

For Sale and Lease: Industrial

Lennard:

**55 Milvan Drive
North York**

18,742 SF Industrial Freestand with outside storage

Property Highlights



Total Building Area

18,742 SF

Office Area

10%



Shipping Doors

2 Truck Level

1 Drive-In



Lot Size

1.06 Acres



Clear Height

13'8" - 14'5"



Zoning

EH 1.0 (permits outside storage)



Power

1,200 A, 600 V



Cranes

1



Asking Price

\$9,300,000

Taxes

\$46,793.52 (2024)



Asking Net Rent PSF

\$15.95

TMI

\$4.81 (2025)

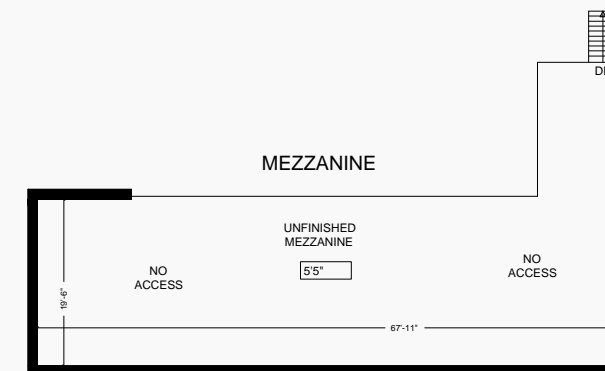
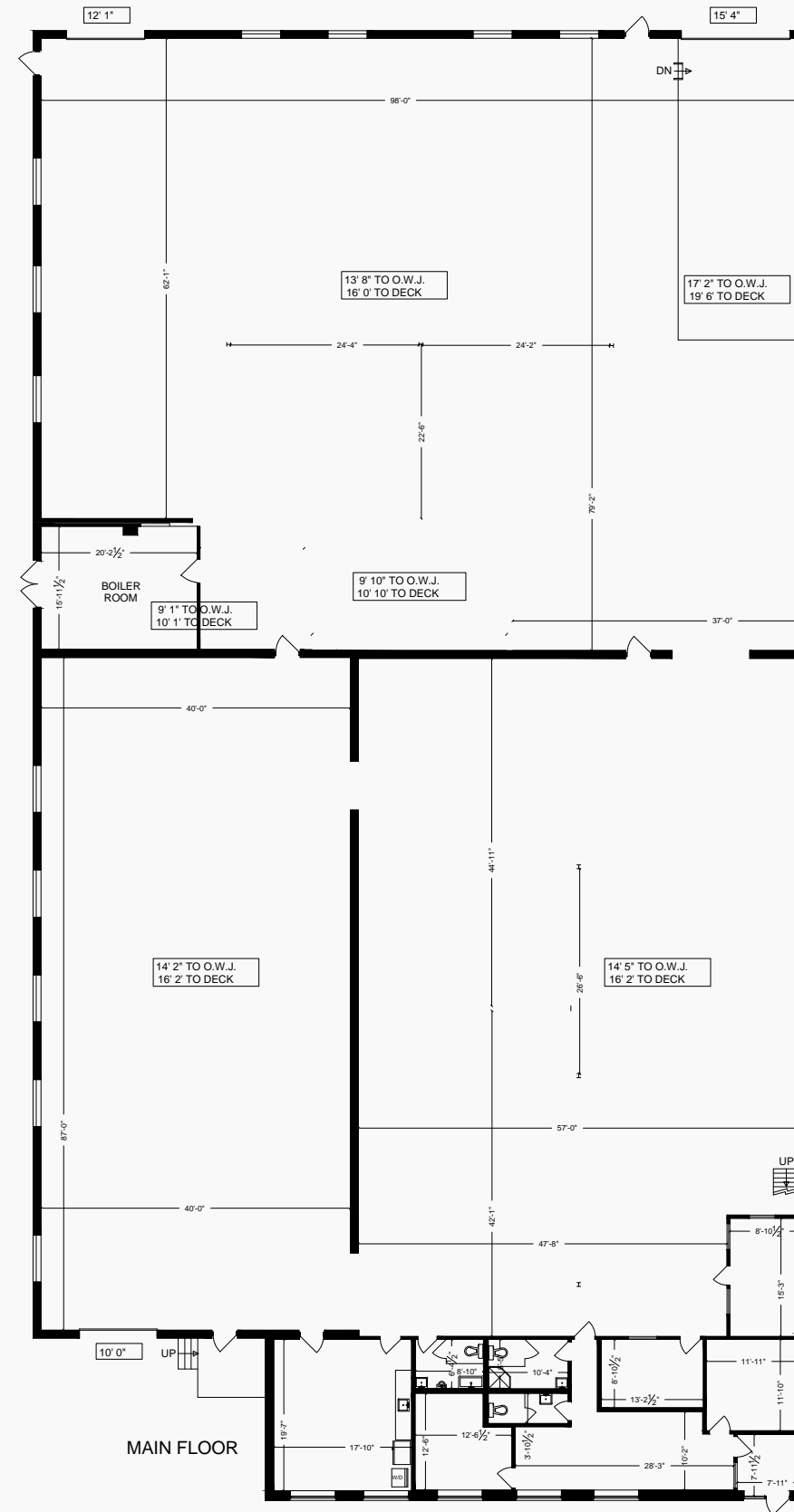
Roof
replaced in
2020

Recent
upgrades
to roof and
windows

Outside
storage yard

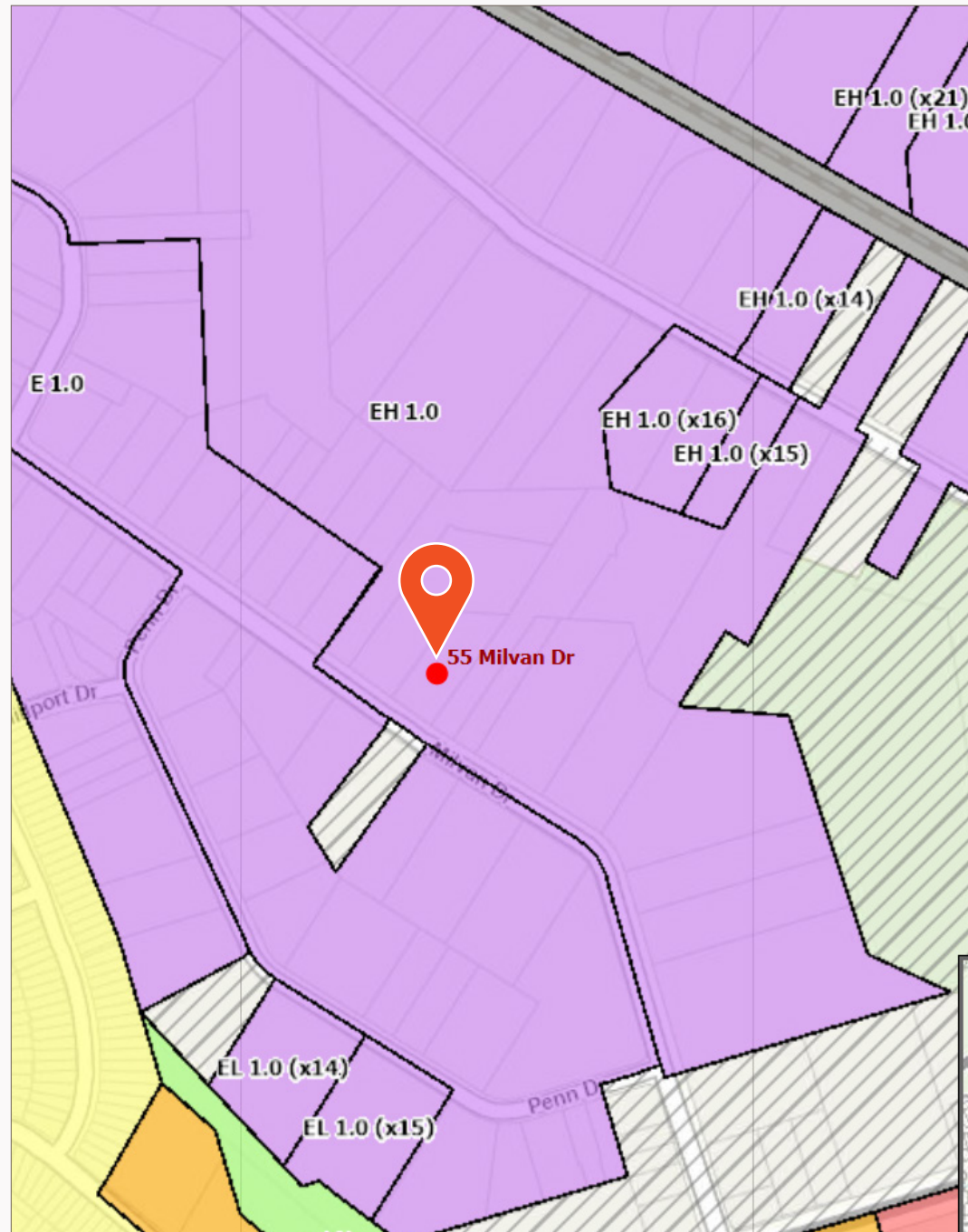


Floor Plan





Zoning



*Please see City of Toronto Zoning By-Law for complete list of permitted uses, exceptions, and conditions.

EH 1.0 - Employment Heavy Industrial*

Permitted Uses include:

In the EH zone, the following uses are permitted:

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 Use
Laboratory
All Manufacturing Uses except:
1) Ammunition, Firearms or Fireworks Factory;
2) Crude Petroleum Oil or Coal Refinery;
3) Explosives Factory;
4) Tannery
Police Station
Public Utility
Public Works Yard
Recovery Facility
Service Shop

Shipping Terminal
Vehicle Depot
Vehicle Repair Shop
Warehouse
Waste Transfer Station [By-law: OMB PL130592]

Use with Conditions - EH Zone

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

Cogeneration Energy (10)
Crematorium (14)
Marihuana production facility (3)

Open Storage (1)

Outside Operations (2)
Propane Transfer, Handling and Storage Facility (9)
Renewable Energy (10)
Transportation Use (12)
Vehicle Service Shop (5,13)
[By-law: 0403-2014] [By-law: 1124-2018]



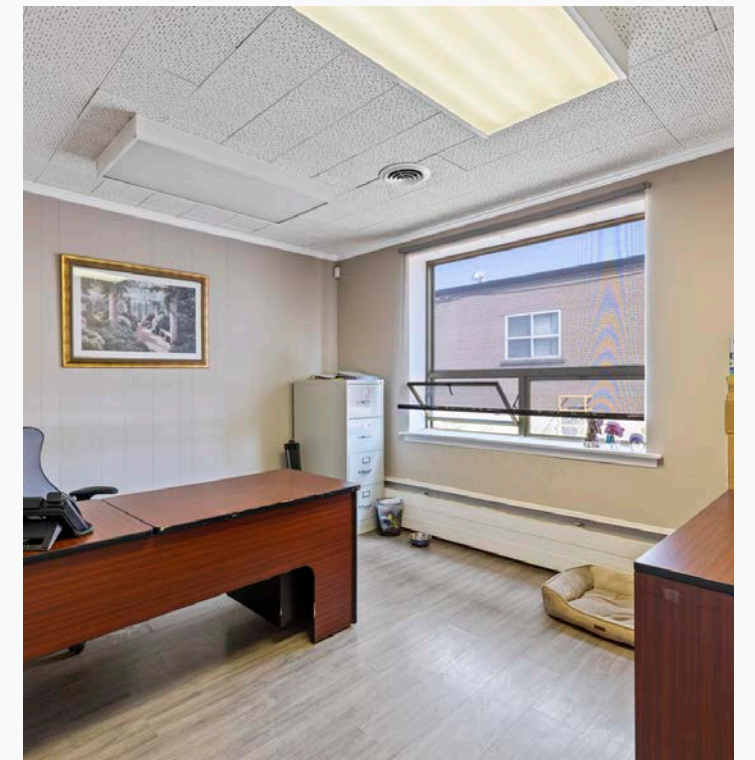
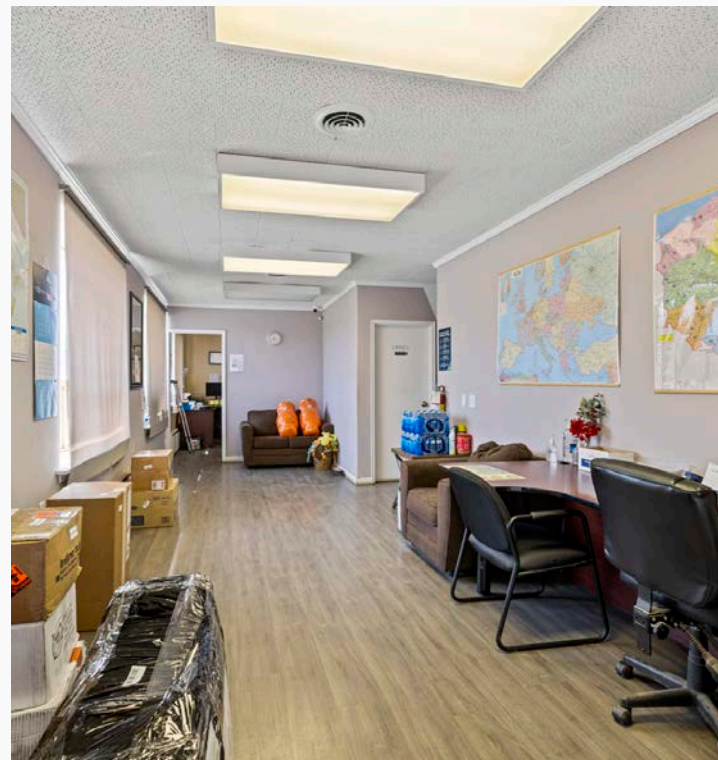
Exterior Photos



Interior Photos

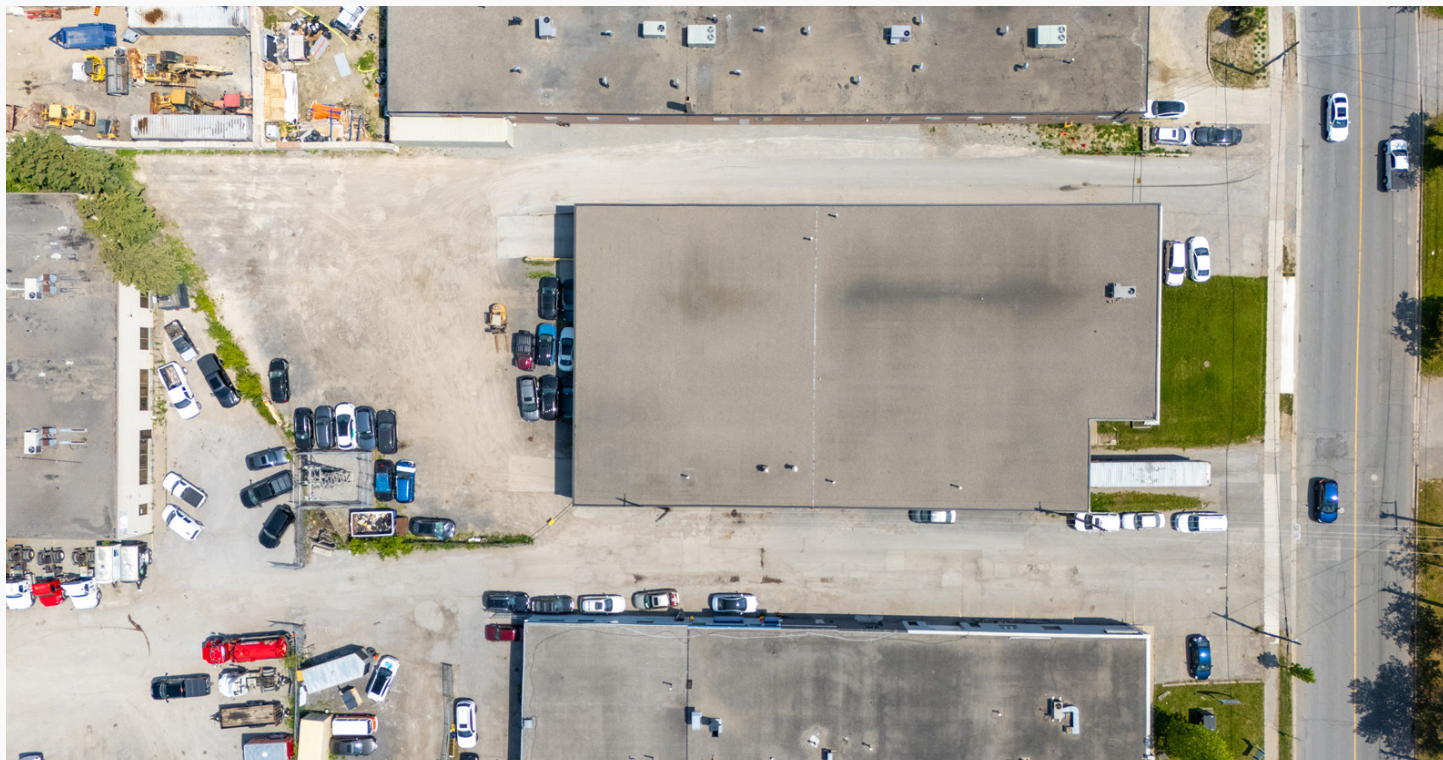


Interior Photos



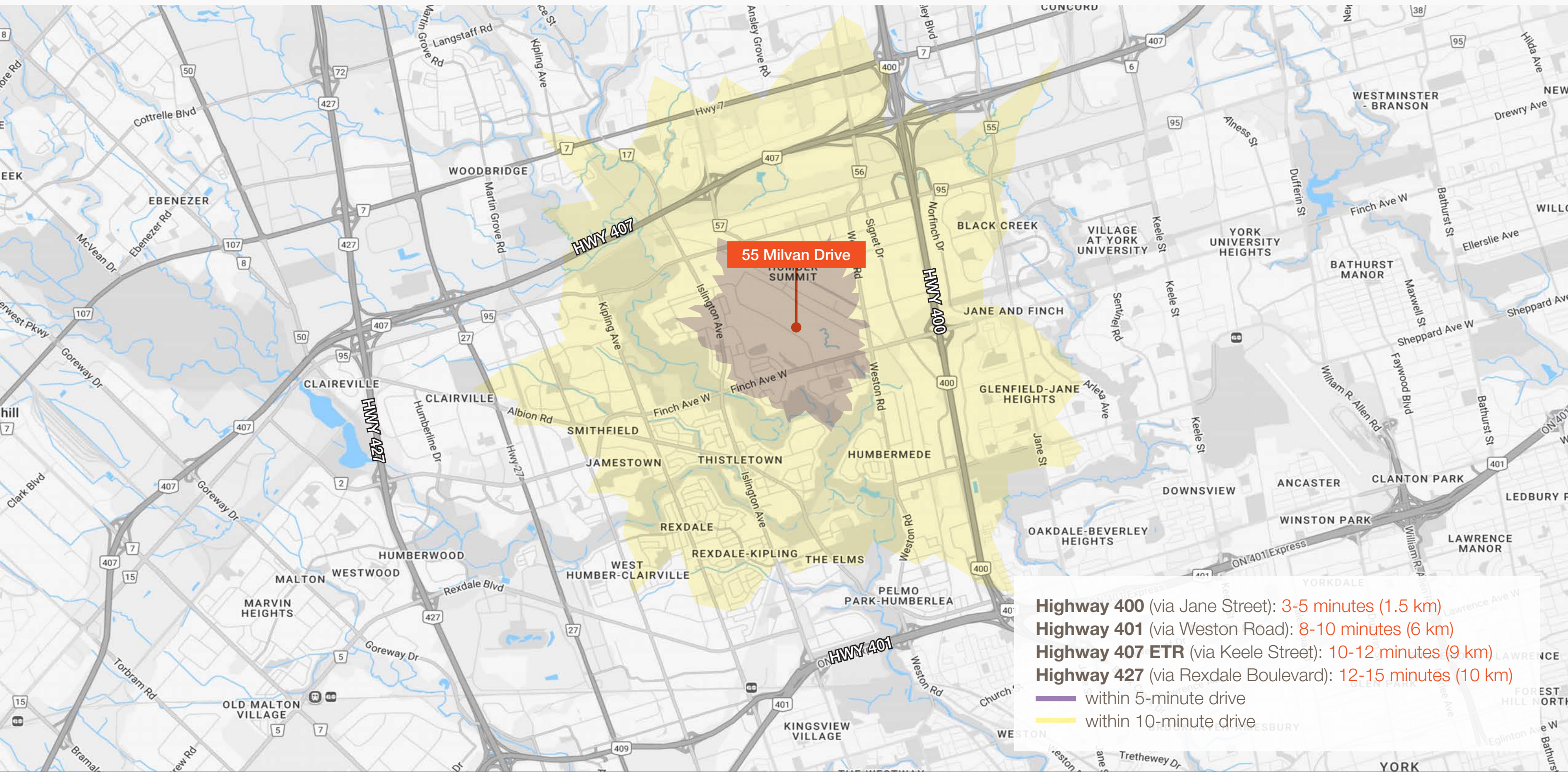


Aerial Photos





Location & Drive Times





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