



For Lease: Industrial

# 640 Petrolia Road

Turnkey 1,656 SF Industrial Space with Immediate Access to Highways 400 & 407 in North York

**Lennard:**

209-1 Yorkdale Road, Toronto  
905.752.2220

[lennard.com](http://lennard.com)

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1,656 SF Industrial Space Available for Lease at Keele Street & Steeles Avenue W, York University Heights



Available Space

**1,656 SF**

Office

**20%**

Industrial

**80%**



Clear Height

**12'6"**



Shipping

**1 Truck Level Door**



Net Rent

**\$16.95 PSF**

Taxes (TMI)

**\$6.10 PSF**



Availability

**Sept 1, 2026**



Zoning

**EH 1.0**

For More Information,  
Please Contact Listing Agent:

**Michael Borinsky**

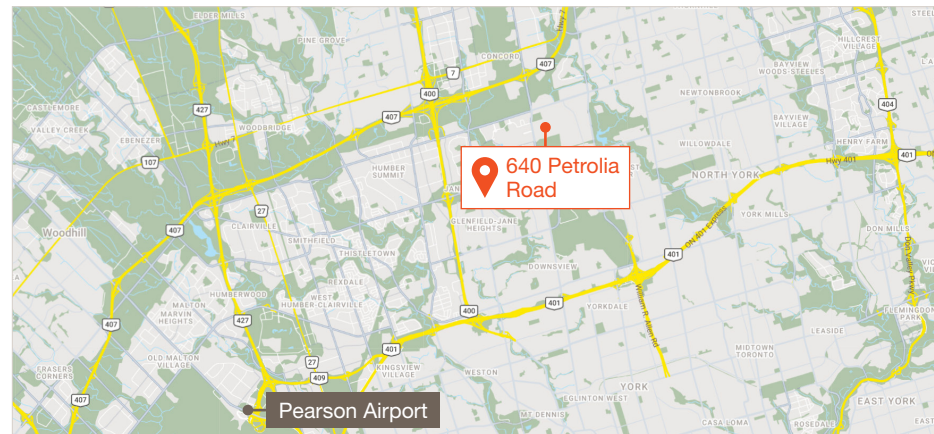
Sales Representative

905.917.0559

[mborinsky@lennard.com](mailto:mborinsky@lennard.com)

## Property Highlights

- Available September 2026.
- Located near the intersection of Steeles Avenue & Keele Street
- Quick access to highways 400 & 407
- Leasehold improvements negotiable
- Long-term growth into larger units possible
- Can fit 43' truck



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