



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

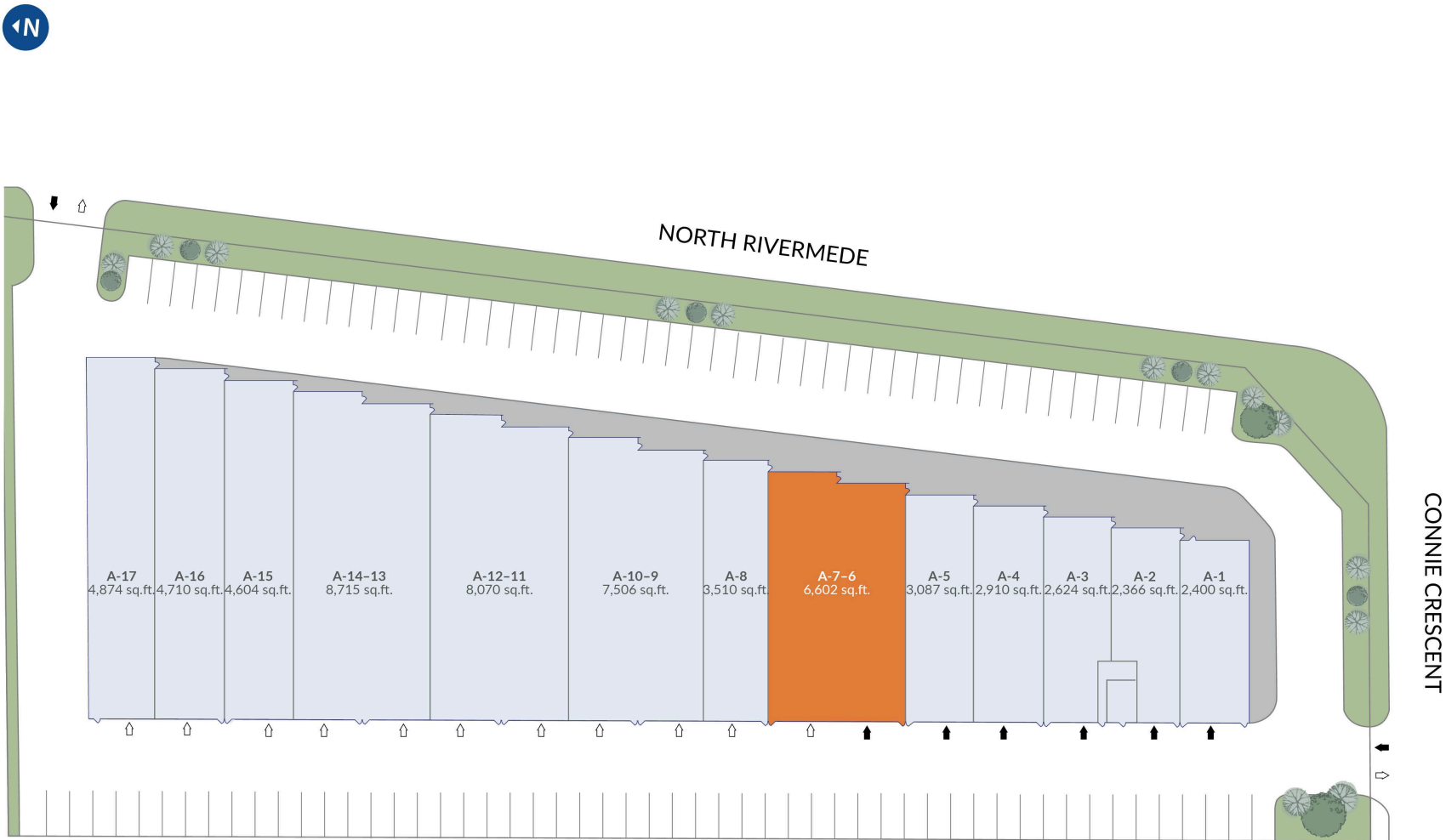
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SITEPLAN



LEGEND

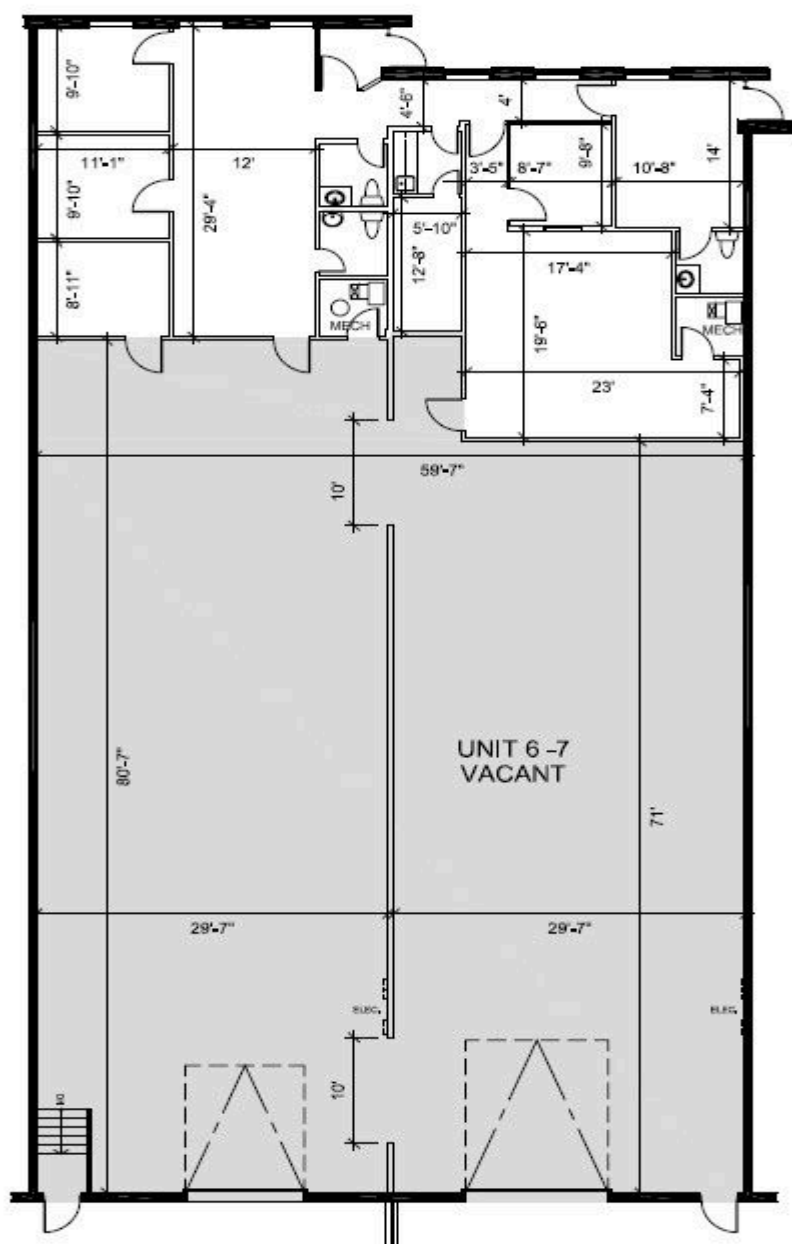
- LEASED
- AVAILABLE

TENANT LIST

N/A



UNITS 6-7 | INDUSTRIAL



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Rentable Area:	6,602 sq. ft.*
Operating Costs:	\$3.88 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
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 The property (and any unit) may be withdrawn from the market without notice.



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