



FOR LEASE | INDUSTRIAL

150 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the southwest corner of Langstaff Road and 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 | 4108 SQ FT,

Gross Leasable Area :	Intersection :	Average Household Income Benchmark (for Ontario) :		
62,357 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

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VIVIAN VOO

Senior Director of Leasing

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SITEPLAN



LEGEND

LEASED

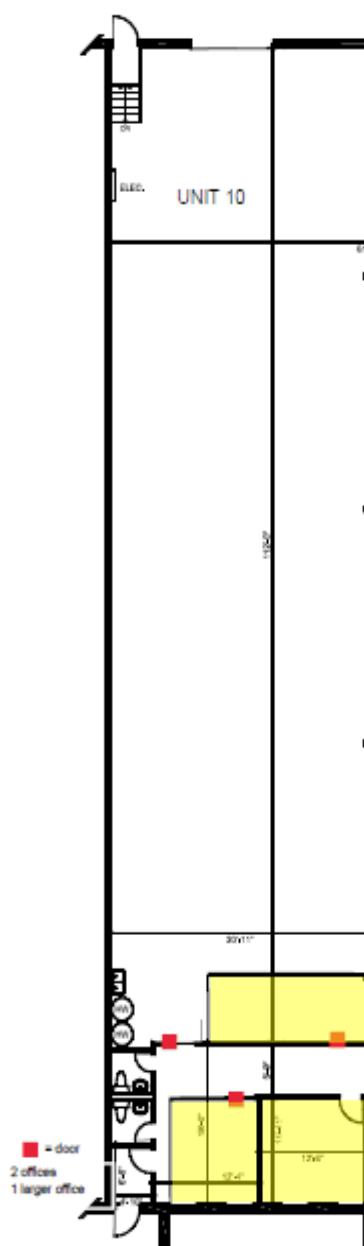
AVAILABLE

TENANT LIST

N/A



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Rentable Area:	4108.00 sq. ft.*
Operating Costs:	\$3.53 per sq. ft.*
Realty Taxes:	\$1.58 per sq. ft.*
Availability:	Available December 2024. 10-15% Office Space, 14'0" Clear Height, 60 AMPS, 600 Volts, 1 Truck-Level Door. HVAC Charge: \$0.57 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 The property (and any unit) may be withdrawn from the market without notice.



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