



For Lease: Industrial

# 4801 Steeles Avenue W

1,035 SF Industrial Unit Available in North York, ON

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# 4801 Steeles Avenue W



Prime industrial unit in a highly desirable North York location bordering Vaughan.



Available Space

**Unit 15 - 1,035 SF**

Industrial Area

**75% SF**

Office Area

**25% SF**



Zoning

**MC(H)**



Clear Height

**13'11"**



Possession

**Immediate**

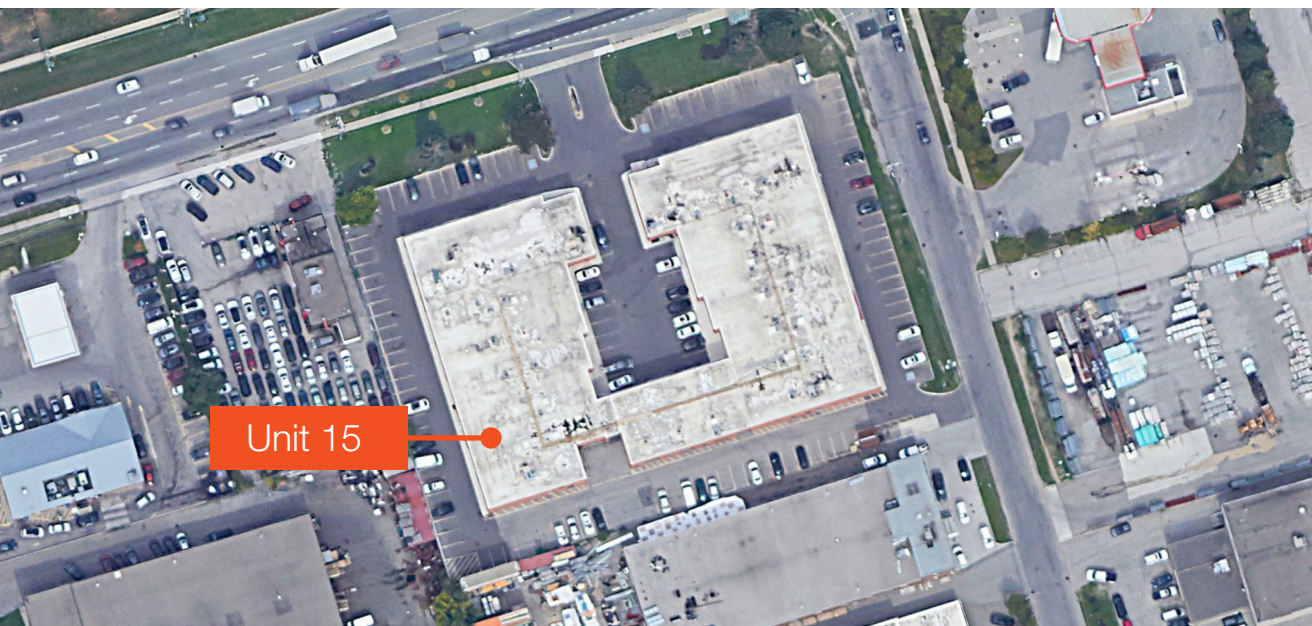


Lease Rate

**\$3,600 Gross**

## Property Highlights

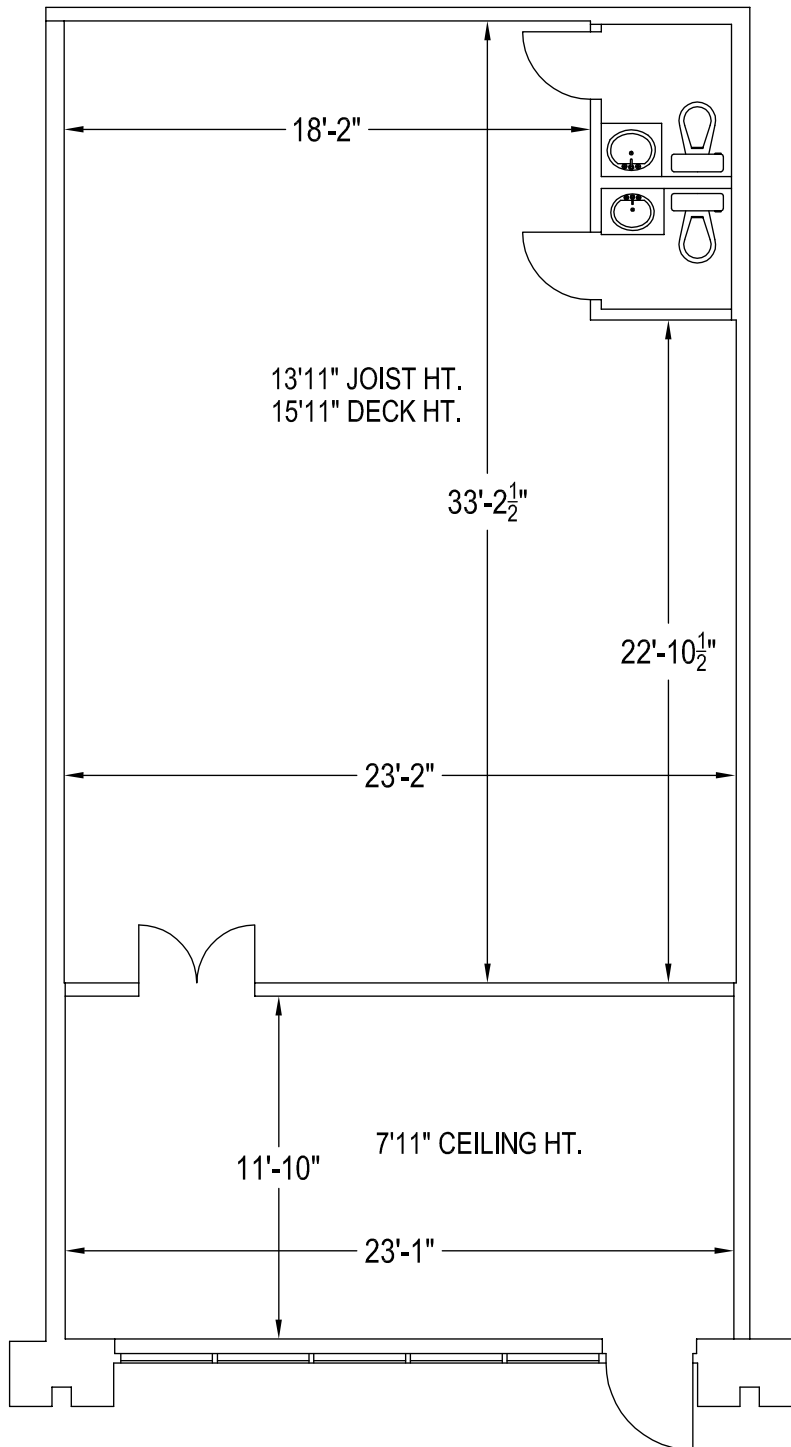
- Located in a well-established employment area on Steeles Ave W.
- Functional industrial layout suitable for a variety of permitted uses.
- Excellent connectivity to Highways 400, 401 & 407, and other major arterial roads.
- Accessible by local transit and situated within walking distance to numerous local amenities.



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## Unit 15 • Floor Plan



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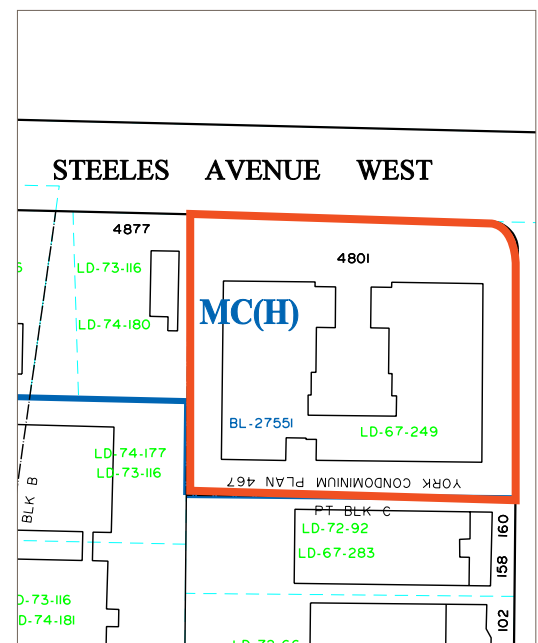


## Zoning

### MC - Industrial-Commercial Zone

#### Permitted Uses:

- Adult Education school
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment;
- Cinema
- Club
- College
- Commercial gallery
- Commercial Recreation
- Commercial School; Communications & Broadcasting; Community Centre
- Contractor's Establishment Custom Workshop
- Day Nursery
- Financial institution
- Fitness Centre
- Funeral Establishment
- Gasoline Station
- Golf Course
- Health Science Research Laboratory
- Hotel
- Industrial Sales & Service; Information Processing;
- Laundry
- Manufacturing
- Motor Vehicle Body Repair Shop;
- Motor Vehicle Dealership
- Museum;
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball & Video Games Arcade
- Place of Worship
- Public Library
- Public Self Storage Warehouse
- Research Laboratory
- Restaurant, with or without an outdoor patio
- Retail Stores
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic



Source: City of North York By-Law No.7625

# 4801 Steeles Avenue W



## Amenity Map



# 4801 Steeles Avenue W



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



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