

For Lease: Industrial

31 Norbett Drive

9,500 SF on 2.66 acres in Stouffville





Lennard: 201-60 Columbia Way, Markham
905.752.2220


lennard.com


31 Norbett Drive

9,500 SF freestanding industrial building with fenced in yard on 2.66 acres for lease in Vandorf (Stouffville) with easy access to Highway 404.

 Total Size
±9,500 SF
Office Space
2,390 SF (on 2 floors)

 Lot Area
2.66 acres

 Power
1200 amps

 Clear Height
21'

Shipping
**5 Drive-In Doors
(16' x 14')**

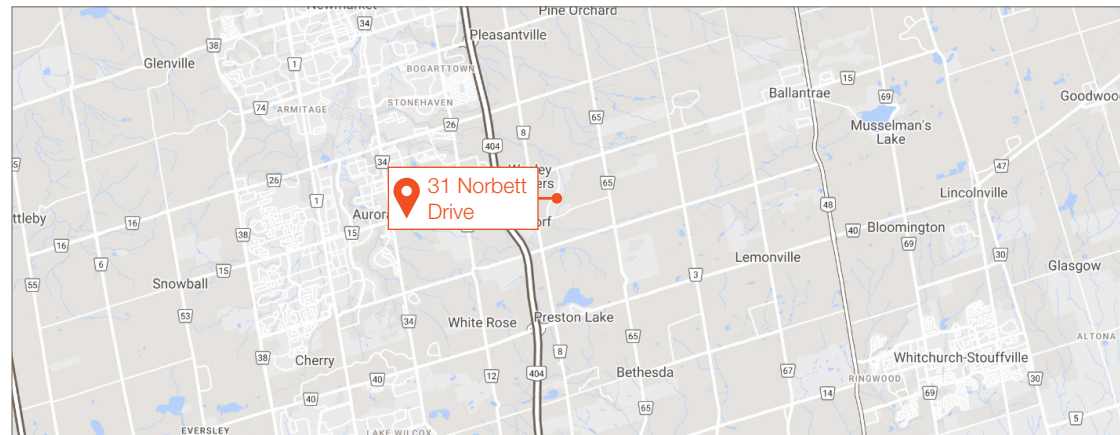
 Monthly Rent
\$36,000
Taxes (2024)
\$38,655.95

 Listing Agents
Scott Sutherland*
Partner
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ssutherland@lennard.com

*Sales Representative

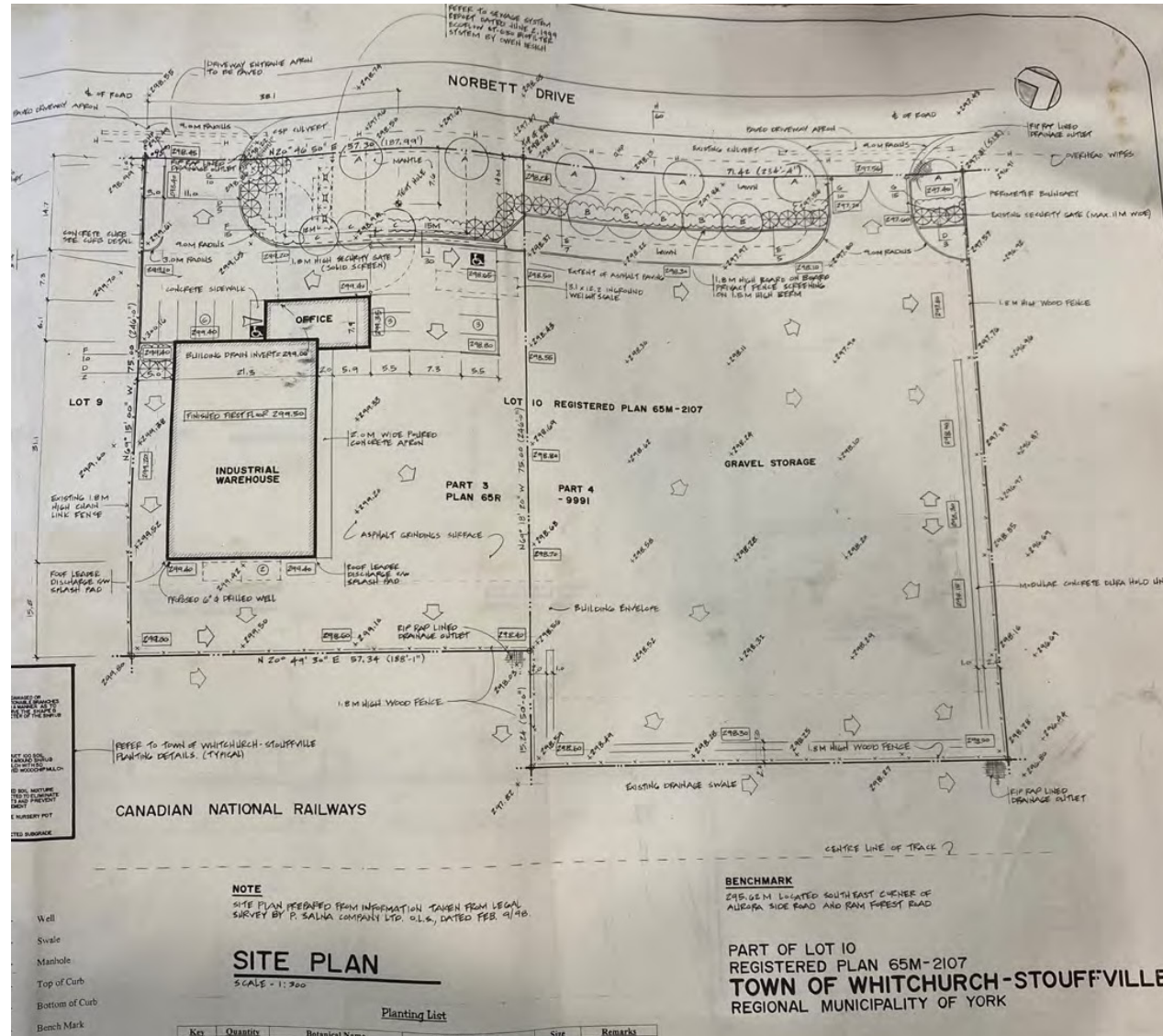
Property Highlights

- Flexible office configuration over two floors
- Fenced-in yard
- Automatic shipping doors
- Outside Storage permitted
- Tenant to self maintain building and pay taxes



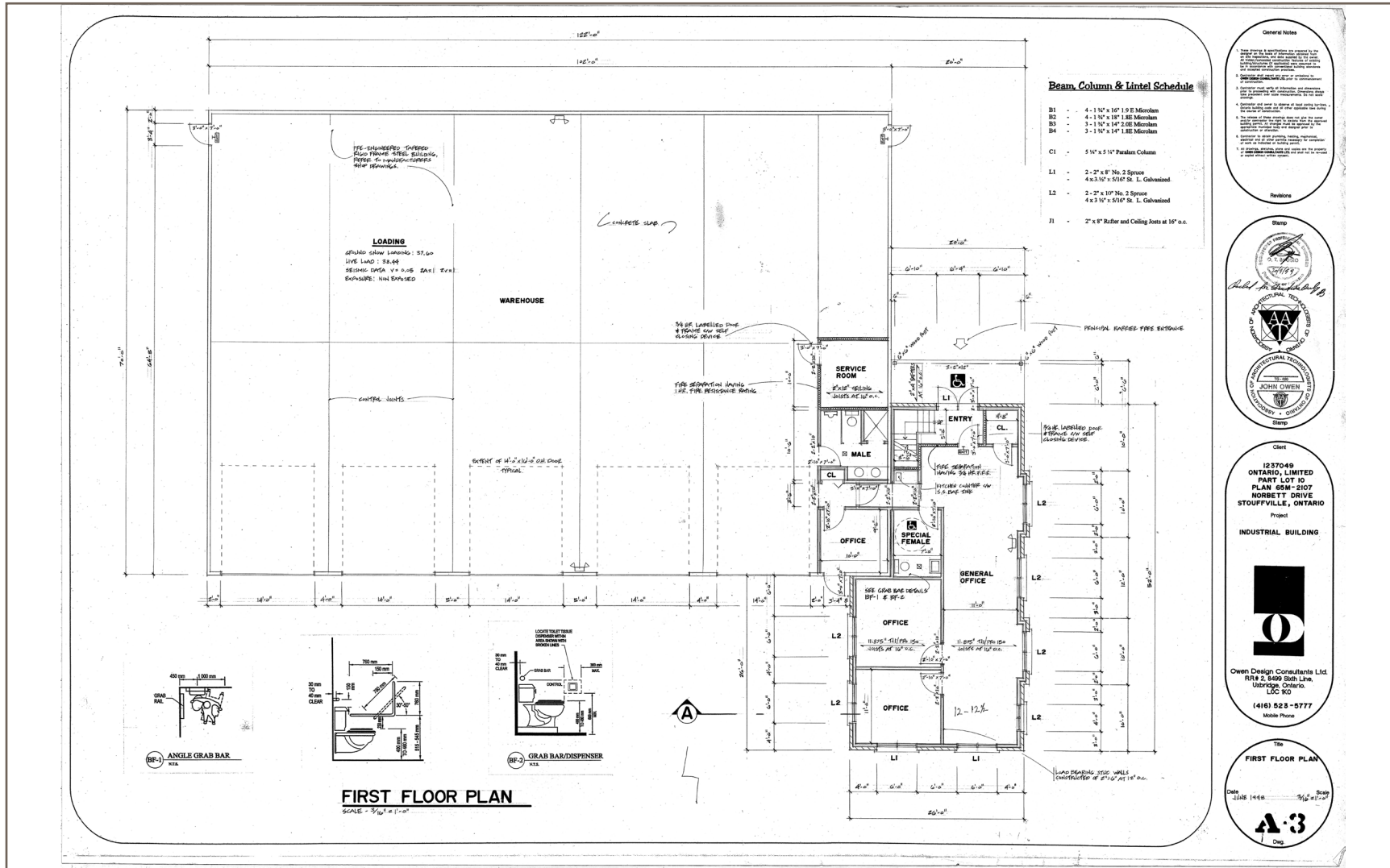
31 Norbett Drive

Site Plan



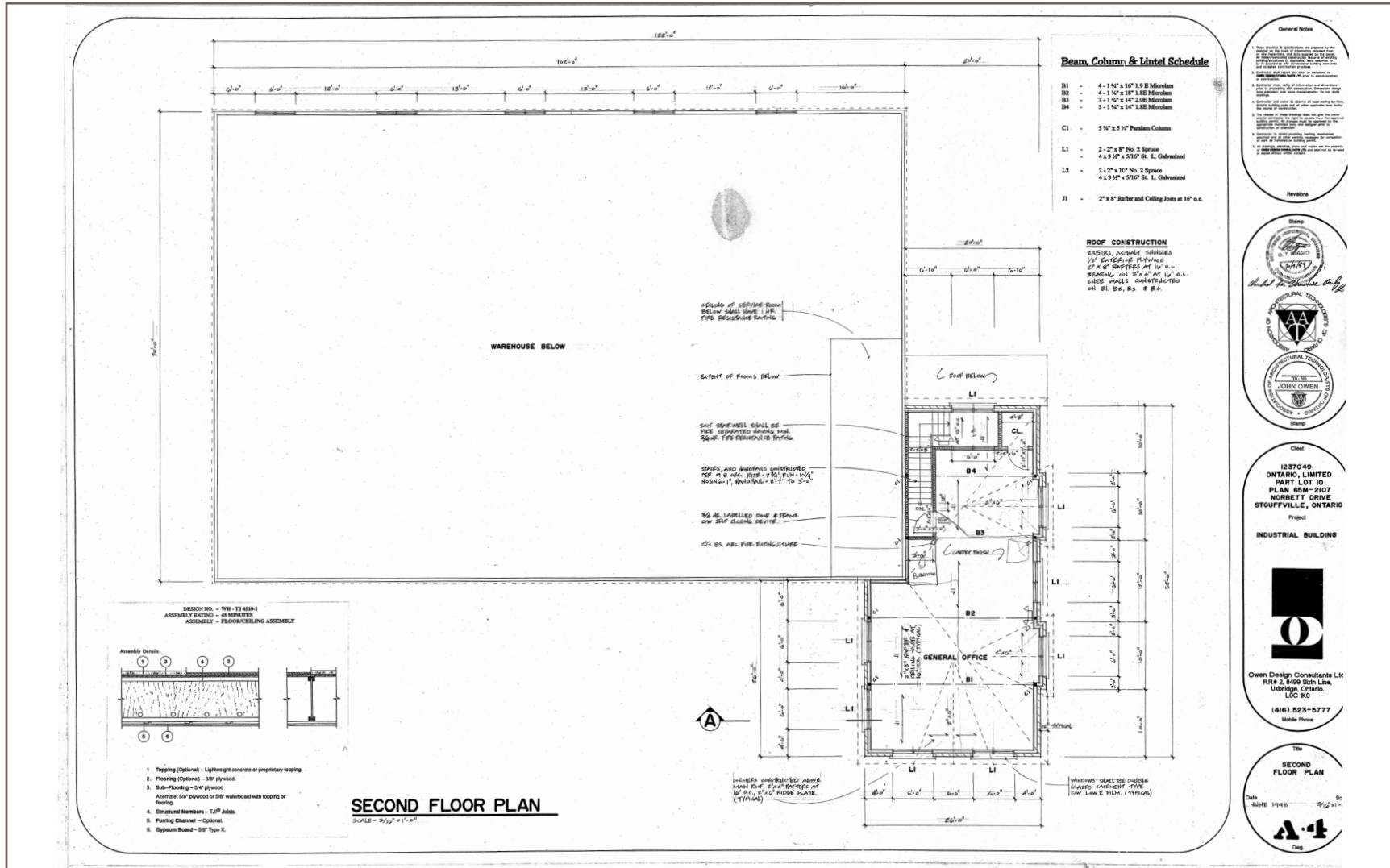
31 Norbett Drive

First Floor Plan

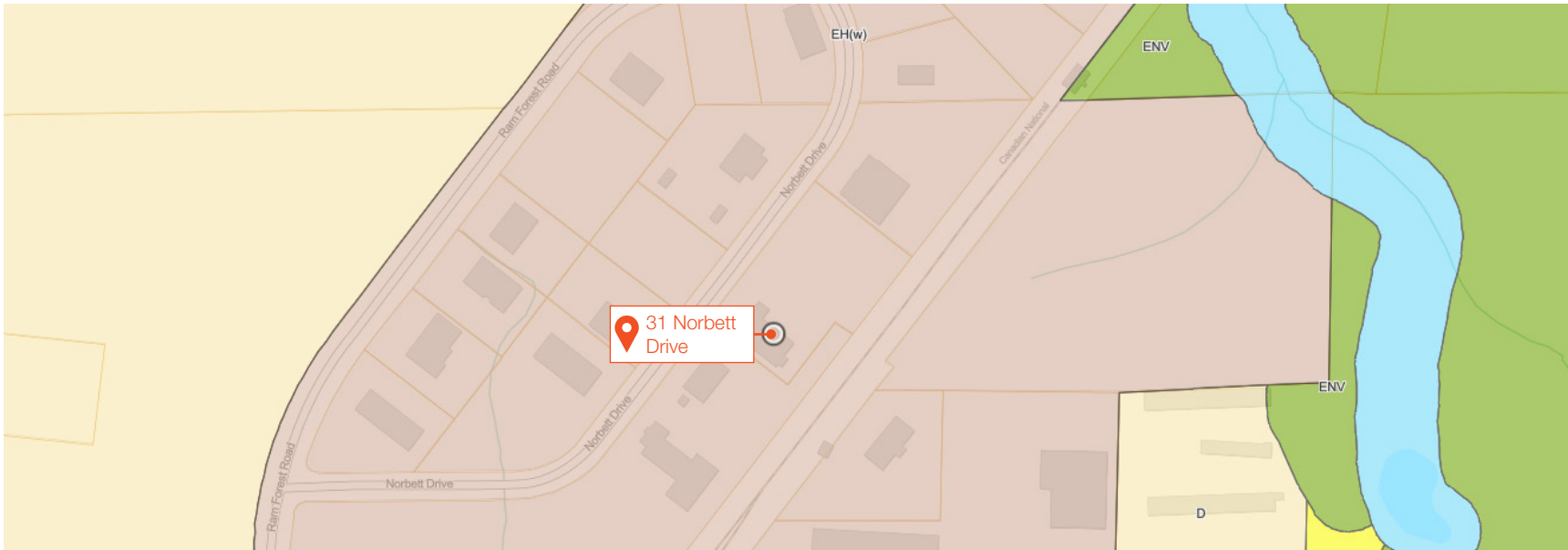


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Second Floor Plan



Zoning



List of Permitted Uses - Employment Heavy (EH)

- Abattoir
- Accessory Outdoor Storage ⁽³⁾
- Accessory Retail Store ⁽²⁾
- Bulk Storage Tank
- Club
- Contractor's Yard
- Day Care Centre ⁽⁵⁾
- Equipment Sales and Rental
- Foundry
- Heavy Equipment Sales and Service
- Manufacturing or Assembling or Processing
- Motor Vehicle Body Repair Shop
- Office ⁽⁵⁾
- Public Garage
- Public Storage Facility ⁽³⁾
- Research and Development Establishment
- Recreational Vehicle Sales and Service
- Sawmill
- Service Establishment
- Transportation Terminal
- Warehouse

(*2) In EH Zones, an accessory retail store does not include the sale or leasing of vehicles. (2013-114-ZO)

(*3) Accessory outdoor storage provisions are contained in the regulations of Section 7.2 and the associated Qualifying Notes. (2011-152-ZO)

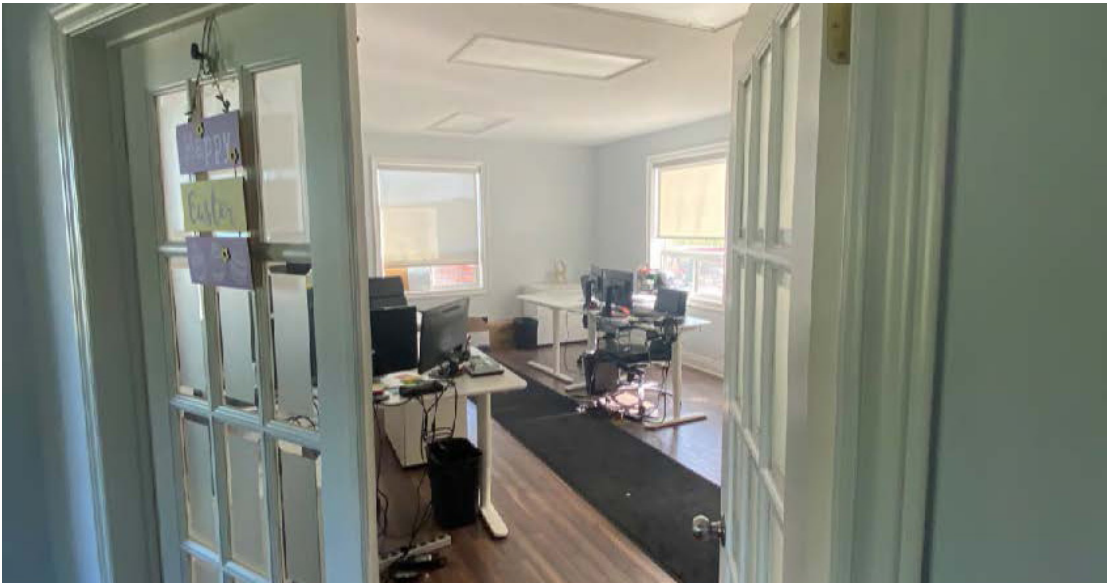
(*5) This use is permitted only if it is accessory to a permitted use.

(For more information, visit Town of Whitchurch-Stouffville Zoning at <https://www.townofws.ca/work/development-and-land-use/comprehensive-zoning-by-law/>)

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.