

**AVISON
YOUNG**

For Lease

287 Bridgeland Avenue
North York, ON



Multiple Configurations Available

Warehouse space available in the heart of the Design District

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Property Summary



SHIPPING
1 TL



TMI (2025)
\$6.50 PSF



Zoning
M2



POSSESSION
IMMEDIATE

	SIZE	CLEAR HEIGHT	OFFICE AREA	ASKING NET RENT	Comments
UNIT A	15,000 sf	14'	10%	\$12.95 psf	- Industrial unit with truck level shipping that can accommodate 53' trailers
UNIT B	4,871 sf	13' 2"	10%	\$12.50 psf	- Built out as a Muay Thai facility, includes showers and is well-suited for use as a gym - Can also be demised into smaller configurations to suit your needs.
UNIT A + B	19,871 sf	14'	10%	\$12.95 psf	- Fiber internet available
UNIT A + B + 200	25,321 sf	14'	10%	\$12.95 psf	- Industrial unit with truck level shipping that can accommodate 53' trailers combined with entire second-floor office space - The unit includes one unisex washroom, fiber internet, and additional on-site parking
UNIT A + 200	20,450 sf	14'	10%	\$12.95 psf	- The space can be demised into smaller configurations

Property Highlights

- Prime corner unit with exposure on Caledonia Road
- Multiple configurations possible
- Building has Highway 401 visibility
- Great connectivity to TTC bus routes
- Quick access to Allen Road and Highway 401 interchange

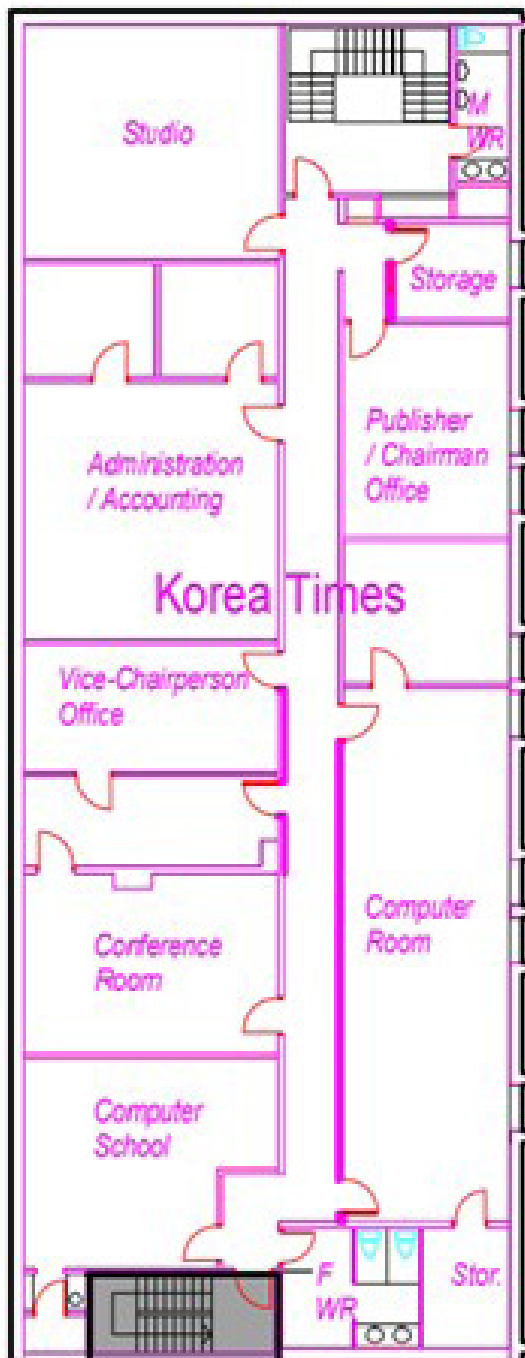


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Floor Plan

Second Floor



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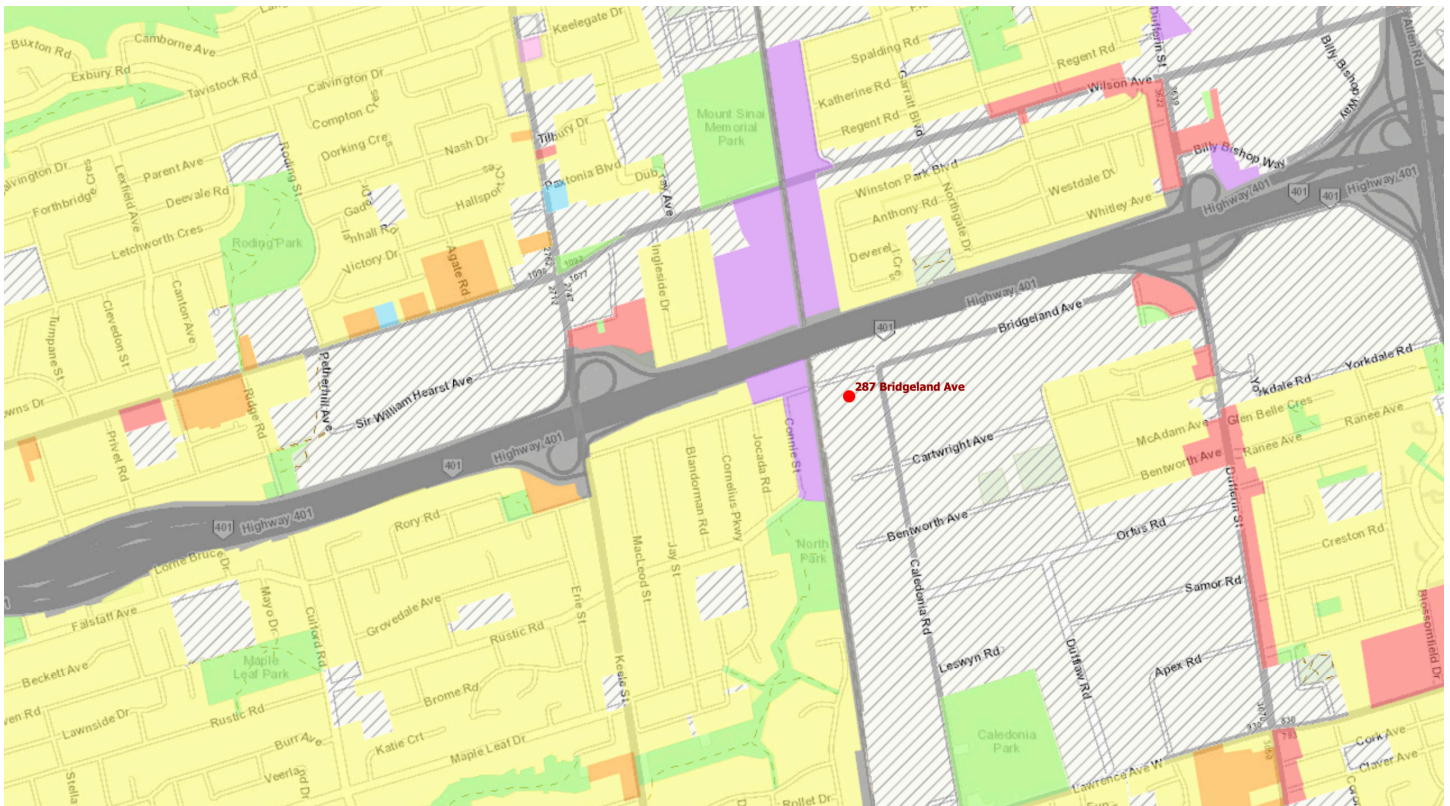
Property Photos

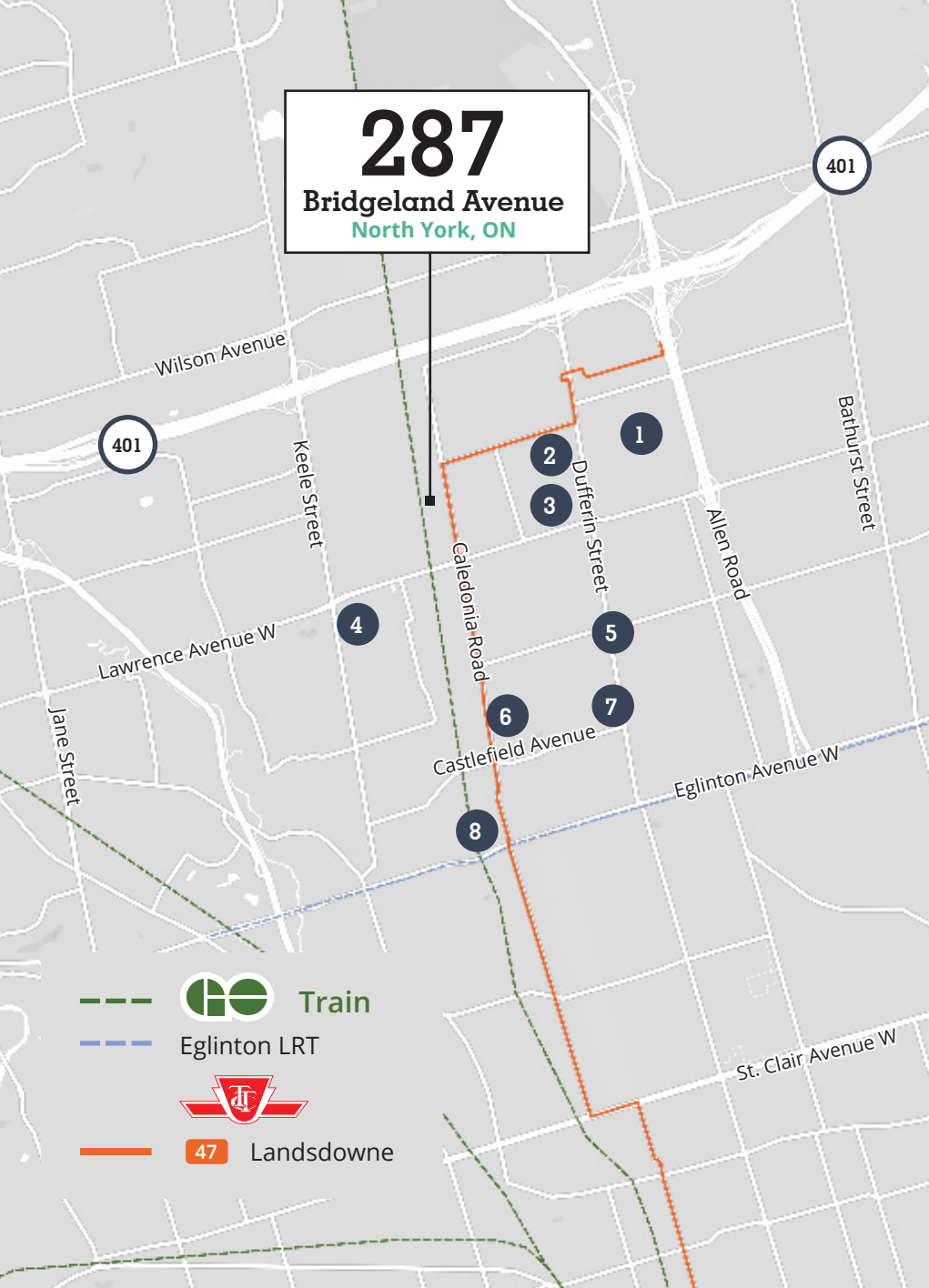


Zoning - M2

Permitted uses

- adult education school
- artist studio
- banquet hall
- car rental agency
- car washing establishment
- club
- college
- commercial gallery
- commercial recreation
- commercial school
- communications and broadcasting;
- community centre
- contractor's establishment
- custom workshop
- financial institution
- fitness centre
- gasoline station
- golf course
- health science research laboratory
- hotel
- industrial sales and service;
- information processing
- laundry
- manufacturing
- motor vehicle body repair shop
- motor vehicle dealership
- museum
- office uses
- park
- parking lot
- personal service shop
- pinball and video games arcade
- place of worship
- public library
- public self storage warehouse
- research laboratory
- restaurant, with or without an outdoor patio
- retail store
- service shop
- service station
- showroom
- transportation terminal
- university uses
- veterinary clinic
- warehouse
- works yard.





Amenities & Transit

- | | |
|---|--|
| 1 Yorkdale Shopping Centre
Indigo
Sephora
Restoration Hardware
Joey
Hudson's Bay | 5 Mr.Sub
Petro
CIBC
McDonalds |
| 2 Staples
Red Lobster
Burger's Priest
Party City | 6 Rona+
Home Depot
Tim Hortons
Starbucks |
| 3 Freshii
Burger King
Shell
Harvey's | 7 Tim Hortons
California Sandwiches
Toronto Pho
Taste of Shawarma |
| 4 Metro
Scotiabank
LCBO
Walmart | 8 FreshCo
Dollar Tree
Canadian Tire |

For more information:

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YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member