



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|4,108 SQ FT. , UNIT 17|3,236 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

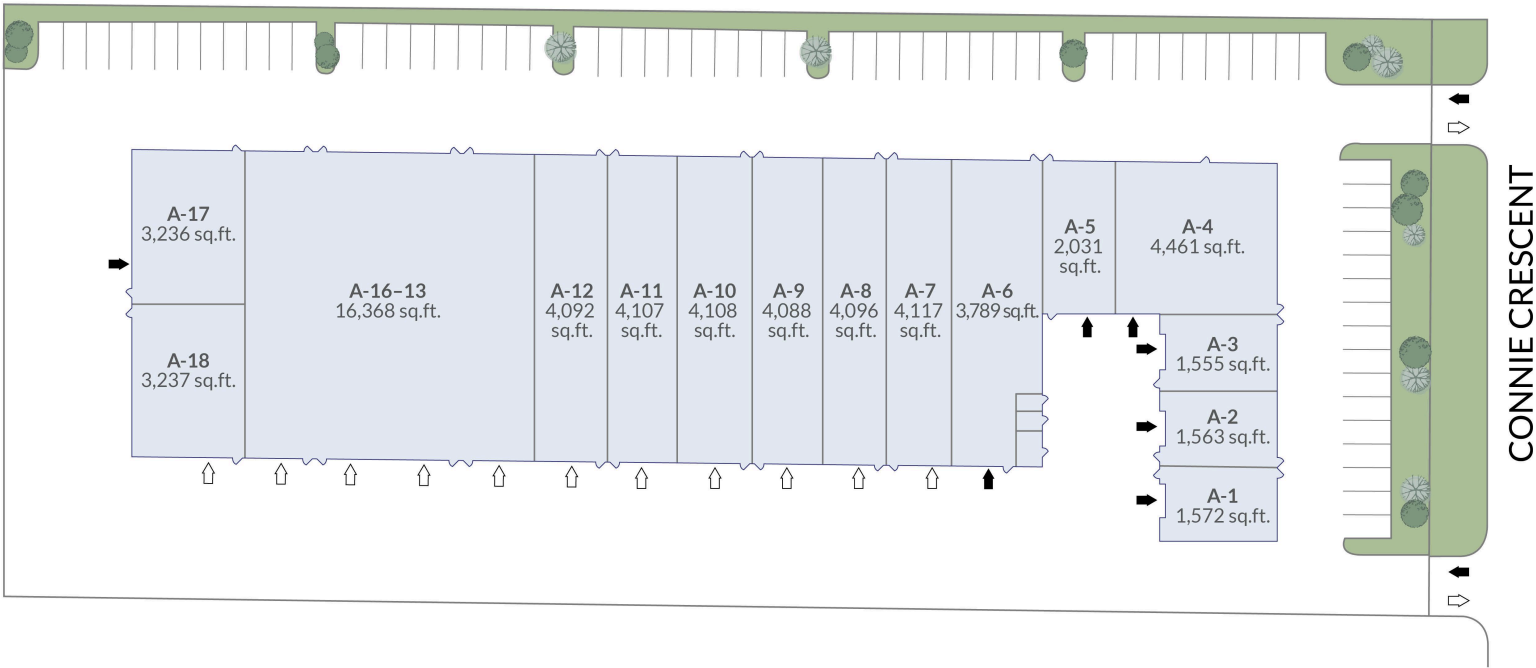
905 907 1600  
info@condorproperties.ca

### VIVIAN VOO

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



SITEPLAN



LEGEND

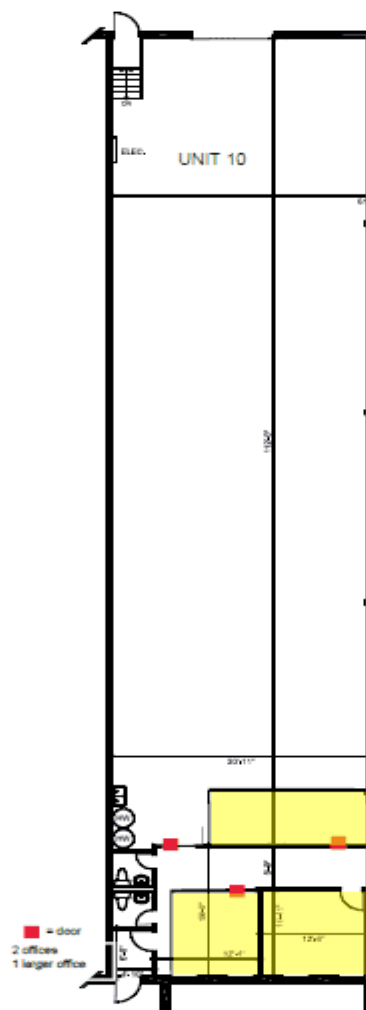
- LEASED
- AVAILABLE

TENANT LIST

N/A



## UNIT 10 | INDUSTRIAL



## UNIT 10 | INDUSTRIAL

Rentable Area:	4,108 sq. ft.*
Operating Costs:	\$3.60 per sq. ft.*
Realty Taxes:	\$1.64 per sq. ft.*
Availability:	Available Immediately. HVAC Fee: \$0.57 psf. 10-15% Office Space. 1 Truck-Level Door. 14'0" Clear Height. 60 AMPS, 600 V, 2-ton RTU & one unit heater in warehouse

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 The property (and any unit) may be withdrawn from the market without notice.



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## UNIT 17 | INDUSTRIAL



# FLOOR PLAN NOT AVAILABLE

## UNIT 17 | INDUSTRIAL

<b>Rentable Area:</b>	3,236 sq. ft.*
<b>Operating Costs:</b>	\$3.47 per sq. ft.*
<b>Realty Taxes:</b>	\$1.64 per sq. ft.*
<b>Availability:</b>	Available Immediately. 35% Office Space, 1 Drive-In Door, 14'0" Clear Height, 100 x 2 AMPS, 600 Volts, Unit Heater in Warehouse. HVAC Charge - \$0.90 psf. 4-ton RTU.

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