



# 15 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the south side of Connie Crescent and Langstaff Road. The Building provides 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: UNITS 1-5 | 13,363 SQ FT.

|                              |                                    |   |     |
|------------------------------|------------------------------------|---|-----|
| <b>Gross Leasable Area :</b> | <b>Intersection :</b>              | <b>Average Household Income Benchmark (for Ontario) :</b> |     |
| 123,462 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

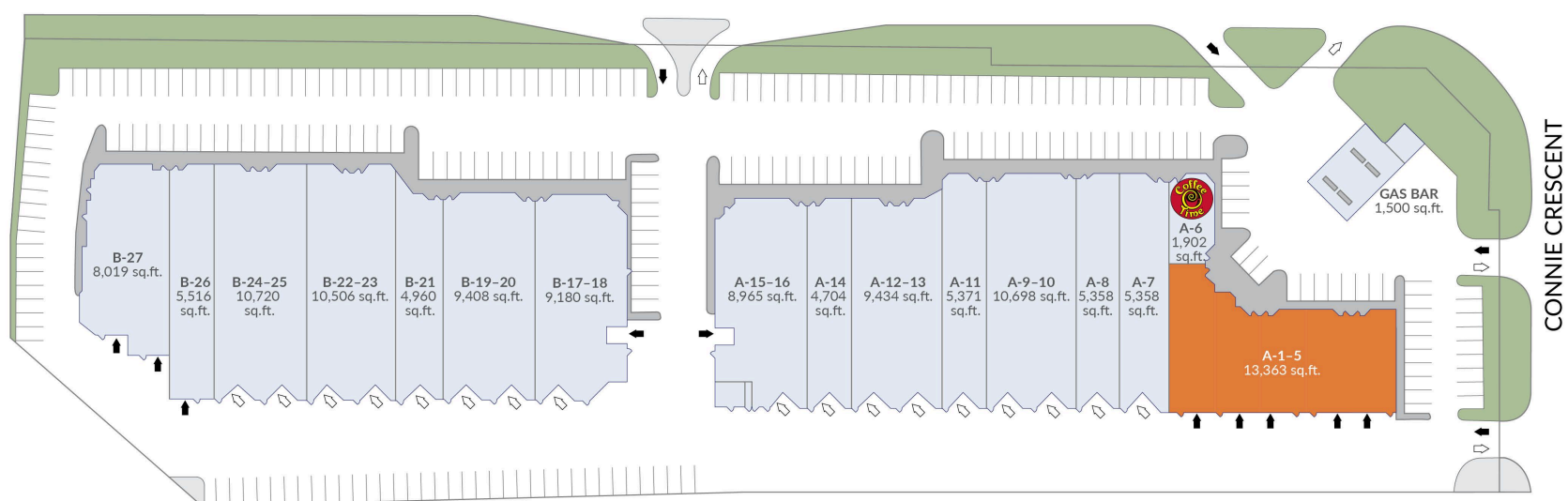
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Senior Director of Leasing  
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# SITEPLAN



## LEGEND

● LEASED

● AVAILABLE

## TENANT LIST

N/A



## UNITS 1-5 | INDUSTRIAL



# NO FLOOR PLAN AVAILABLE

## UNITS 1-5 | INDUSTRIAL

|                         |  |
|-------------------------|--|
| <b>Rentable Area:</b>   | 13,363 sq. ft.*  |
| <b>Operating Costs:</b> | \$3.60 per sq. ft.*  |
| <b>Realty Taxes:</b>    | \$1.57 per sq. ft.*  |
| <b>Availability:</b>    | Available October 2024. Office Space TBD. 5 Drive-In Doors, 17'0" Clear Height. 600 Volts (Units 3 and 4 share electrical panel). AMPS (U1: 60, U2: 60, U3-4: 100, U5: 60). Units can be demised. HVAC Charge: \$1.07 psf. |

\*Estimated for 2024  
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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