

AVISON
YOUNG

Industrial/Commercial for Lease

Steeles Avenue West

Fennar Drive

Up to 8,414 SF AVAILABLE

5601 Steeles Ave W North York, ON

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*Sales Representative

AVISON
YOUNG

Availability

UNIT 4	4,130 sf
OFFICE	60%
CLEAR HEIGHT	18'
SHIPPING	1 Truck Level Door
ZONING	Industrial-Commercial Zone (MC)
OCCUPANCY	Immediate
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

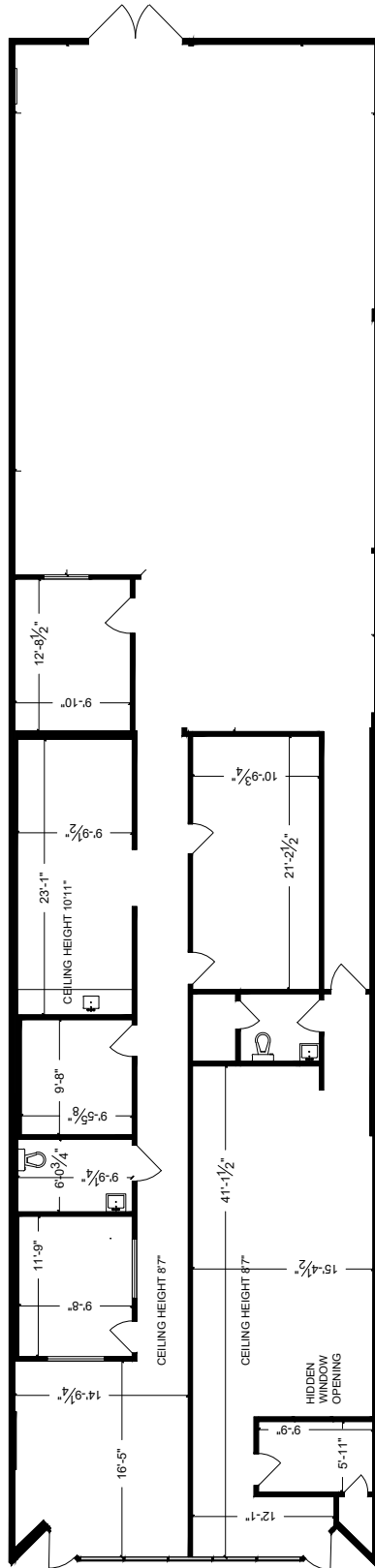
Drive Times

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 4 - 4,130 SF



Availability

UNIT 5	4,284 sf
OFFICE	15%
CLEAR HEIGHT	18'
SHIPPING	1 Truck Level Door
ZONING	Industrial-Commercial Zone (MC)
OCCUPANCY	Immediate
ASKING RATE	\$18.00 psf
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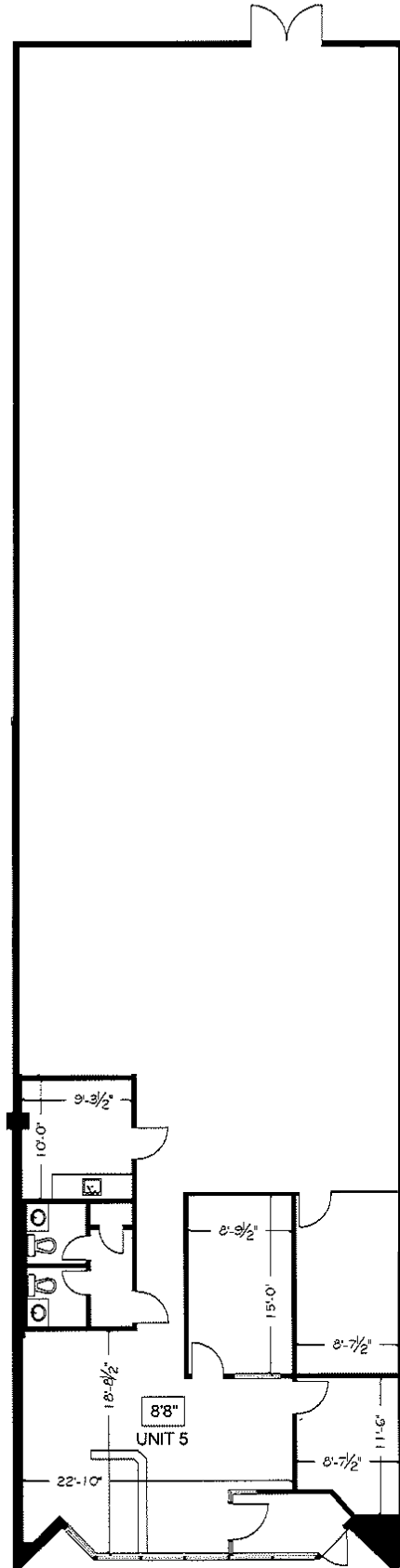
Drive Times

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



Availability

UNIT 4-5	8,414 sf
OFFICE	35%
CLEAR HEIGHT	18'
SHIPPING	1 Truck Level Door
ZONING	Industrial-Commercial Zone (MC)
OCCUPANCY	Immediate
ASKING RATE	\$18.00 psf
T.M.I. (2026)	\$5.56 psf

Highlights

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Transit

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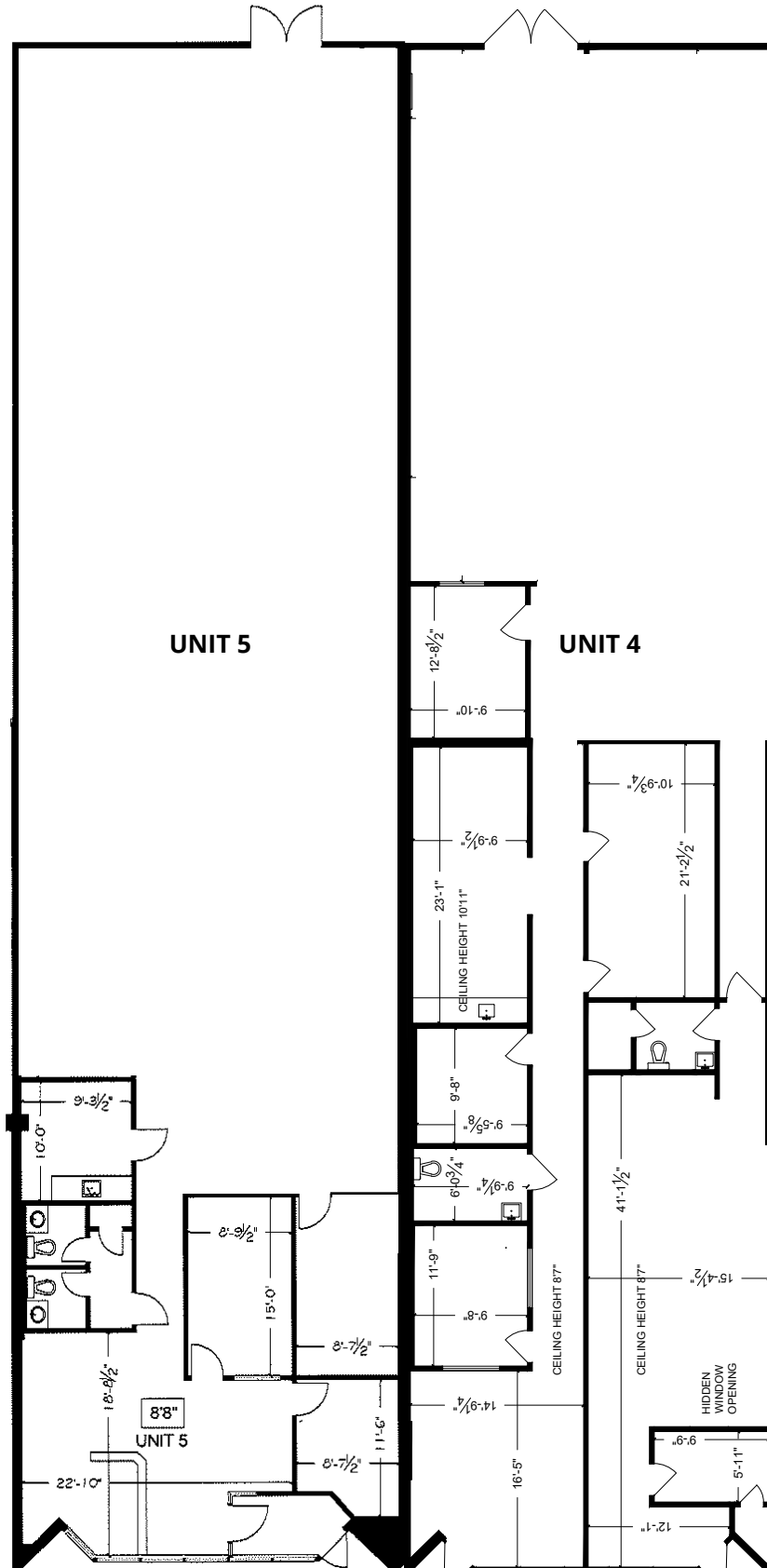
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Floor Plan

UNIT 4-5 - 8,414 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
LCBO
Best Buy
Beer Store
Winners
Fortinos
Sport Chek
Canadian Tire
Michael's
Chapters
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
- 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

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