FOR LEASE | INDUSTRIAL

161 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the south side of Connie Crescent and west of North Rivermede Road. Minutes away from Highway 407 and Highway 400. Major intersection: North Rivermede Road and Langstaff Road in the City of Vaughan.

STATS & FACTS

AVAILABLE UNIT: UNITS 13-14|6,810 SQ FT. , UNITS 4-5|5,203 SQ FT. , UNIT 7 |4,462 SQ FT.

Gross Leasable Area :	Intersection :	Average Household Income Benchmark (for Ontario) :	
59,313 sq. ft	North Rivermede Road and Langstaff Road	$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

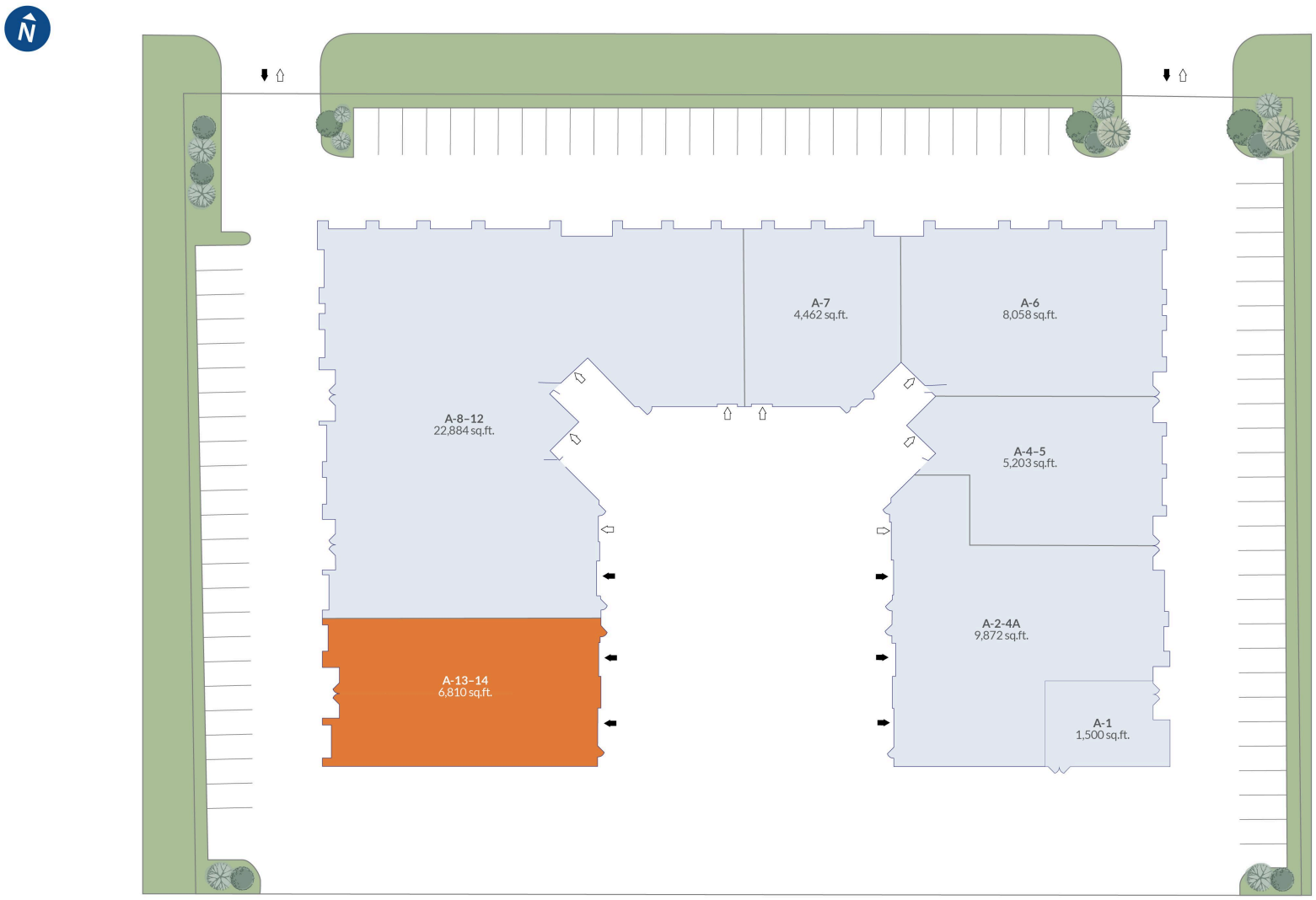
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905 907 1600
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SITEPLAN



LEGEND

LEASED

AVAILABLE

TENANT LIST

N/A

NO FLOOR PLAN AVAILABLE

UNITS 13-14 | INDUSTRIAL

Rentable Area:	6,810 sq. ft.*
Operating Costs:	$4.48 per sq. ft.*
Realty Taxes:	$1.70 per sq. ft.*
Availability:	Available immediately. 5% office space. 2 drive-in doors. HVAC Charge: $0.80psf. 14'0" clear height. 100A, 600V.

*Estimated for 2026

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 The property (and any unit) may be withdrawn from the market without notice.

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NO FLOOR PLAN AVAILABLE

UNITS 4-5 | INDUSTRIAL

Rentable Area:	5,203 sq. ft.*
Operating Costs:	$4.48 per sq. ft.*
Realty Taxes:	$1.70 per sq. ft.*
Availability:	Available January 2027. 1 furnace, 1-ton AC unit, 2 radiant heaters. 14'0" clear height. 20% office space. 1 truck-level door, 1 drive-in door. HVAC Charge: $0.49 psf.

*Estimated for 2026

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NO FLOOR PLAN AVAILABLE

UNIT 7 | INDUSTRIAL

Rentable Area:	4,462 sq. ft.*
Operating Costs:	$4.48 per sq. ft.*
Realty Taxes:	$1.70 per sq. ft.*
Availability:	Available January 2027. One 2.5-ton RTU, 3 radiant heaters. 25% office space. 1 truck-level door. 14'0" clear height. HVAC Charge: $0.41 psf.

*Estimated for 2026

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