

FOR LEASE | INDUSTRIAL

40 NORTH RIVERMEDE ROAD

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

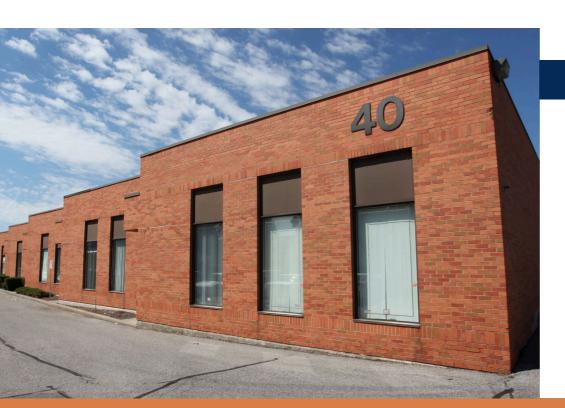
AVAILABLE UNIT: UNITS 6-7 | 6,602 SQ FT.

Gross Leasable Area: Intersection: Average Household Income Benchmark (for Ontario):

61,707 sq. ft North Rivermede Road and Langstaff Road \$106,524.04 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

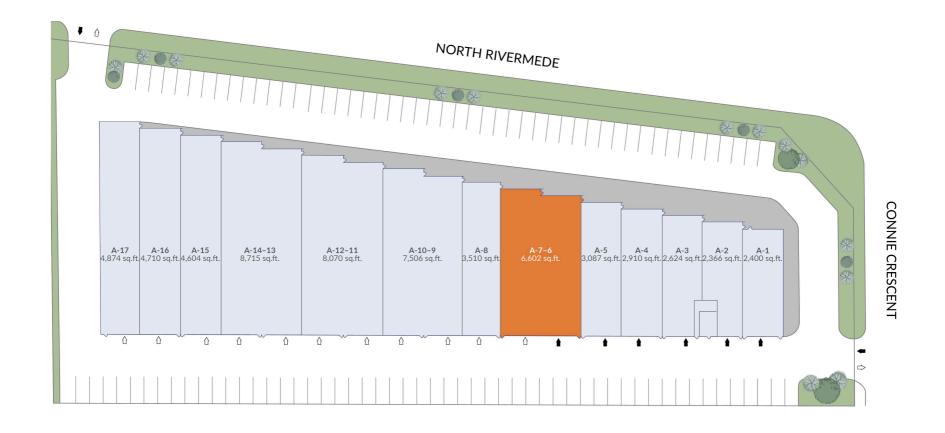
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VIVIAN VOO

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LEGEND

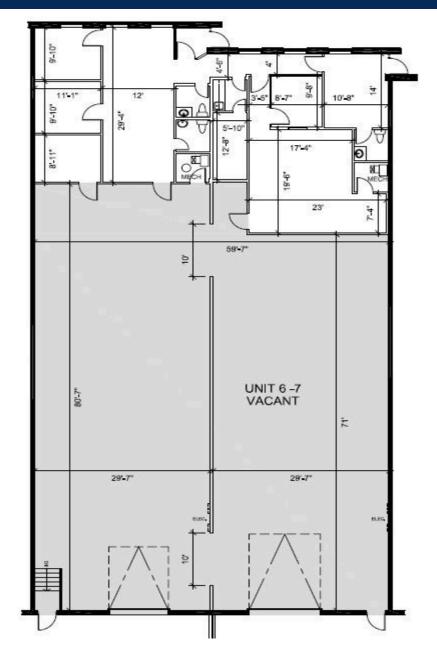
LEASED

AVAILABLE

TENANT LIST

N/A





UNITS 6-7 | INDUSTRIAL

Rentable Area: 6,602 sq. ft.*

Operating Costs: \$3.63 per sq. ft.*

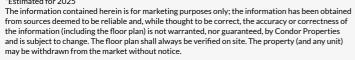
Realty Taxes: \$1.64 per sq. ft.*

Availability: Available November 2025. 30%

> Office Space, 1 truck-level, 1 drive-in door, 200 Amps, 600 Volts, 2 rear backdoors, 2-ton RTU & 2 unit

heaters

*Estimated for 2025





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