



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 6|3,789 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

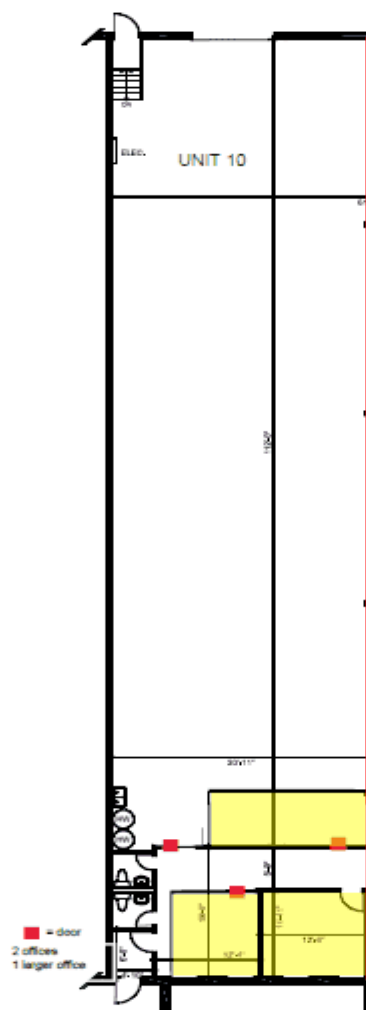
AVAILABLE

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 March 2025. HVAC Charge: \$0.57 psf. 10-15% Office Space. 1 Truck-Level Door. 14'0" Clear Height. 60 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 The property (and any unit) may be withdrawn from the market without notice.



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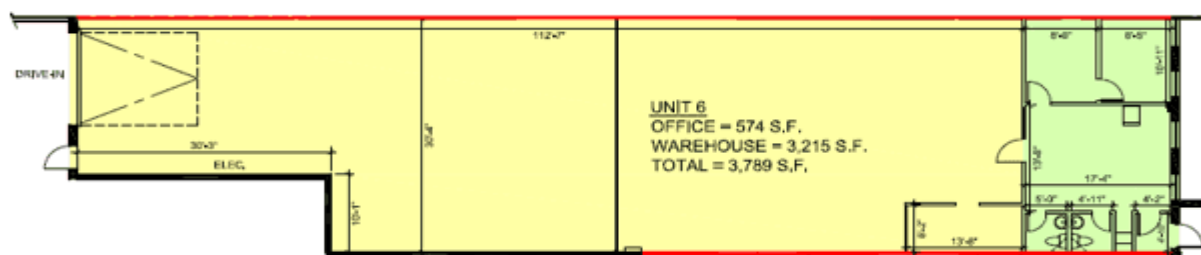
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UNIT 6 | INDUSTRIAL



UNIT 6 | INDUSTRIAL

Rentable Area:	3,789 sq. ft.*
Operating Costs:	\$3.60 per sq. ft.*
Realty Taxes:	\$1.64 per sq. ft.*
Availability:	Available Upon 30 Days Notice. HVAC Charge: \$0.65 psf. 10-15% Office Space. 1 Drive-In Door. 14'0" Clear Height. 200 AMPS, 600 V

*Estimated for 2025

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UNIT 17 | INDUSTRIAL



FLOOR PLAN NOT AVAILABLE

UNIT 17 | INDUSTRIAL

Rentable Area:	3,236 sq. ft.*
Operating Costs:	\$3.60 per sq. ft.*
Realty Taxes:	\$1.64 per sq. ft.*
Availability:	Available Immediately. 35% Office Space, 1 Drive-In Door, 14'0" Clear Height, 100 x 2 AMPS, 600 Volts, Unit Heaters in Warehouse. HVAC Program Fee \$0.90 psf.

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