



**\$5,000
BONUS
GIFT CARD***

For Sublease: Industrial

325 Flint Road & Unit 325A

30,234 SF of functional warehouse/manufacturing space in North York

Lennard:

Here is where your business will *grow*.

lennard.com

325 Flint Road & Unit 325A



30,234 SF of functional warehouse space for sublease near the intersection of Finch Avenue West and Dufferin Street in a sought-after North York industrial pocket.



Total Area
30,234 SF
Office Area
2% (Approx.)



Clear Height
19' 4" - 23' 0"



Shipping Doors
8 TL, 2 DI



Sublease Net Rent
\$14.95 PSF
Additional Rent
est. \$5.00 PSF



Zoning
EH1.0 (x45)



Availability
Nov. 1st, 2025



Sublease Term
2.5 Years (Approx.)



Listing Agents
Noah Schwartz*
Senior Vice President
416.649.5943
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*Sales Representative

Property Highlights

- Easy Access to Highway 400, Highway 407 and Highway 401
- Close to a GO train station, subway station, steps to TTC bus stop
- Great ceiling heights and truck loading options
- 800 AMP Power
- Accommodates 53' trailers
- 841 SF additional mezzanine

Permitted Uses - Examples

- Manufacturing (general)
- Contractors Establishment
- Industrial Sales & Service
- Custom Workshop
- Building Supply Yards
- Shipping Terminal
- Cold Storage
- Vehicle Depot
- Vehicle Repair Shop
- Plus additional specialized and institutional uses permitted.

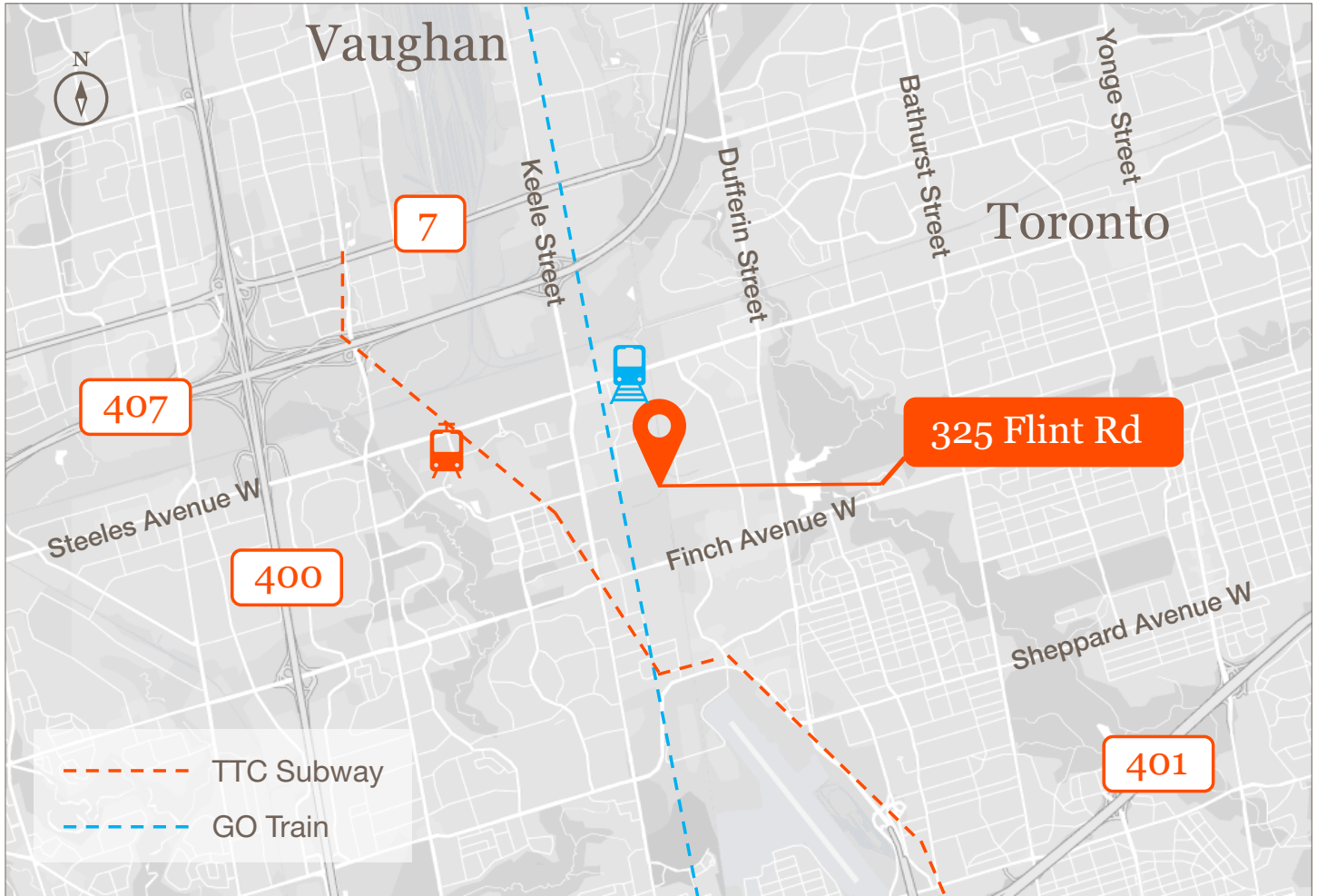
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325 Flint Road & Unit 325A



Location Map

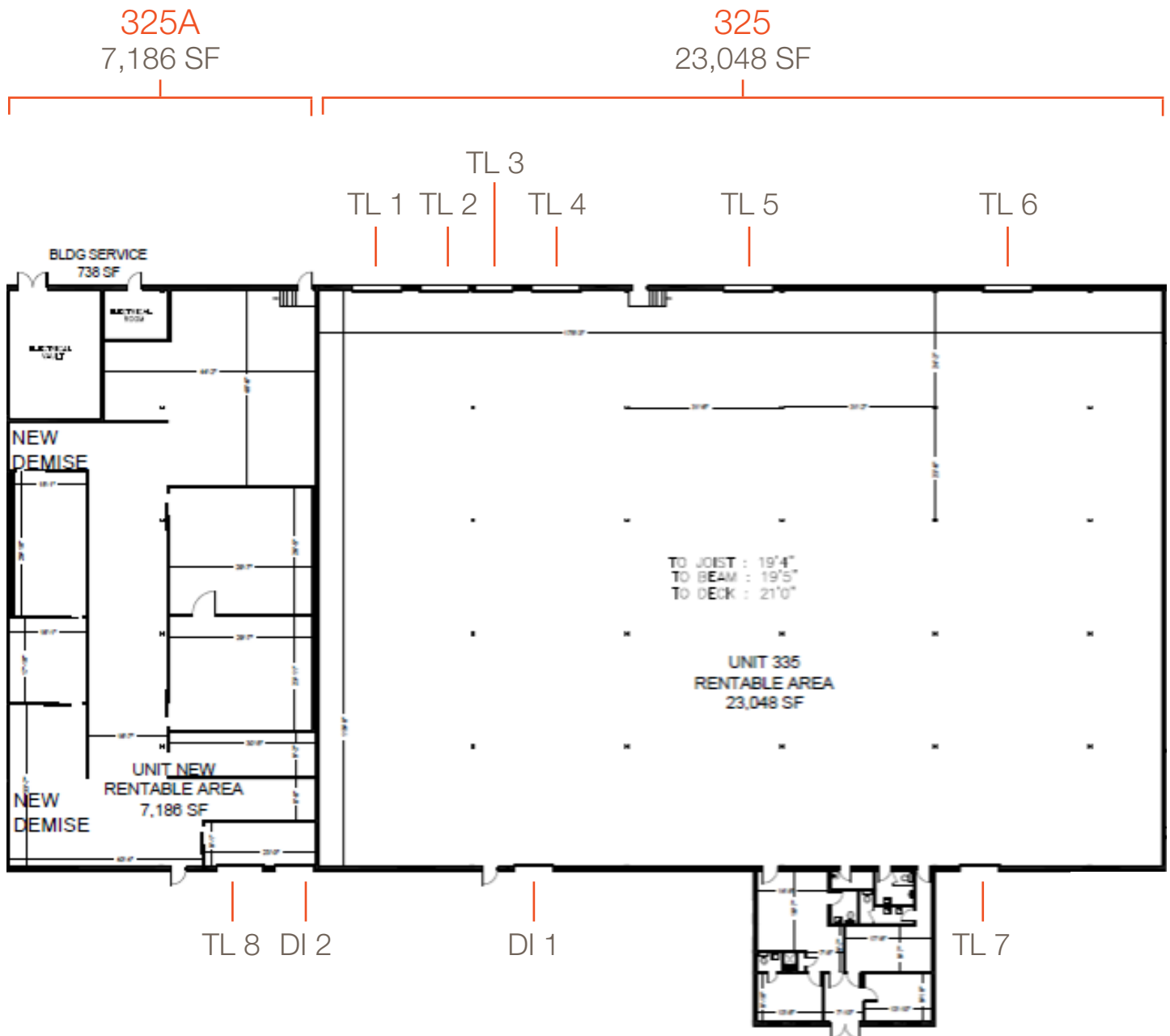


Drive Times

- 14 mins to Highway 400
- 12 mins to Highway 407
- 12 mins to Highway 401
- 8 mins to York University Go Station

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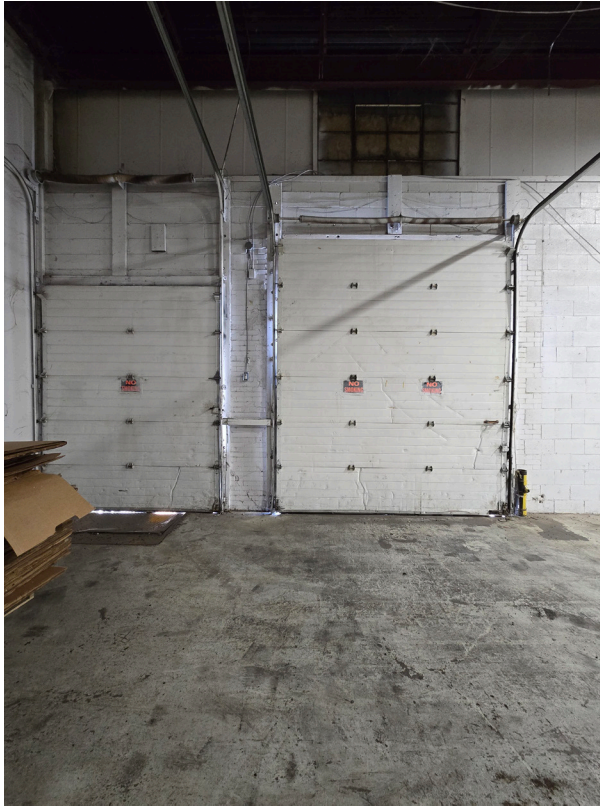
Floor Plan



325 Flint Road



Unit 325A



325 Flint Road & Unit 325A



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

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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.