

# 14 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the north side of Connie Crescent and Langstaff Road. The Building provides for exposure and fronts onto Langstaff Road. Minutes away from Highway 407 and Highway 400. Major intersection: Langstaff Road and Dufferin Street.

## STATS & FACTS

AVAILABLE UNIT: UNIT 1 | 1,130 SQ FT. , UNITS 5-8 | 16,428 SQ FT.

Gross Leasable Area :	Intersection :	Average Household Income Benchmark (for Ontario) :		
84,305 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	\$91,468.86	\$175,387.58	\$156,322.27	

(Source: Environics Analysis, Demostats 2023)



## CONTACT

### CONDOR PROPERTIES

Corporate Office  
1500 Highway 7  
Concord, ON L4K 5Y4

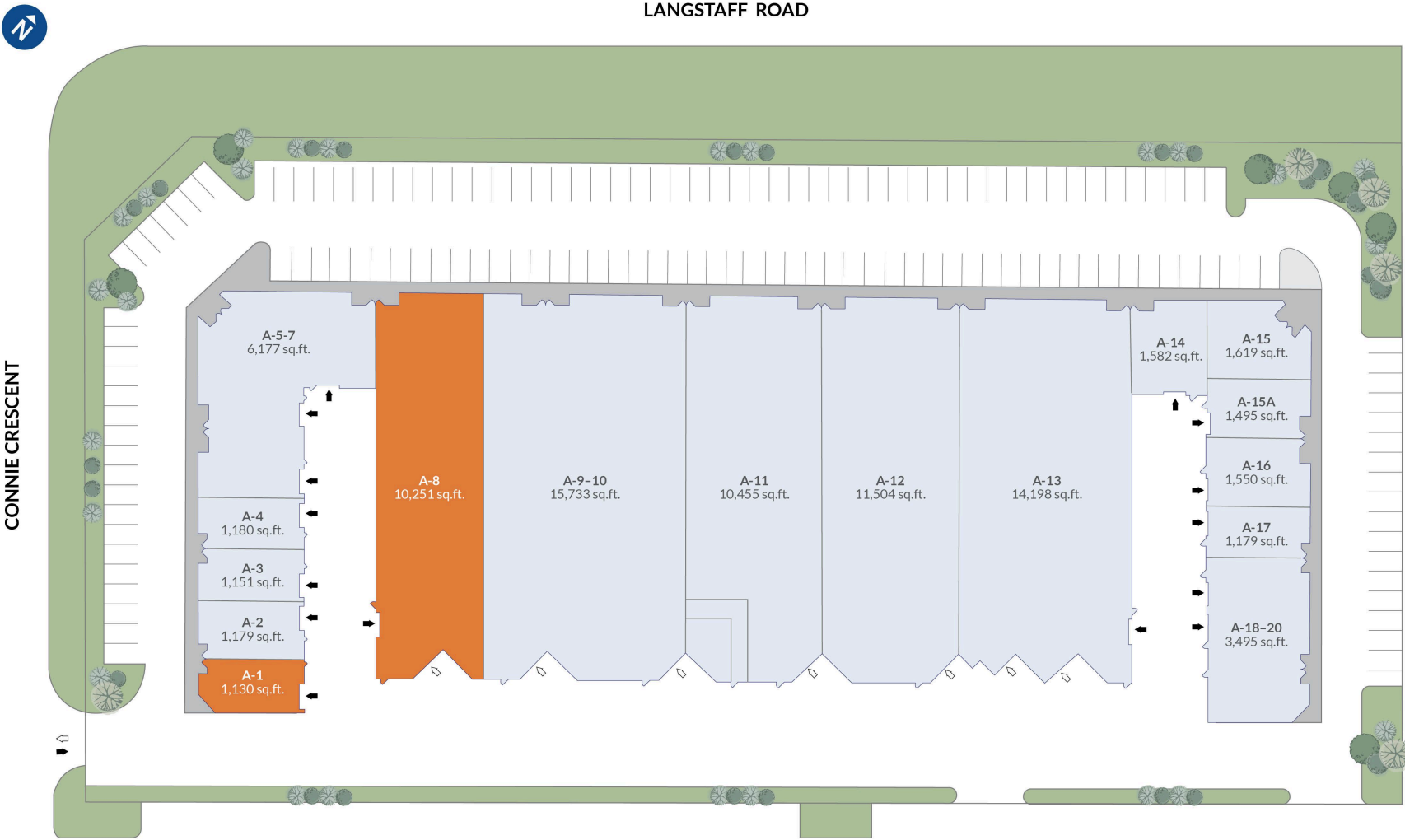
905 907 1600  
info@condorproperties.ca

### VIVIAN VOO

Senior Director of Leasing  
905 907 1600 ext. 216  
info@condorproperties.ca



SITEPLAN



LEGEND

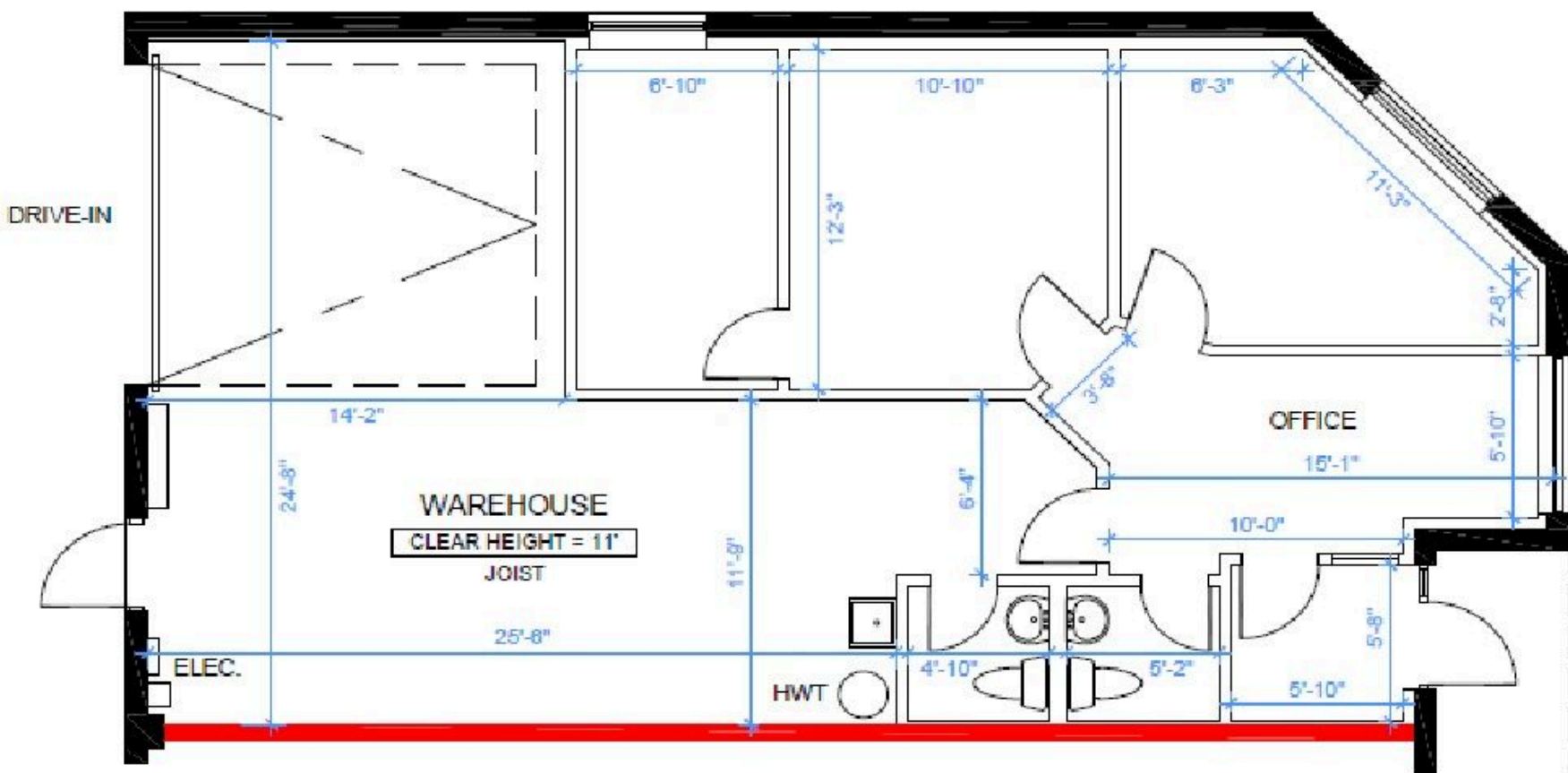
- LEASED
- AVAILABLE

TENANT LIST

N/A



UNIT 1 | INDUSTRIAL



UNIT 1 | INDUSTRIAL

Rentable Area:	1,130 sq. ft.*
Operating Costs:	\$5.22 per sq. ft.*
Realty Taxes:	\$1.71 per sq. ft.*
Availability:	Available Immediately. 30% Office Space, 1 Drive-in Door. 11' 0" Clear Height. HVAC Charge: \$2.34 psf. 3-ton RTU & 1 unit heater. 60 Amps, 600 Volts

\*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 The property (and any unit) may be withdrawn from the market without notice.



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UNITS 5-8 | INDUSTRIAL



FLOOR PLAN  
NOT AVAILABLE

UNITS 5-8 | INDUSTRIAL

Rentable Area:	16,428 sq. ft.*
Operating Costs:	\$5.22 per sq. ft.*
Realty Taxes:	\$1.71 per sq. ft.*
Availability:	Available immediately. Floor plans available upon request. Units can be demised. HVAC Charge: \$0.53 psf. 16'0" clear height. 1 Truck level door. 4 Drive in doors. 60-100 AMPS.

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