



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: UNIT 7 | 3,567 SQ FT. , UNIT 6 | 4,560 SQ FT.

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

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

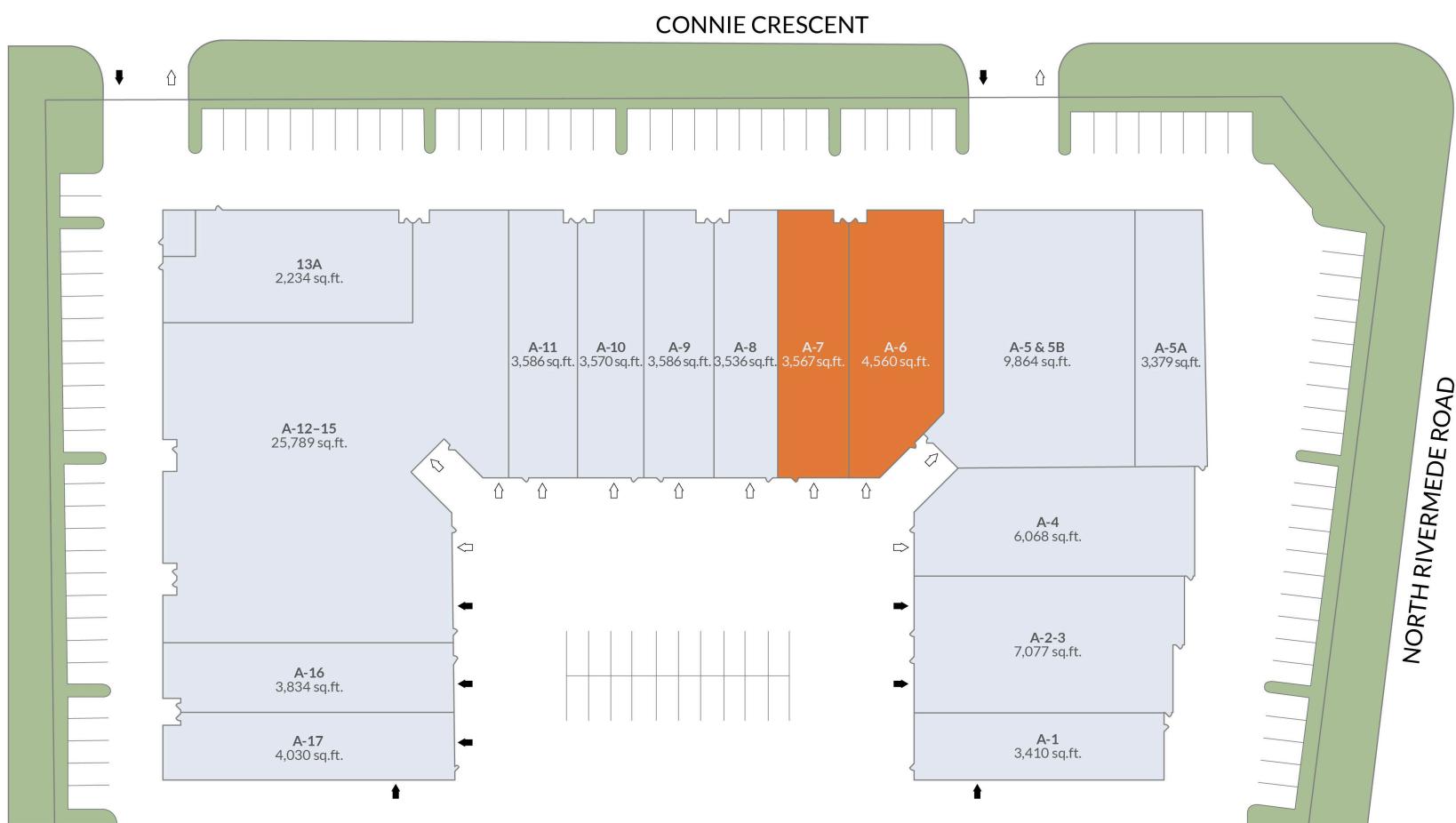
905 907 1600  
[info@condorproperties.ca](mailto:info@condorproperties.ca)

#### VIVIAN VOO

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



## SITEPLAN



## LEGEND

LEASED

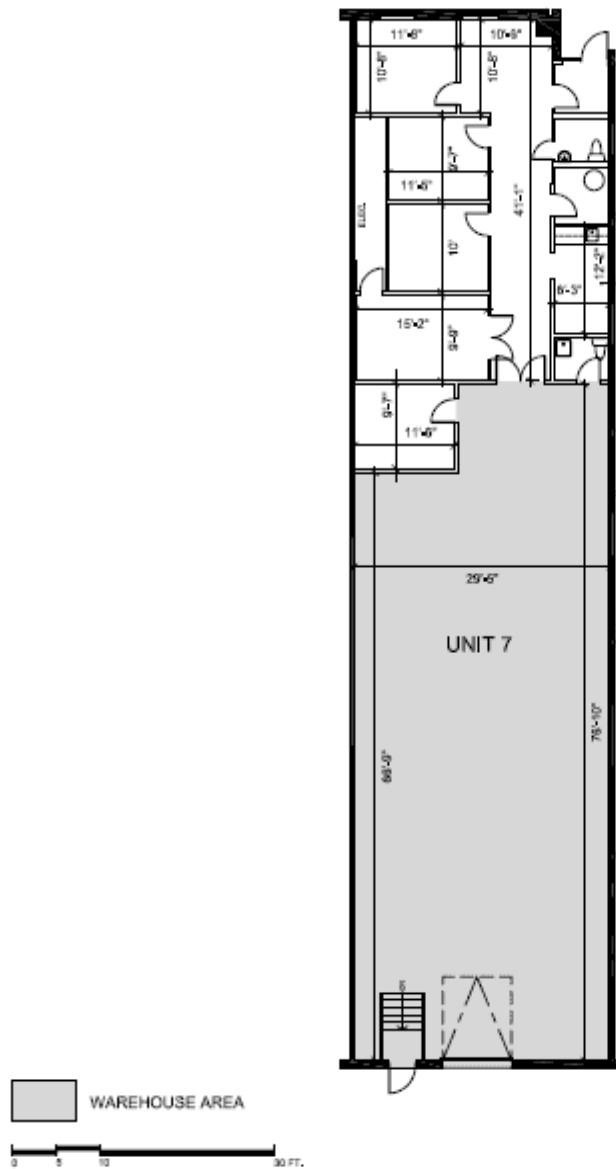
AVAILABLE

## TENANT LIST

N/A



## UNIT 7 | INDUSTRIAL



## UNIT 7 | INDUSTRIAL

<b>Rentable Area:</b>	3,567 sq. ft.*
<b>Operating Costs:</b>	\$4.11 per sq. ft.*
<b>Realty Taxes:</b>	\$1.63 per sq. ft.*
<b>Availability:</b>	Available June 2026. HVAC Charge: \$0.82 psf. 35% Office Space, 14' 0" Clear Height. 1 Truck-level door. 60 Amps, 600 Volts, 3-ton RTU & 1 unit heater.

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 The property (and any unit) may be withdrawn from the market without notice.



## CONTACT

### CONDOR PROPERTIES

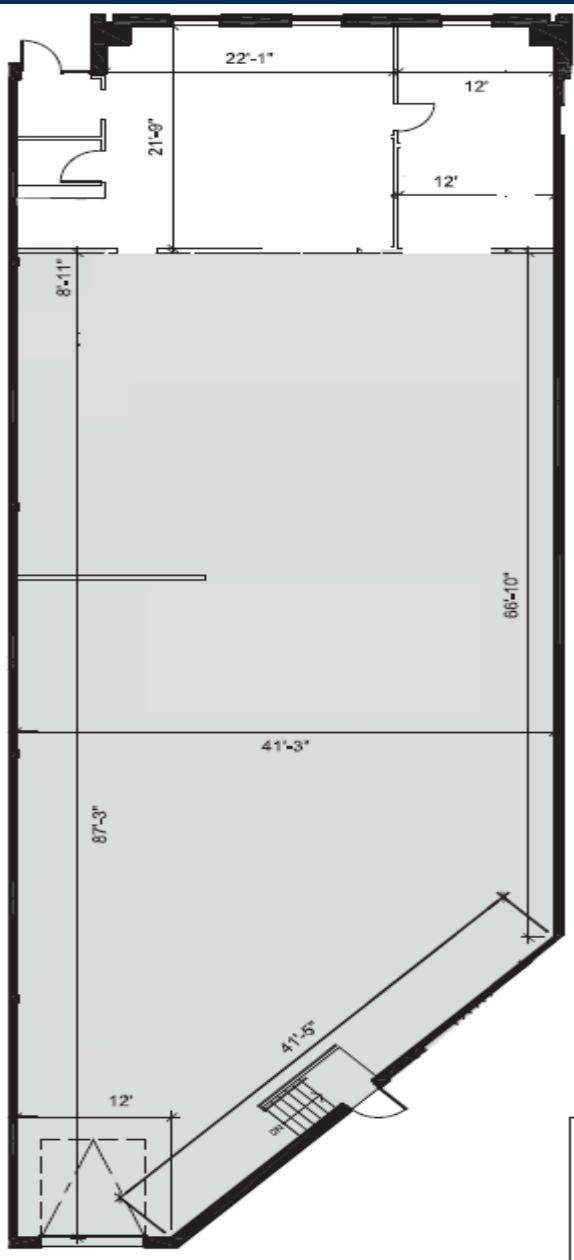
**Corporate Office**  
1500 Highway 7  
Concord, ON L4K 5Y4  
905 907 1600  
[info@condorproperties.ca](mailto:info@condorproperties.ca)

### VIVIAN VOO

**Senior Director of Leasing**  
905 907 1600 ext. 216  
[info@condorproperties.ca](mailto:info@condorproperties.ca)



## UNIT 6 | INDUSTRIAL



## UNIT 6 | INDUSTRIAL

Rentable Area:	4,560 sq. ft.*
Operating Costs:	\$4.11 per sq. ft.*
Realty Taxes:	\$1.63 per sq. ft.*
Availability:	Available Immediately. 15% office space. 1 truck-level door (12'0" x 8'0"), 14'0" clear height. 200 Amps, 600 Volts HVAC Charge: \$0.64 psf. 3-ton RTU & 1 unit heater.

\*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)

