

**AVISON
YOUNG**

Industrial/Commercial for Lease



Steeles Avenue West

Fenmar Drive

4,284 SF AVAILABLE

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

Eva Destunis*

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

Ryan Hood*, SIOR

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

*Sales Representative

**AVISON
YOUNG**

Availability

UNIT 5	4,284 sf
CLEAR HEIGHT	18'
SHIPPING	1 Truck Level Door
ZONING	Industrial-Commercial Zone (MC)
ASKING RATE	\$18.00 psf
T.M.I. (2026)	\$5.56 psf

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 Avenue West



Transit

— 60 — Steeles West

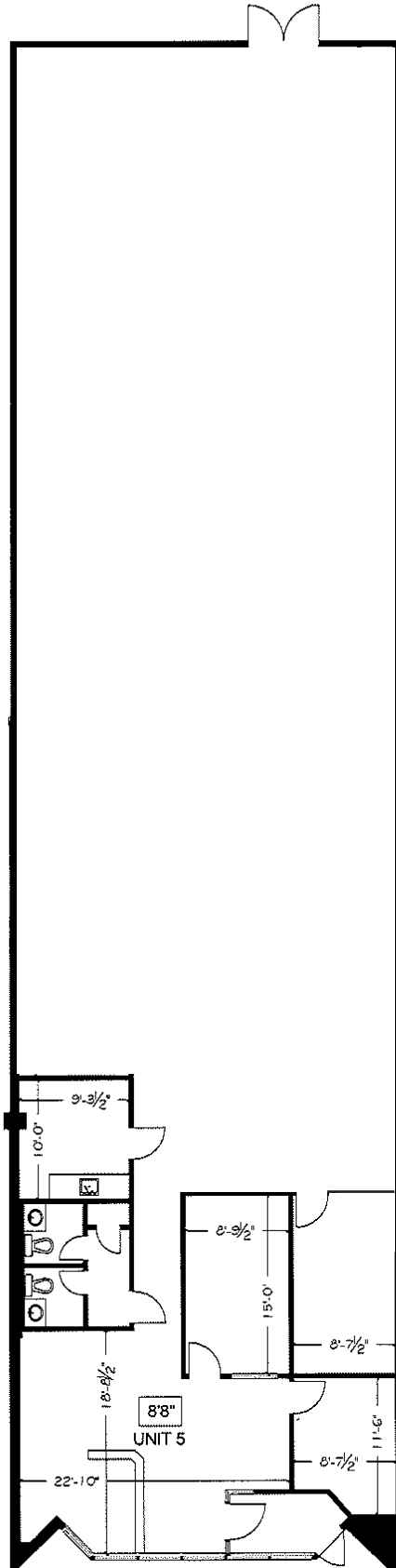
Drive Times

2 Minutes to Highway 407 (950 m)
4 Minutes to Highway 400 (4 km)
8 Minutes to Highway 401 (9.3 km)

12 Minutes to Pearson Airport (15.7 km)
35 Minutes to Downtown Toronto (38.7 km)

Floor Plan

UNIT 5 - 4,284 SF





- 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
Best Buy
Winners
Sport Chek
Michael's
Sleep Country
- 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
- 4** SMARTCENTRES WOODBRIDGE
Circle K
LCBO
Best Buy
Beer Store
Winners
Fortinos
Sport Chek
Canadian Tire
Michael's
Chapters
Sleep Country
- 5601 STEELES AVENUE WEST**

Amenities within 5km

278

RESTAURANTS &
CAFES

900

RETAIL

14

HOTELS

15

FITNESS
CENTRES

35

BANKS

30

GAS
STATIONS

Get more
information

Eva Destunis*
Principal, Executive Vice President
+1 905 968 8006
eva.destunis@avisonyoung.com

Ryan Hood*, SIOR
Principal, Executive Vice President
+1 905 968 8007
ryan.hood@avisonyoung.com

*Sales Representative

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

© 2026. Avison Young Commercial Real Estate Services, LP. 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.

