

**AVISON
YOUNG**

For Lease

333 North Rivermede Road, Unit 1
Vaughan, ON



**For additional information,
please contact:**

Tom Clancy

Broker,
Principal, Senior Vice President
647 774 6040
tom.clancy@avisonyoung.com

Tessa Compagno

Sales Representative,
Associate Vice President
416 400 1015
tessa.compagno@avisonyoung.com

Noah Frankel

Sales Representative,
Associate
647 287 4315
noah.frankel@avisonyoung.com

Mark Bagola

Sales Representative,
Associate
647 453 0513
mark.bagola@avisonyoung.com

Property Details

TOTAL AVAILABLE AREA	5,467 sf	
INDUSTRIAL AREA	20%	
OFFICE AREA	80%	
CLEAR HEIGHT	20' Warehouse	8.9' Office
ZONING	EM1	
PARKING	Outside/surface	
POSSESSION	Immediate	
ASKING NET RENT	\$16.95 psf	
ADDITIONAL RENT	\$3.25 psf (2026)	

Property Highlights



±5,467 SF office-industrial unit with an 80% office / 20% industrial layout



Built-out office area featuring six private offices, open-concept bullpen space, a large boardroom, and a kitchenette



Warehouse area with 20' clear height and office area with approximately 8.9' clear height



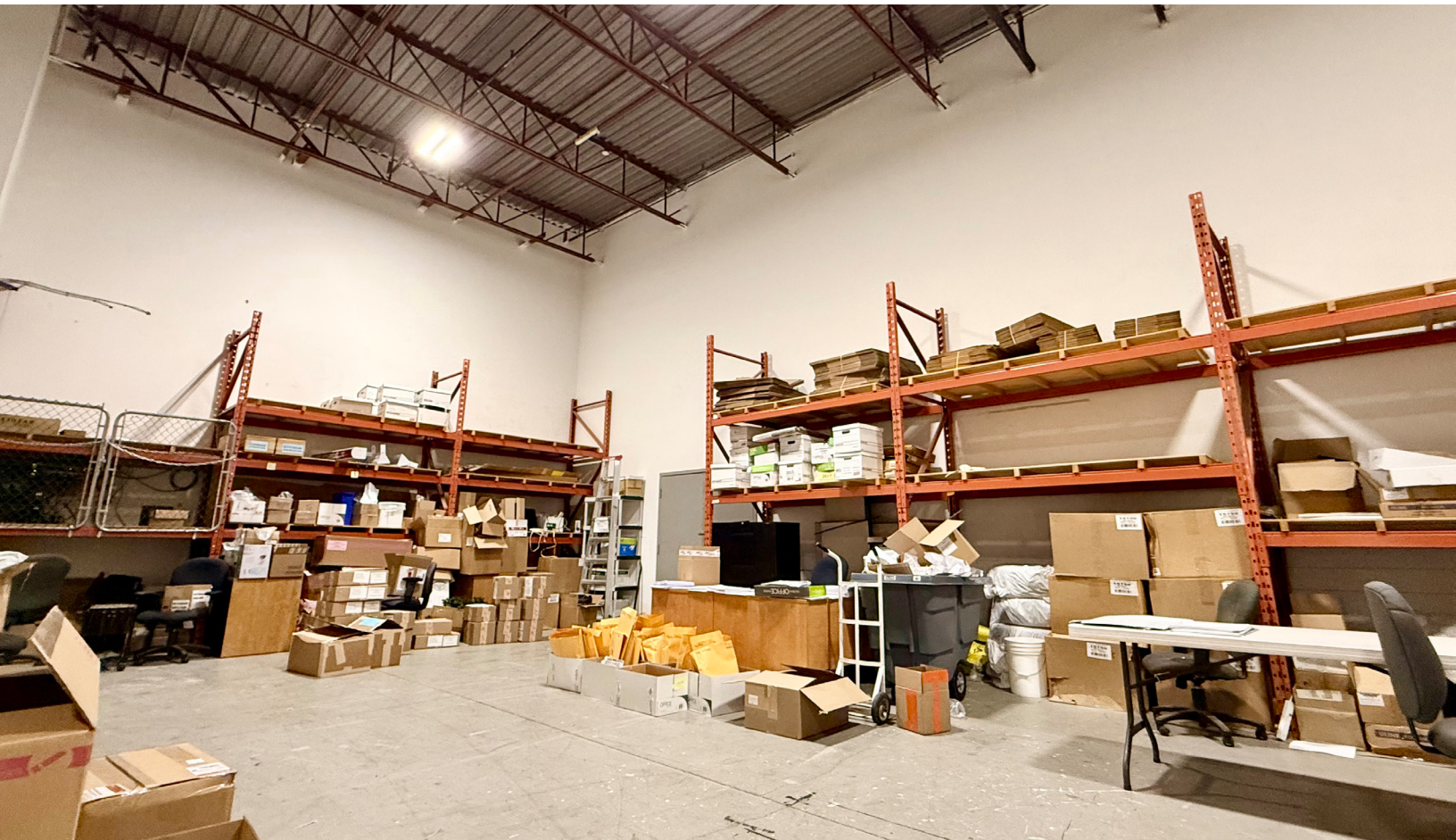
Excellent natural light and ample on-site surface parking, including two reserved stalls



Public transit located directly across the street with convenient access to regional bus routes



EM1 zoning allowing for a wide range of employment uses; utilities included on a semi-gross basis with immediate possession

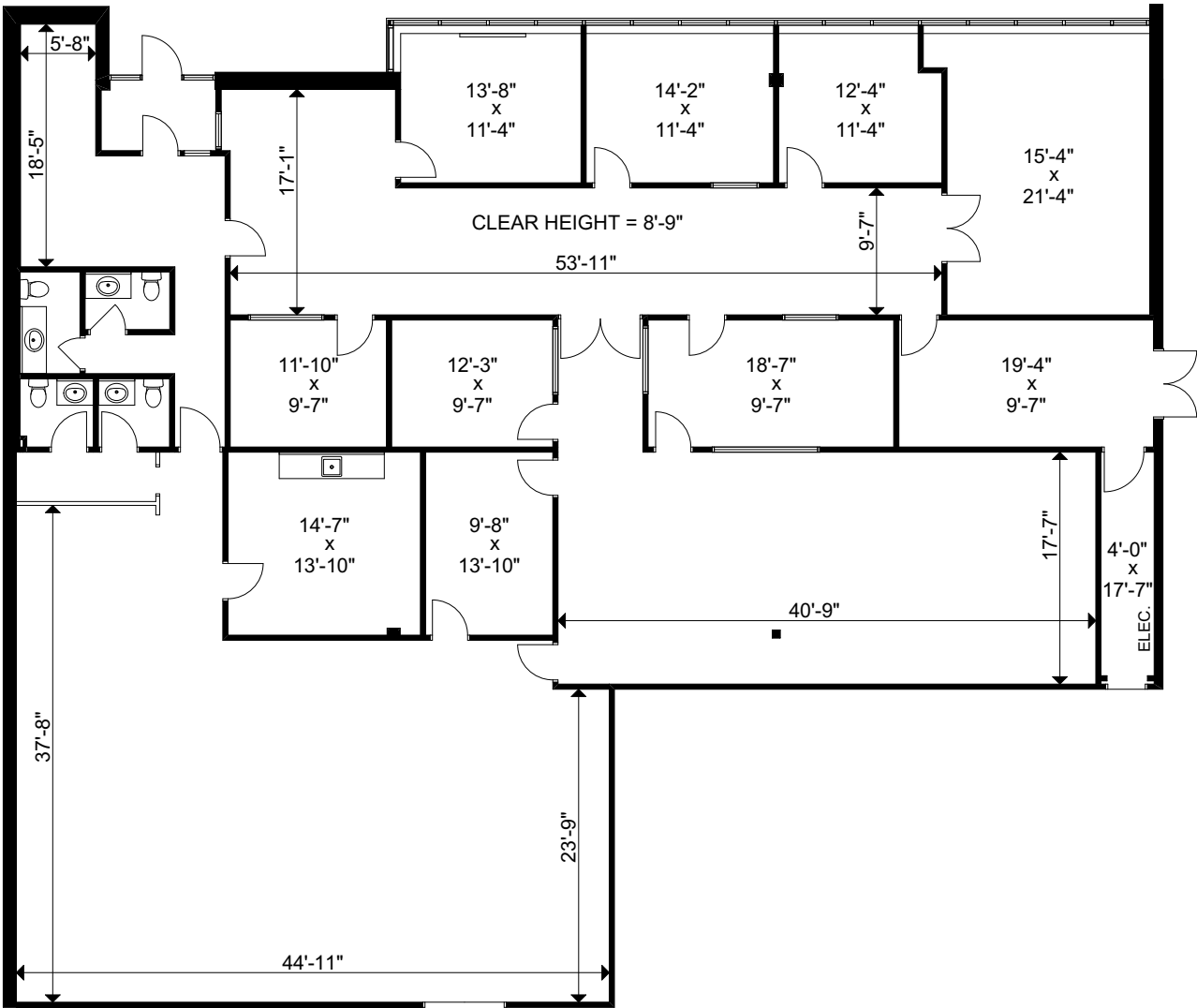


For Lease

333 North Rivermede Road, Unit 1
Vaughan, ON



Floor Plan



Zoning - EM1

Permitted uses

EMPLOYMENT ZONE

- Automotive detailing
- Commercial school
- Manufacturing or processing facility
- Motor vehicle body repair
- Motor vehicle rental
- Motor vehicle repair
- Motor vehicle sales
- Office
- Research and development
- Vertical farming
- Warehousing and distribution facility

OTHER

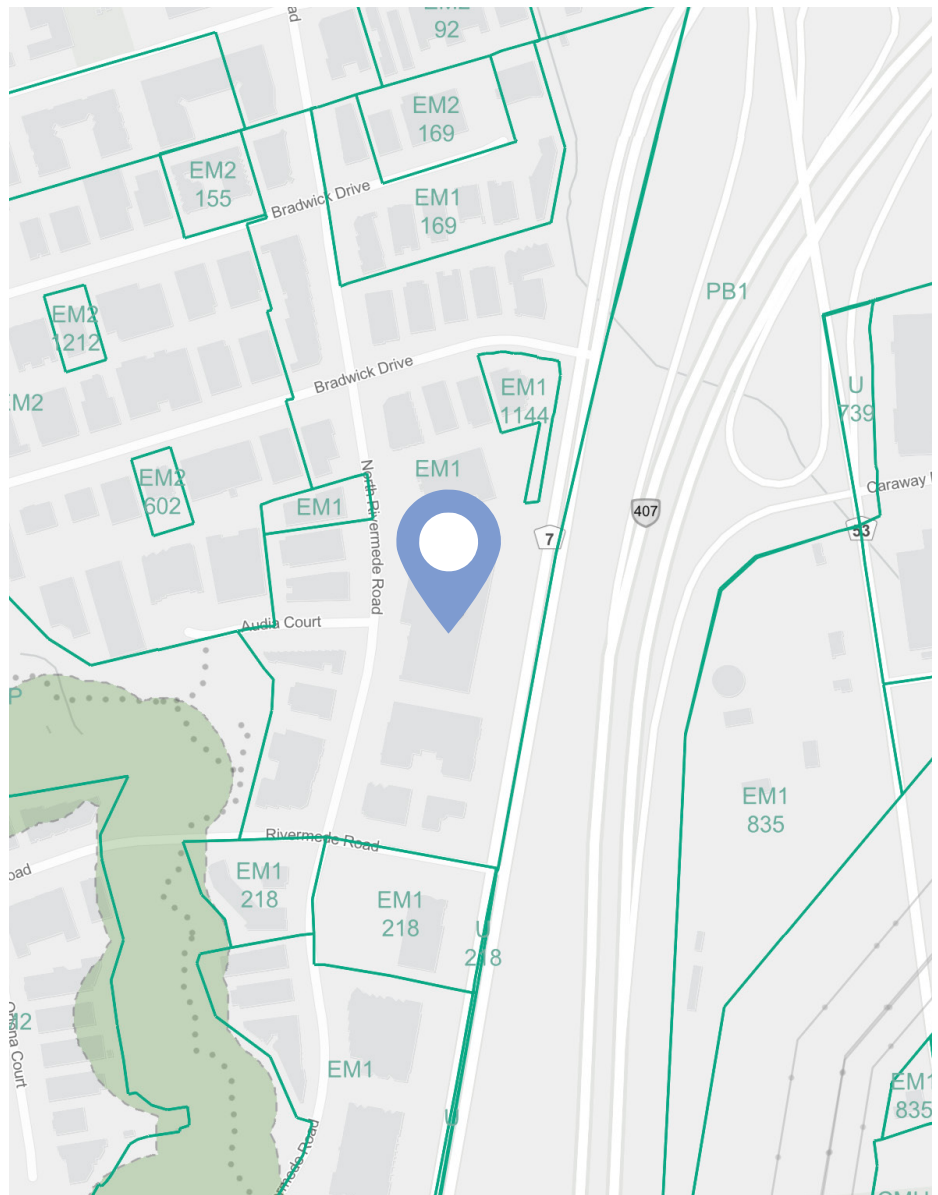
- Car wash
- Day care centre
- Temporary sales office

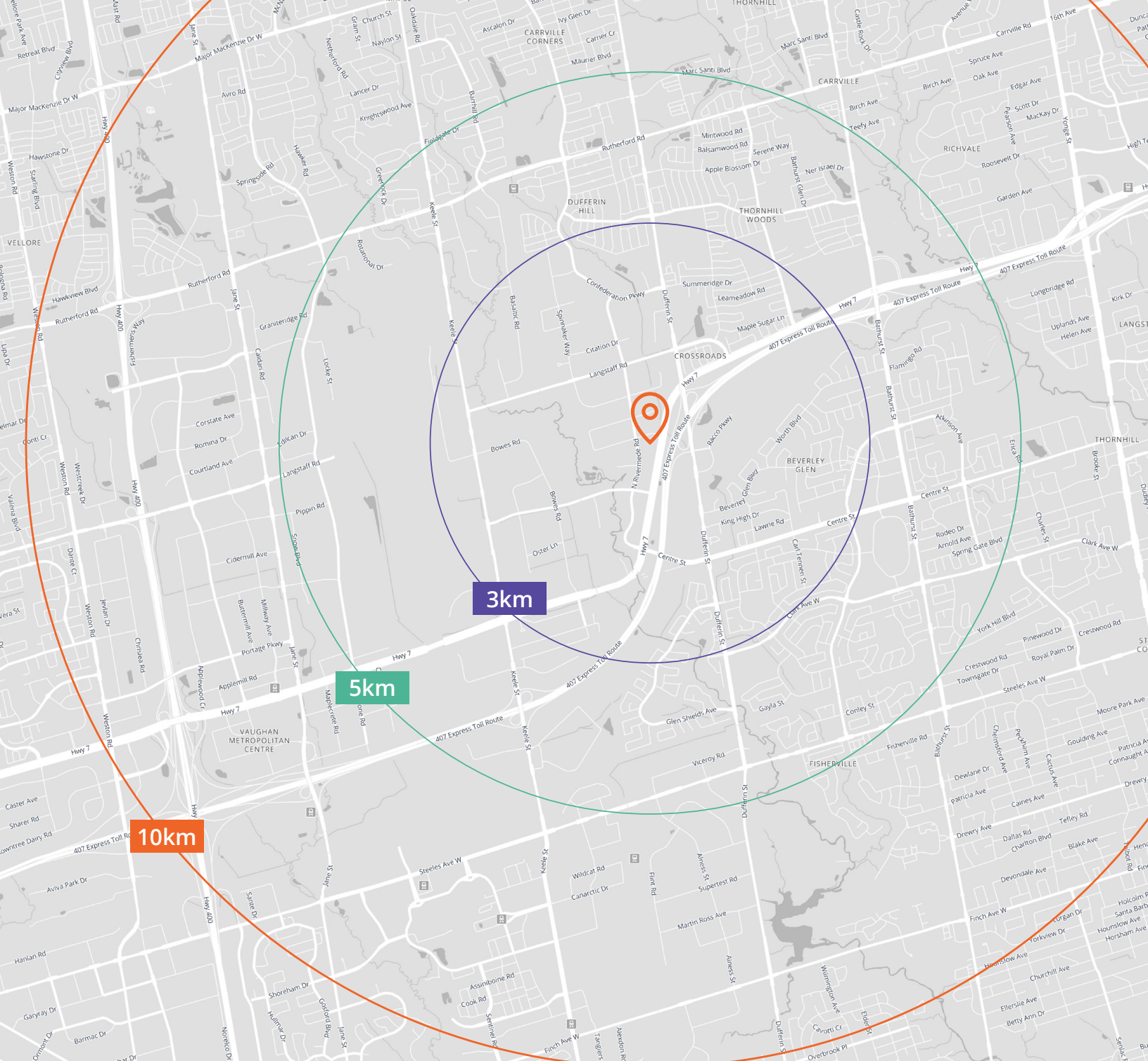
SPECIFIED ACCESSORY USES

- Accessory office
- Accessory retail
- Ancillary retail
- Intermodal container

ADDITIONAL REQUIREMENTS

1. This use is subject to specific use provisions in accordance with Part 5 of this Bylaw.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m² on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.





For more information:

Tom Clancy

Broker,
Principal, Senior Vice President
647 774 6040
tom.clancy@avisonyoung.com

Tessa Compagno

Sales Representative,
Associate Vice President
416 400 1015
tessa.compagno@avisonyoung.com

Noah Frankel

Sales Representative,
Associate
647 287 4315
noah.frankel@avisonyoung.com

Mark Bagola

Sales Representative,
Associate
647 453 0513
mark.bagola@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 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. © Mapbox, © OpenStreetMap
Note: Property imagery was enhanced using AI tools for visualization purposes



Platinum member