

**AVISON  
YOUNG**

# Industrial/Commercial for Lease



*Steeles Avenue West*

*Fenmar Drive*

**4,241 SF AVAILABLE**

## **5601 Steeles Ave W** **North York, ON**

**Eva Destunis\***

Principal, Senior Vice President  
905 968 8006  
eva.destunis@avisonyoung.com

**Ryan Hood\*, SIOR**

Principal, Senior Vice President  
905 968 8007  
ryan.hood@avisonyoung.com

\*Sales Representative

**AVISON  
YOUNG**

## Unit 3

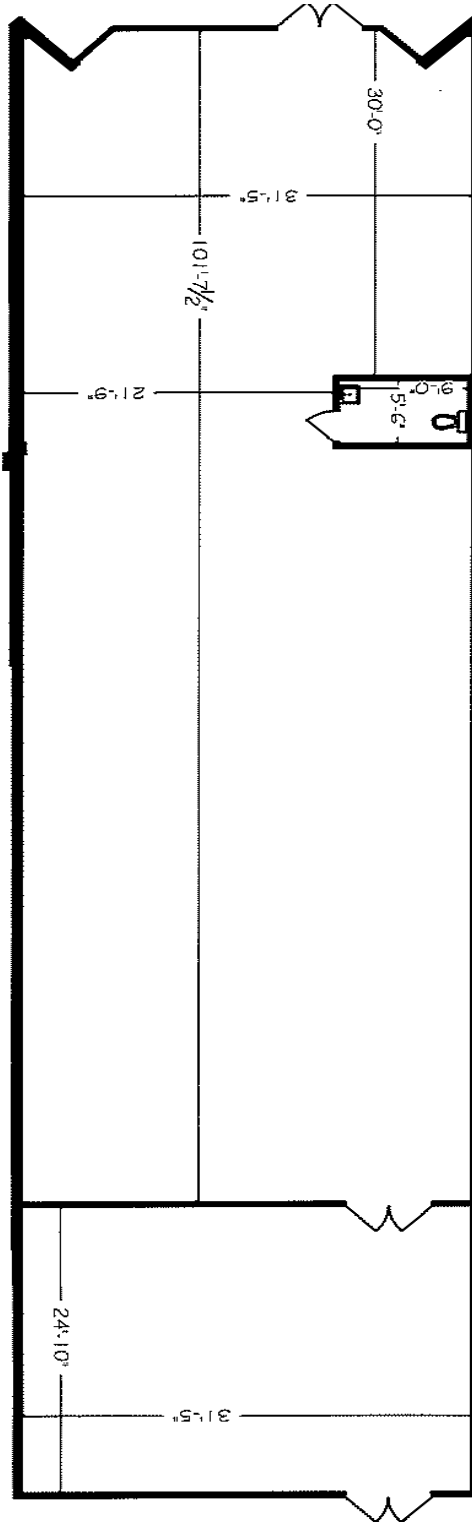
<b>SIZE</b>	4,241 SF
<b>CLEAR HEIGHT</b>	18'
<b>SHIPPING</b>	1 Truck Level Door ( <i>common</i> )
<b>ZONING</b>	Industrial-Commercial Zone (MC)
<b>ASKING RATE</b>	\$16.00 PSF
<b>T.M.I.</b>	\$5.45 (2025)
<b>AVAILABILITY</b>	Immediately

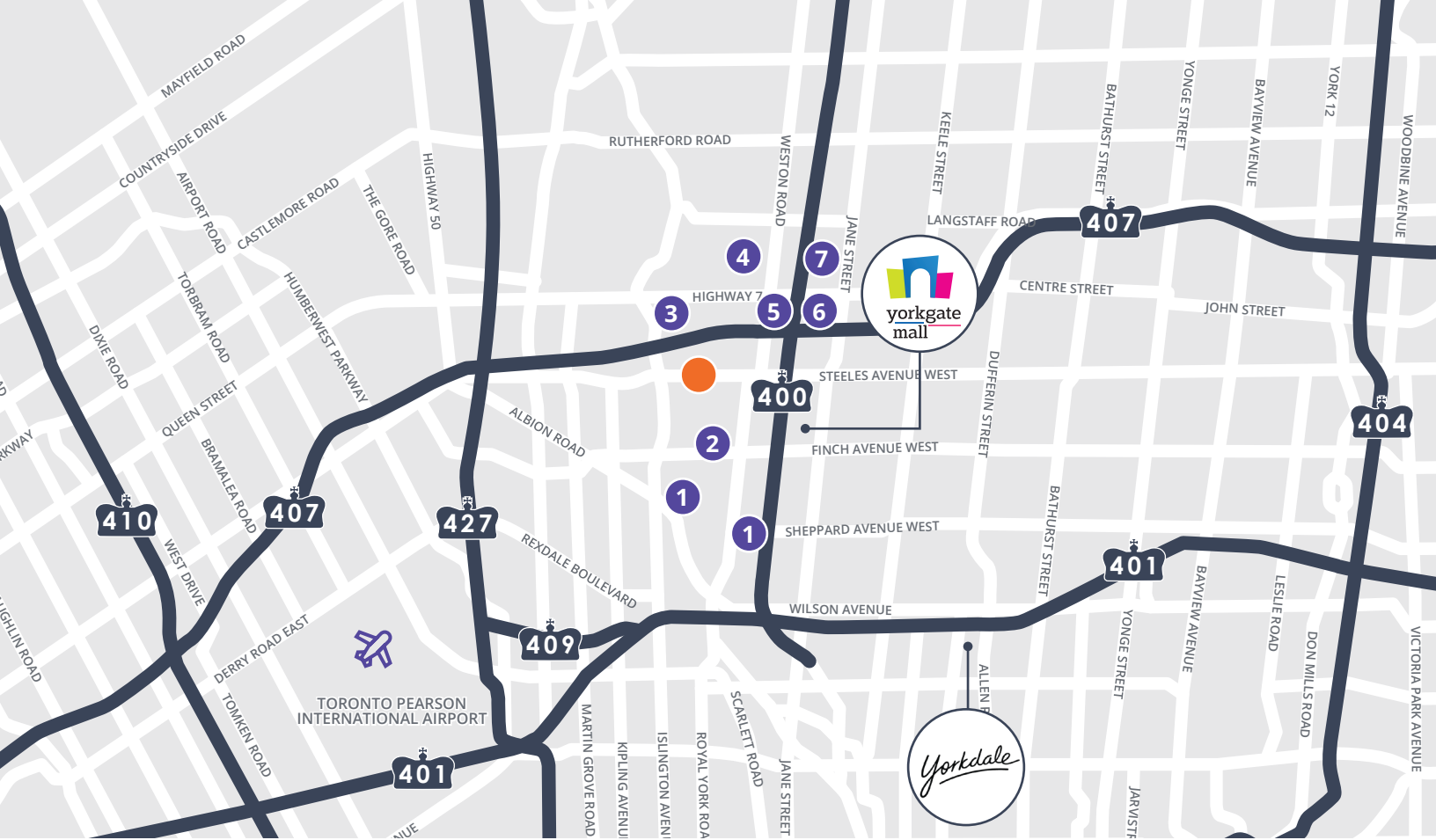
## Highlights

- Space lends itself to industrial or commercial/retail uses
- Close proximity to Highways 407 & 400, public transit and an abundance of many amenities
- Access to a shared truck level shipping door
- Excellent exposure to Steeles Ave West



Floor Plan





- 1** Food Basics  
Shoppers Drug Mart  
TD
  - 2** Subway  
Shoppers Drug Mart  
TD  
Central Food Market  
Canada Post  
Beer Store
  - 3** McDonald's  
TD  
Burrito Boyz  
KFC  
Harvey's  
Copacabana Brazilian Steak House
  - 4** SMARTCENTRES WOODBRIDGE  
Circle K  
LCBO  
Best Buy  
Beer Store  
Winners  
Toys R Us  
Sport Chek  
Fortinos  
Michael's  
Canadian Tire  
Sleep Country  
Chapters
  - 5** RIOCAN COLOSSUS CENTRE  
Famous Players  
Sephora  
BMO  
Hero Burger  
Dollarama  
Costco  
Scaddabush  
Tim Hortons  
Earls  
Longo's  
Homesense  
Golf Town
  - 6** IKEA  
Dave & Buster's  
Courtyard by Marriott
  - 7** Homewood Suites  
Walmart  
Monte Carlo Inn  
Lowe's
- 5601 STEELES AVENUE WEST**

## Amenities within 5km

**278**

RESTAURANTS &  
CAFES

**900**

RETAIL

**14**

HOTELS

**15**

FITNESS  
CENTRES

**35**

BANKS

**30**

GAS  
STATIONS

## Transit

- 24** Woodbine
- 16** 16th Avenue
- 603** Viva Purple

## Drive Times

- 14 Minutes** to Highway 404 (2.0 km)
- 2 Minutes** to Highway 407 (2.1 km)
- 12 Minutes** to Highway 401 (12.1 km)
- 28 Minutes** to Downtown Toronto (30.0 km)
- 12 Minutes** to Pearson Airport (37.7 km)

**Avison Young Commercial Real Estate Services, LP, Brokerage**  
55 Commerce Valley Drive West, Suite 501, Markham, ON L3T 7V9  
Office +1 905 474 1155 Fax +1 905 886 5744 [avisonyoung.ca](http://www.avisonyoung.ca)

© 2026 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Platinum member