



FOR LEASE | INDUSTRIAL

# 219 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the southwest corner of Connie Crescent 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: UNITS 16-17 | 7864 SQ FT,

| <b>Gross Leasable Area :</b> | <b>Intersection :</b>              | <b>Average Household Income Benchmark (for Ontario) :</b> |              |  |
|------------------------------|------------------------------------|---|--------------|--|
| 29,000 sq. ft                | Langstaff Road and Dufferin Street | \$126,953.18  |              |  |
| 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

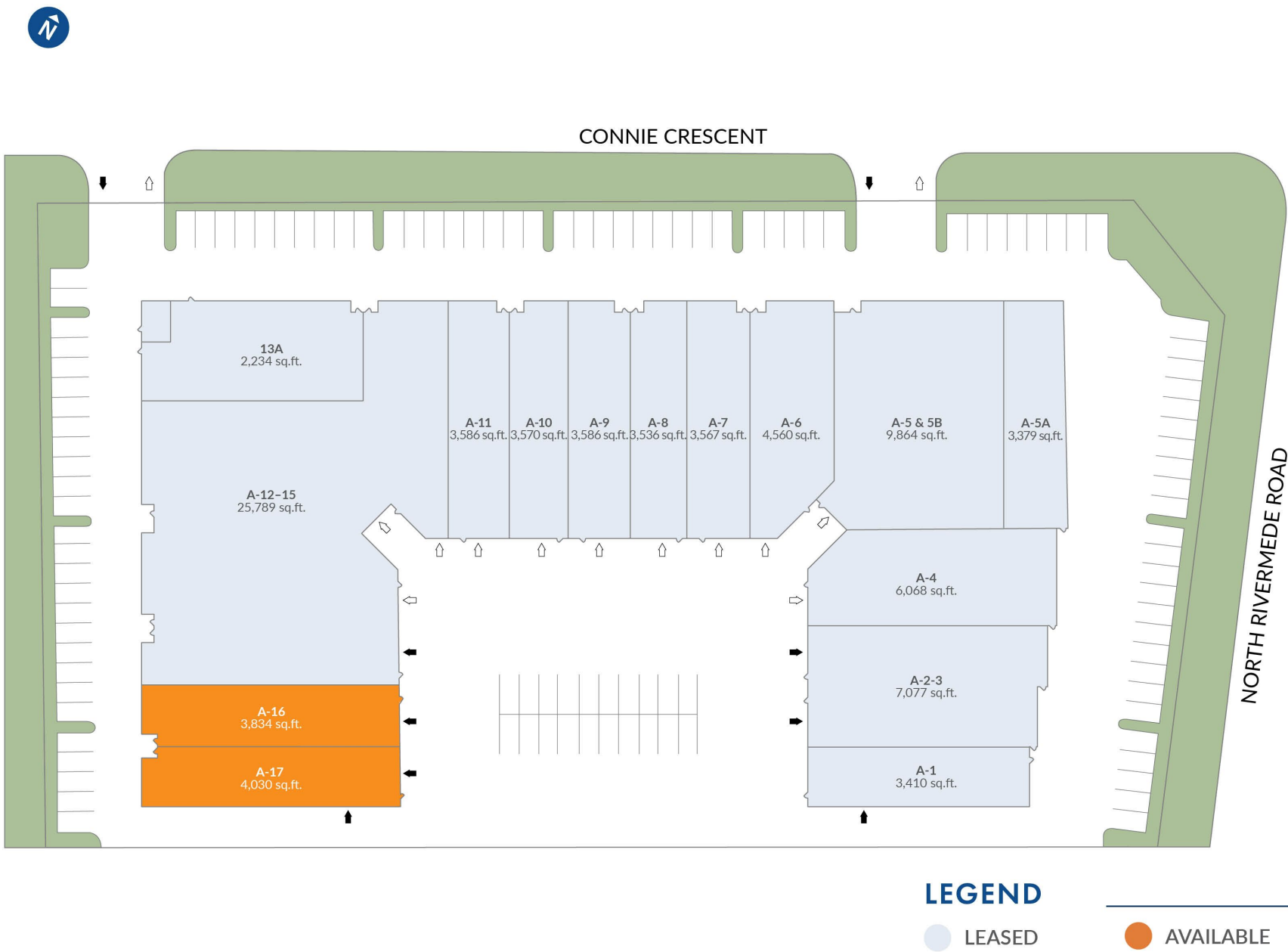
### VIVIAN VOO

#### Senior Director of Leasing

905 907 1600 ext. 216  
info@condorproperties.ca



SITEPLAN



TENANT LIST

N/A



## UNITS 16-17 | INDUSTRIAL



# NO FLOOR PLAN AVAILABLE

## UNITS 16-17 | INDUSTRIAL

|                         |   |
|-------------------------|---|
| <b>Rentable Area:</b>   | 7864.00 sq. ft.*  |
| <b>Operating Costs:</b> | \$3.44 per sq. ft.*   |
| <b>Realty Taxes:</b>    | \$1.55 per sq. ft.*   |
| <b>Availability:</b>    | Available July 2024. 10-15% Office space, 14'0" Clear height, 100 AMPS, 600 Volts, 3 Drive-In Doors |

\*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.



## CONTACT

### CONDOR PROPERTIES

#### Corporate Office

1500 Highway 7  
Concord, ON L4K 5Y4

905 907 1600  
[info@condorproperties.ca](mailto:info@condorproperties.ca)

### VIVIAN VOO

#### Senior Director of Leasing

905 907 1600 ext. 216  
[info@condorproperties.ca](mailto:info@condorproperties.ca)