



For Lease: Industrial

34 Kern Road, Unit 9

3,500 SF Industrial Unit Well Located in the heart of Toronto

Lennard:

Here is where your business will *grow*.

lennard.com

34 Kern Road, Unit 9

3,500 SF Industrial unit available for lease located near York Mills Road and Don Mills Road, close to the DVP.



Available Space

Unit 9: 3,500 SF



Drive-In Ship Doors

1 (12 FT Height)



Clear Height

14' 4"



Amps

400 A

Volts

600 V



Zoning

**EO 1.5 (e1.5; o1.5)
Employment Industrial
Office Zone**



Parking

**8 Parking Spaces
1 Trailer Space**



Net Rent

\$18.00 PSF

Additional Rent

\$6.50 PSF



Availability

September 1st, 2025

Lease Term

36-120 months

Property Highlights

- Ready to go with Drive-in shipping
- Future expansion possible
- Great signage
- Outstanding Landlord



Listing Agent

Peter DeGuerre*, Senior Vice President
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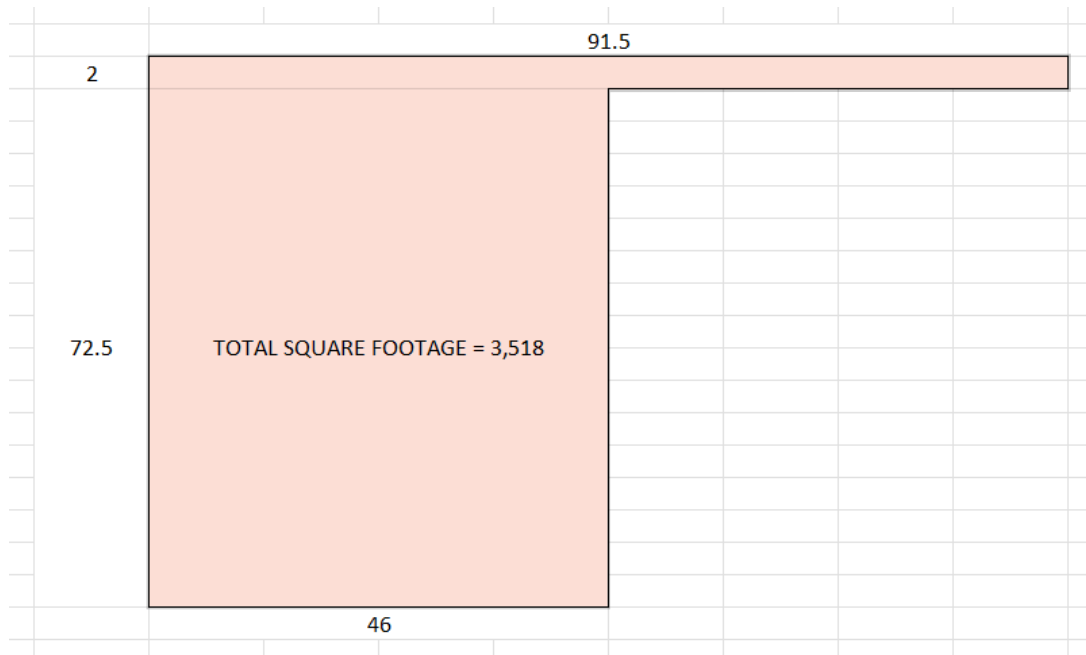
*Sales Representative



34 Kern Road, Unit 9



Floor Plan



Zoning EO 1.5 (e1.5; o1.5) Permitted Uses:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Police Station
- Printing Establishment
- Production Studio
- Self-storage Warehouse
- Service Shop
- Veterinary Hospital
- Warehouse
- Wholesaling Use
- Art Gallery
- Automated Banking Machine
- Club
- Community Centre
- Education Use
- Financial Institution
- Library
- Massage Therapy
- Medical Office
- Municipal Shelter
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Software Development and Processing
- Wellness Centre

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