



FOR LEASE | INDUSTRIAL

69 CONNIE CRESCENT

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: UNIT 1 | 26,174 SQ FT.

Gross Leasable Area :	Intersection :	Average Household Income Benchmark (for Ontario) :	
49,813 sq. ft	Langstaff Road and Connie Crescent	\$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	\$NaN	\$NaN	\$NaN

(Source: Environics Analysis, Demostats 2023)



CONTACT

CONDOR PROPERTIES

Corporate Office
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SITEPLAN



LEGEND

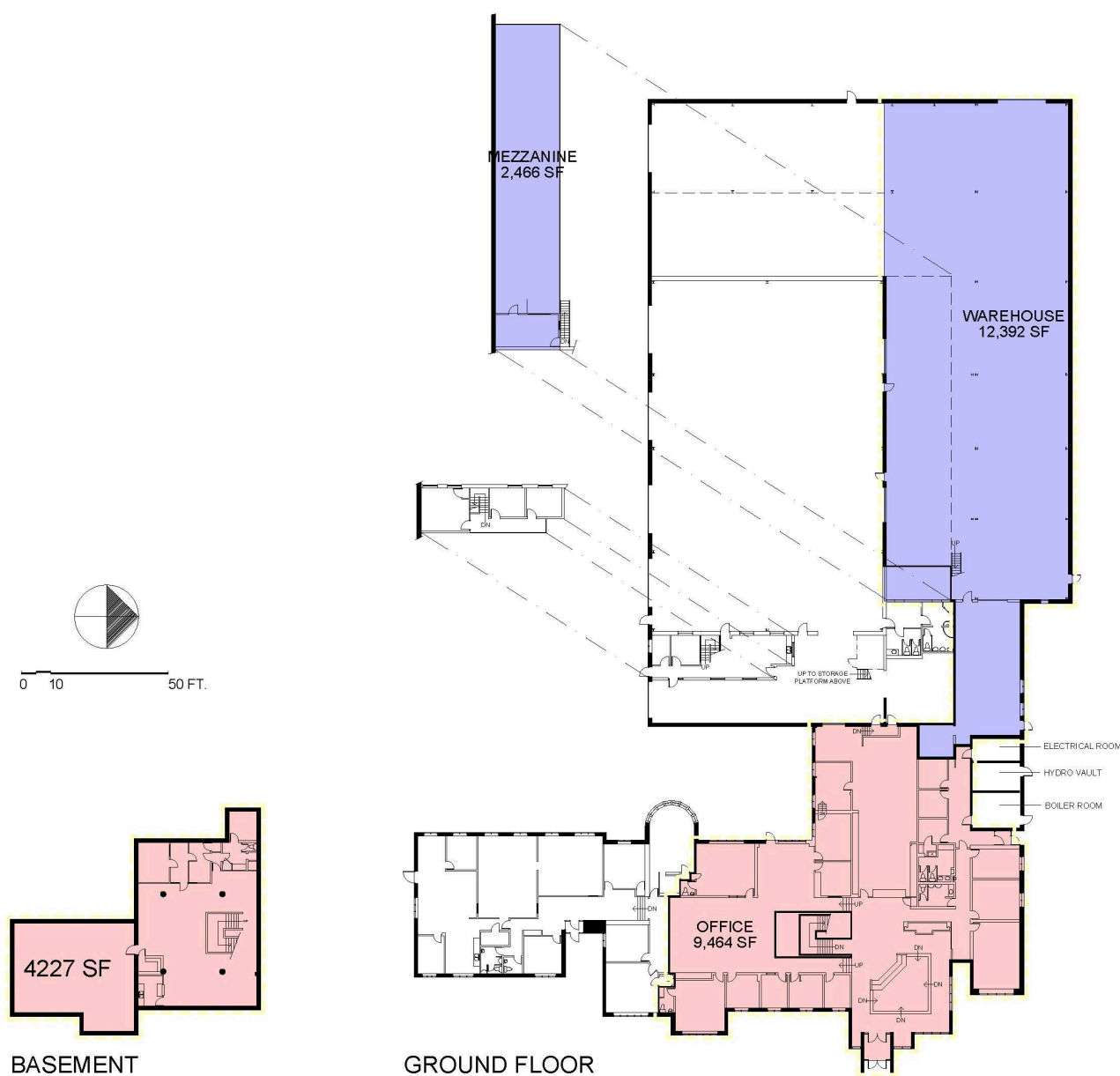
- LEASED
- AVAILABLE

TENANT LIST

N/A



UNIT 1 | INDUSTRIAL



UNIT 1 | INDUSTRIAL

Rentable Area:	26,174 sq. ft.*
Operating Costs:	\$4.53 per sq. ft.*
Realty Taxes:	\$2.07 per sq. ft.*
Availability:	Available Immediately. 50% office space, 1 drive-in door (office, warehouse & basement) HVAC Charge included in Operating Costs. Has 32,000 sf of outdoor storage space. 2-6-ton RTU's. 50-ton central unit, 2 boilers. 600A, 600V for building.

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 The property (and any unit) may be withdrawn from the market without notice.



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