renzo Drive

Freestanding 66,387 SF Industrial Building

Lennard: **NEWMARK**

Here is where your business will *grow*.

lennard.com

30 Via Renzo Drive

66,387 SF industrial building available for sale at the corner of Leslie Street & Major Mackenzie Drive in Richmond Hill.



Building Size

66,387 SF

Office Space

33,474 SF

Industrial Space

32,913 SF



Lot Size

3.56 Acres



Shipping

3 Truck Level

2 Drive-In



Clear Height

28' 6"



Power

800 Amps



Zoning

M-1



Availability

90 Days



Asking Price

\$27,980,000

Taxes

\$154,702 (2024)



Listing Agents

Paul Wells*

416-275.3514

pwells@lennard.com

Brian Prevoe*

416.988.9318

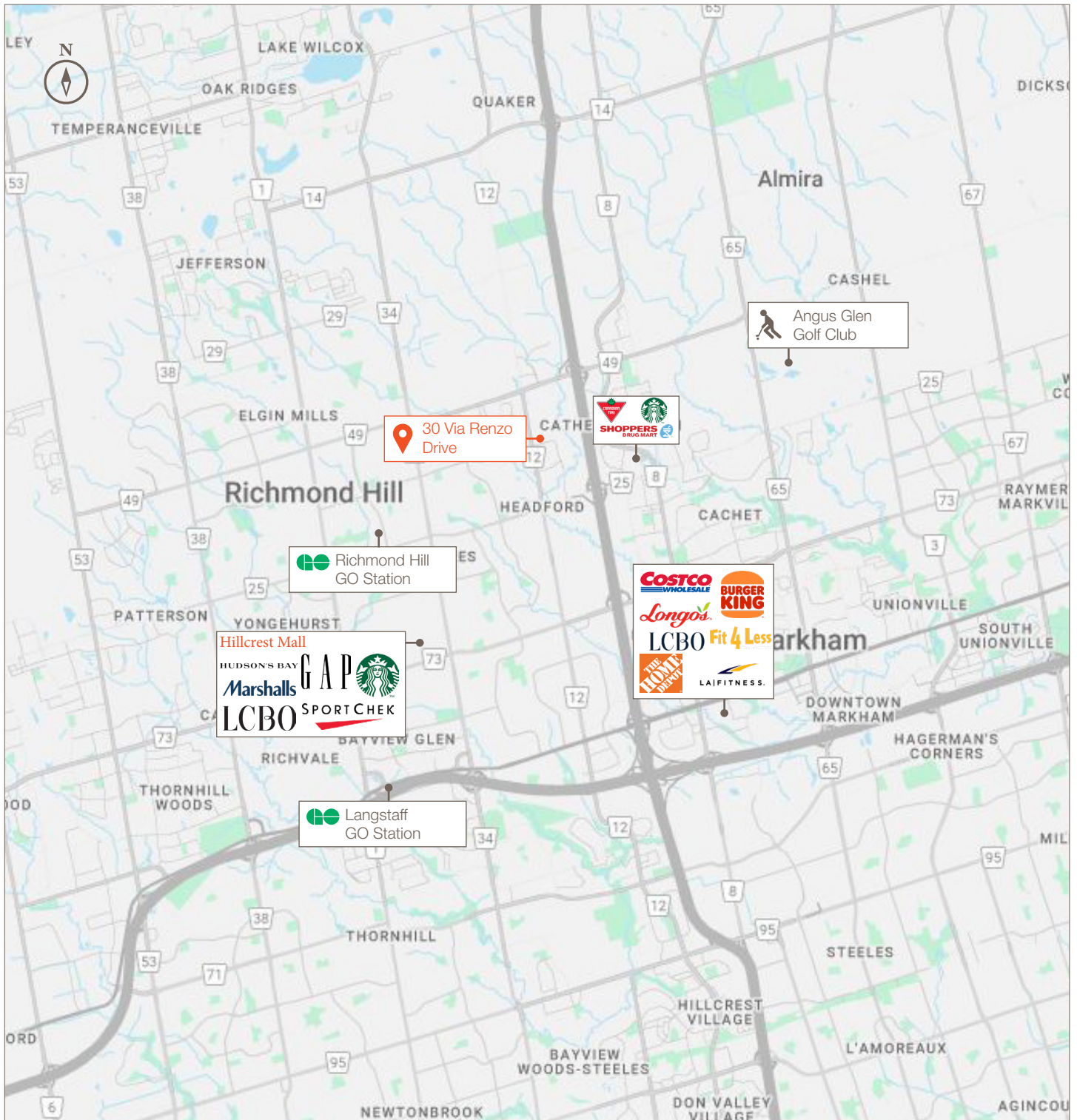
brian.prevoe@nrmk.com

*Sales Representative

Property Highlights

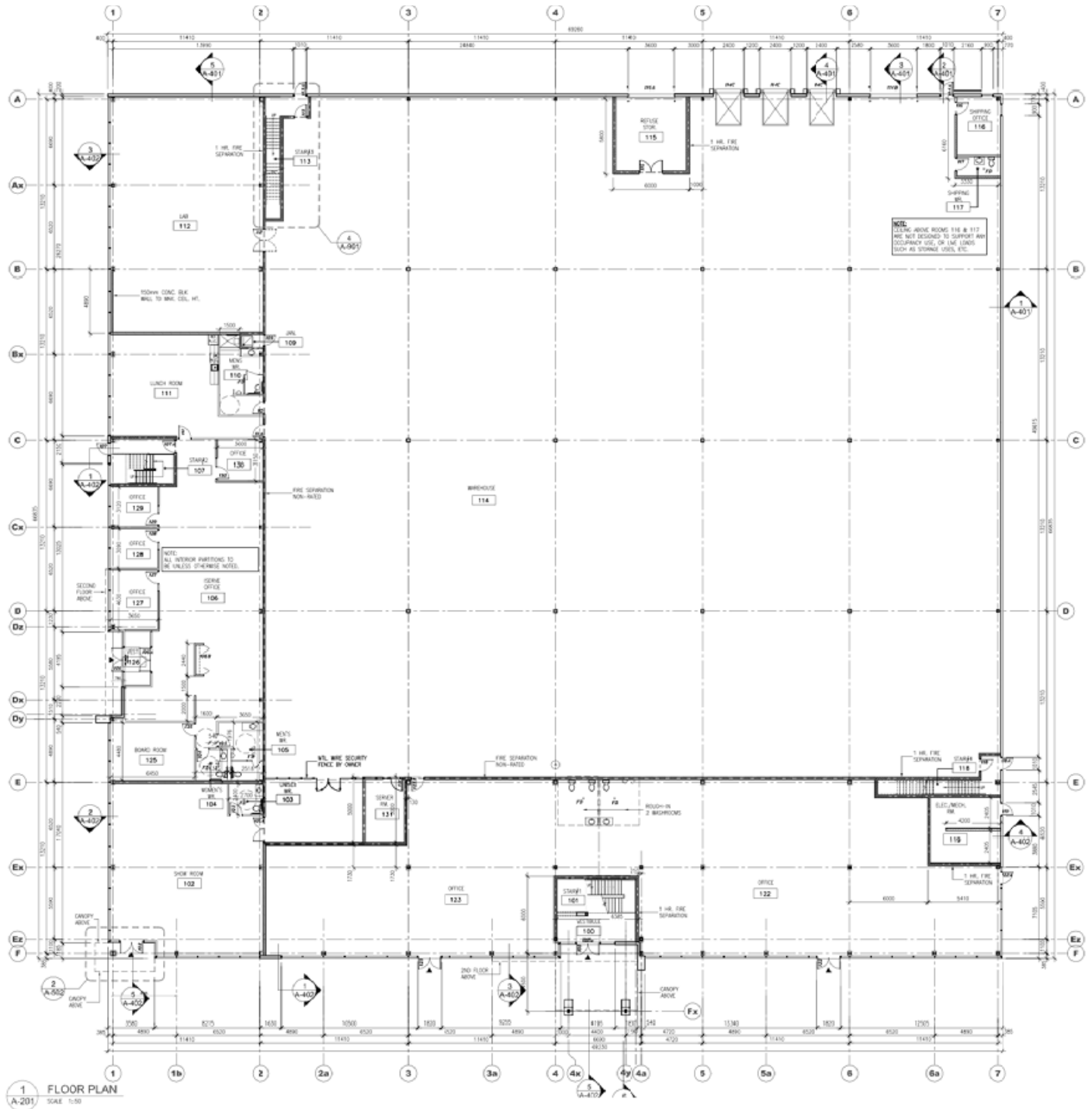
- Pre Cast Construction Built in 2010
- Freestanding industrial warehouse
- 120 Parking spaces
- 150' Deep shipping court depth
- Two points of ingress/egress
- 1 Acre of excess land for trucks and trailer parking

30 Via Renzo Drive



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Ground Floor Plan



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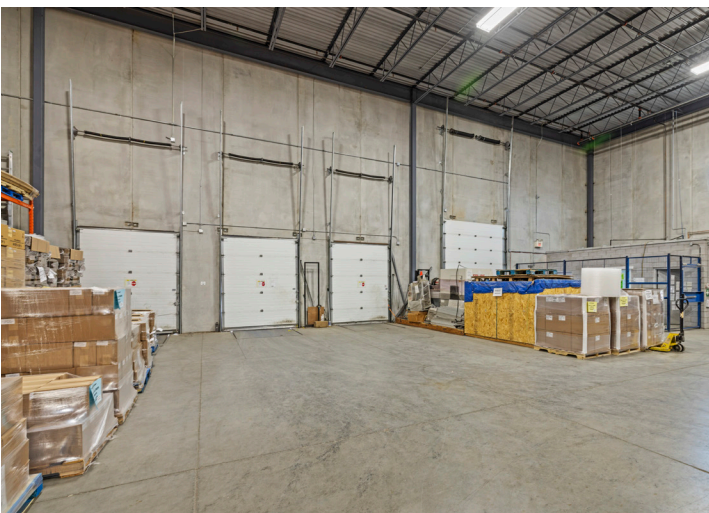
Zoning

The town of Richmond Hill Zoning By-law 150-80, zones the subject property M1 – High Performance Industrial.

Permitted Uses

- Government facilities such as government offices, fire and emergency services and other public facilities.
- Day Nurseries, provided the use is contained within a major office building
- High performance industrial uses contained within whole enclosed buildings including activities such as manufacturing, assembling, processing, fabricating, servicing, wholesaling, and employee training facilities
- Warehousing and enclosed storage of goods associated with a high performance industrial use.
- Major office and office uses, including research and development which are encouraged to front on an arterial street.
- Hotels, convention centers and banquet facilities
- Community uses
- Linear Parks and urban squares
- Automotive service commercial
- Automotive repair and service type uses including an auto body repair shop or public garage

30 Via Renzo Drive



Property Upside



Via Renzo Drive

Opportunity
to increase
warehouse from
33,000 SF to
43,000 SF

1 acre
of excess land,
30% site
coverage

*A bright future for your
business is right here.*

User/Investor Opportunity

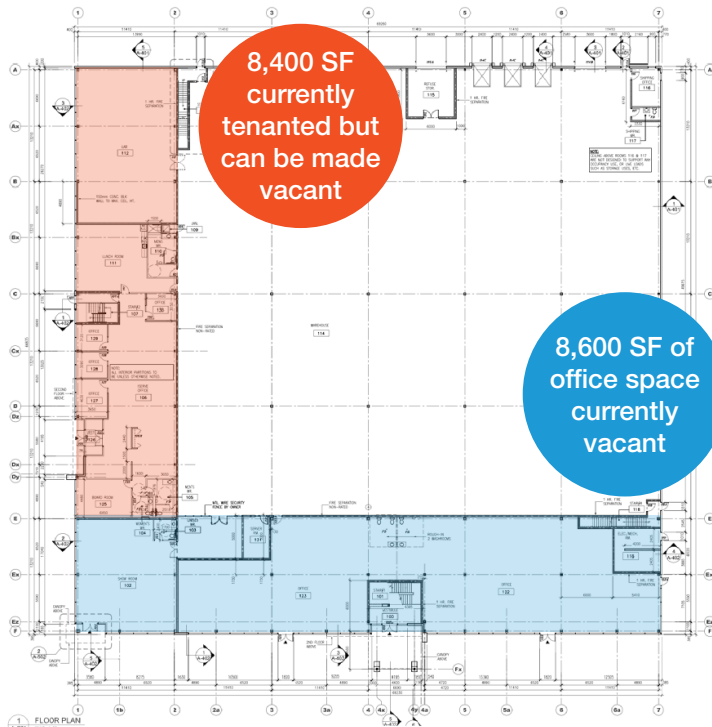
USER PORTION OF 30 VIA RENZO DRIVE

- Own and occupy 41,600 square feet
- 33,000 square feet of which is a 28'6" clear precast warehouse built in 2010
- 7,600 square feet of which is vacant office space
- 3 truck level and 2 drive in doors
- 800 amps of power
- Excess land at the rear for trailer parking and enclosed storage

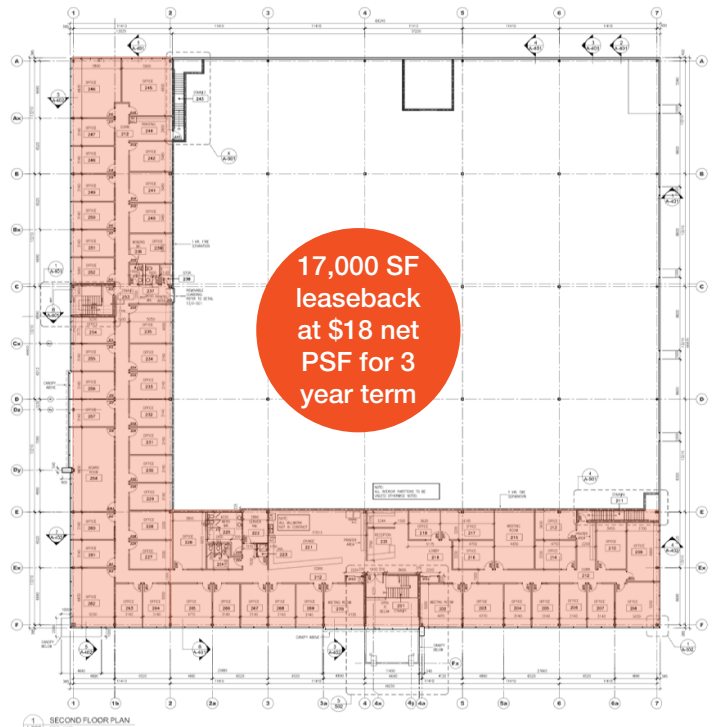
INVESTOR PORTION OF 30 VIA RENZO DRIVE

- 17,000 square feet of office currently tenanted and will lease back at \$18 PSF net on a 3 year term
- 8,400 SF currently tenanted but can be vacated

Ground Floor



Second Floor



Lennard:

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.