



FOR LEASE | INDUSTRIAL

124 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the north side of Connie Crescent and west of North Rivermede Road. Minutes away from Highway 407 and Highway 400. Major intersection: Langstaff Road and Dufferin Street in the City of Vaughan.

STATS & FACTS

AVAILABLE UNIT: UNIT 10 | 4,048 SQ FT.

| | | | |
|-----------------------|------------------------------------|--|-----|
| Gross Leasable Area : | Intersection : | Average Household Income Benchmark (for Ontario) : | |
| 64,150 sq. ft | Langstaff Road and Dufferin Street | \$126,953.18 | N/A |

| Demographics | Radius | | |
|-----------------------|--------|--------|---------|
| | ≤ 1km | ≤ 3km | ≤ 5km |
| Population | 284 | 46,236 | 165,171 |
| Total # of Households | 109 | 14,494 | 56,116 |
| Avg. Household Income | \$NaN | \$NaN | \$NaN |

(Source: Environics Analysis, Demostats 2023)



CONTACT

CONDOR PROPERTIES

Corporate Office
1500 Highway 7
Concord, ON L4K 5Y4

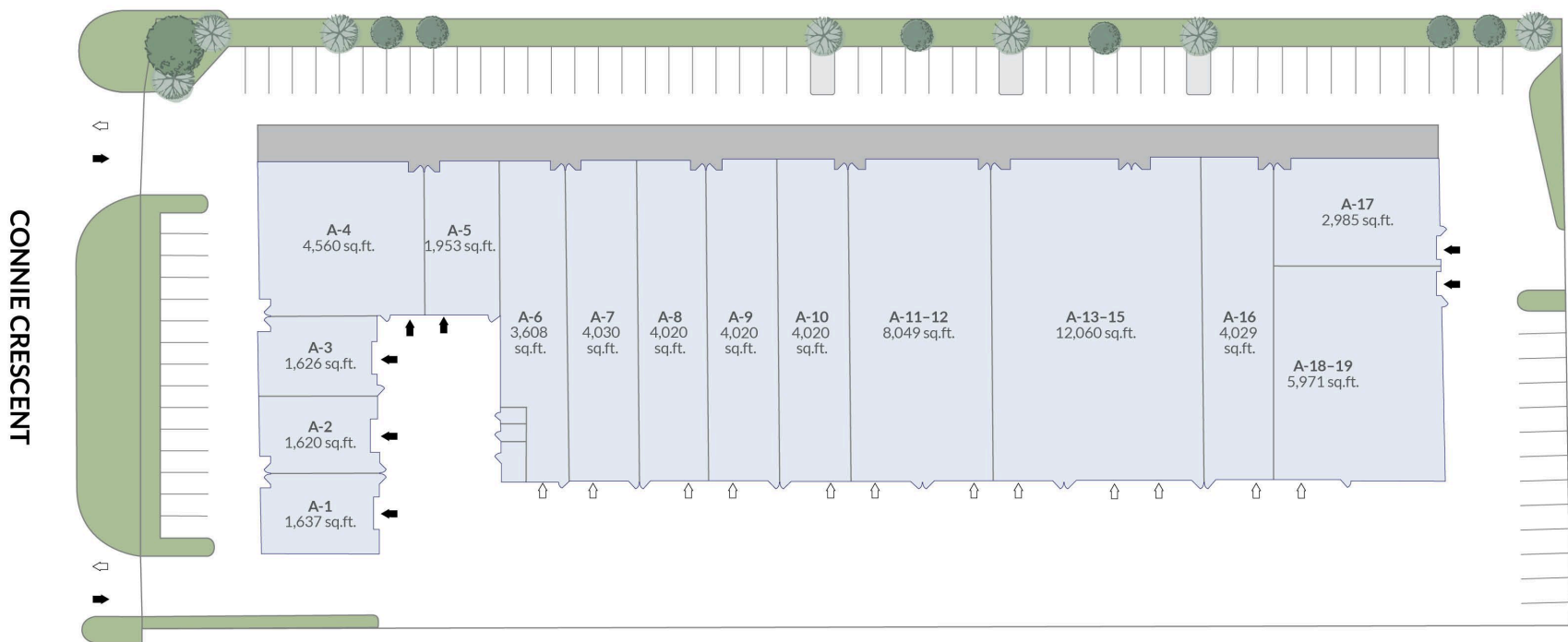
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SITEPLAN



LEGEND

LEASED

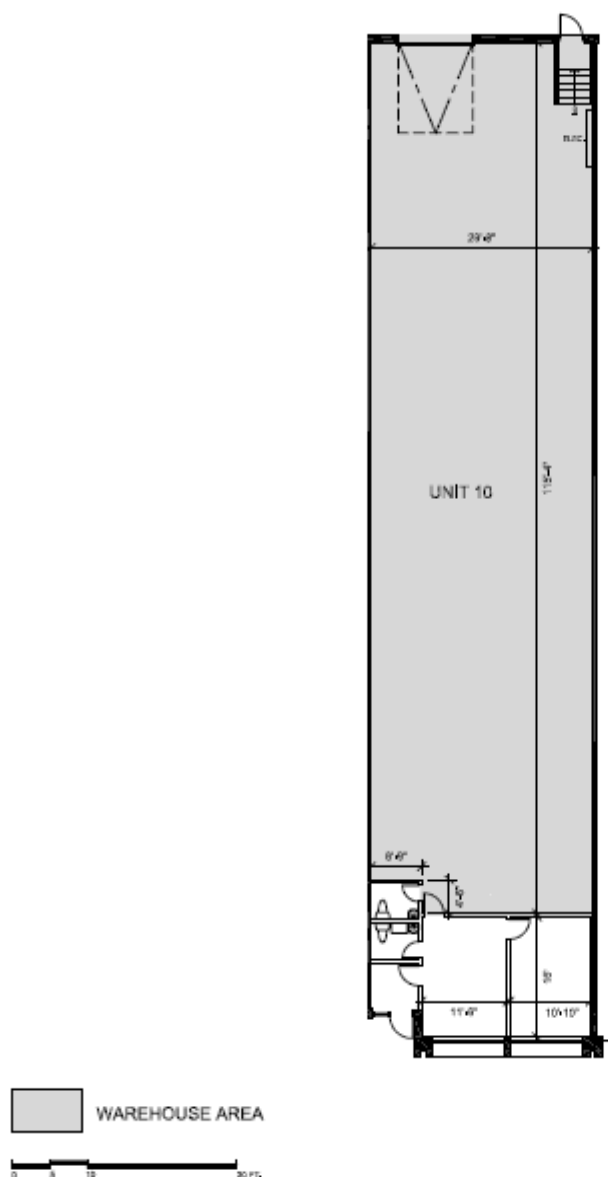
AVAILABLE

TENANT LIST

N/A



UNIT 10 | INDUSTRIAL



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| | |
|------------------|--|
| Rentable Area: | 4,048 sq. ft.* |
| Operating Costs: | \$4.04 per sq. ft.* |
| Realty Taxes: | \$1.61 per sq. ft.* |
| Availability: | Available May 2025. 10% Office Space. HVAC Charge: \$0.60 psf. 14'0" Clear Height, 1 Truck-level Door. 100 AMPS, 600 V |

*Estimated for 2025
The information contained herein is for marketing purposes only; the information has been obtained from sources deemed to be reliable and, while thought to be correct, the accuracy or correctness of the information (including the floor plan) is not warranted, nor guaranteed, by Condor Properties and is subject to change. The floor plan shall always be verified on site. The property (and any unit) may be withdrawn from the market without notice.



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