



For Lease: Industrial

## 34 Kern Road, Unit 9

3,500 SF Industrial Unit Well Located in the heart of Toronto

**Lennard:**

Here is where your business will *grow*.

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# 34 Kern Road, Unit 9

3,500 SF Industrial unit available for lease located near York Mills Road and Don Mills Road, close to the DVP.



Available Space

**Unit 9: 3,500 SF**



Drive-In Ship Doors

**1 (12 FT Height)**



Clear Height

**14' 4"**



Amps

**400 A**

Volts

**600 V**



Zoning

**EO 1.5 (e1.5; o1.5)  
Employment Industrial  
Office Zone**



Parking

**8 Parking Spaces  
1 Trailer Space**



Net Rent

**\$18.00 PSF**

Additional Rent

**\$6.50 PSF**



Availability

**September 1, 2024**

## Property Highlights

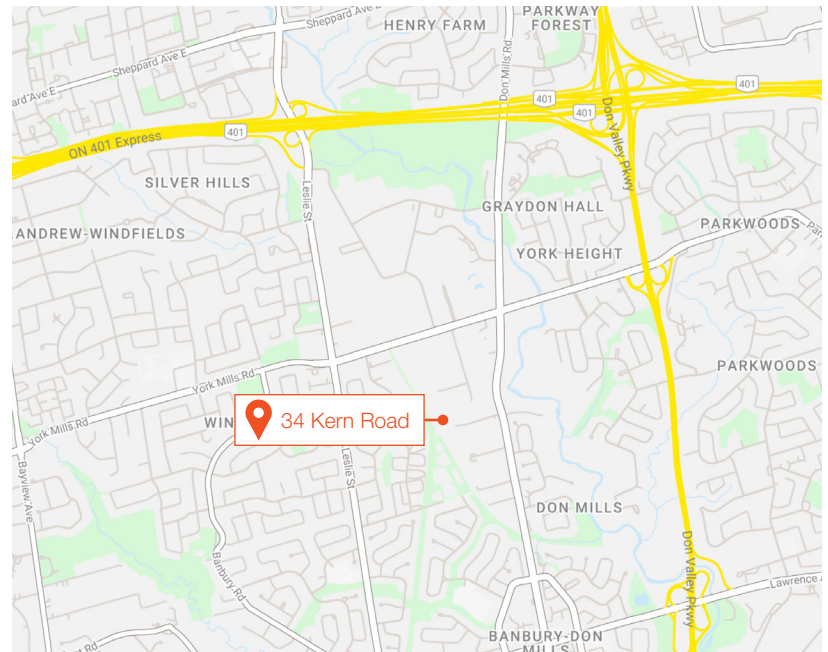
- Ready to go with Drive-in shipping
- Future expansion possible
- Great signage
- Outstanding Landlord



Listing Agent

**Peter DeGuerre\***, Senior Vice President  
416 649 5903 | [pdeguerre@lennard.com](mailto:pdeguerre@lennard.com)

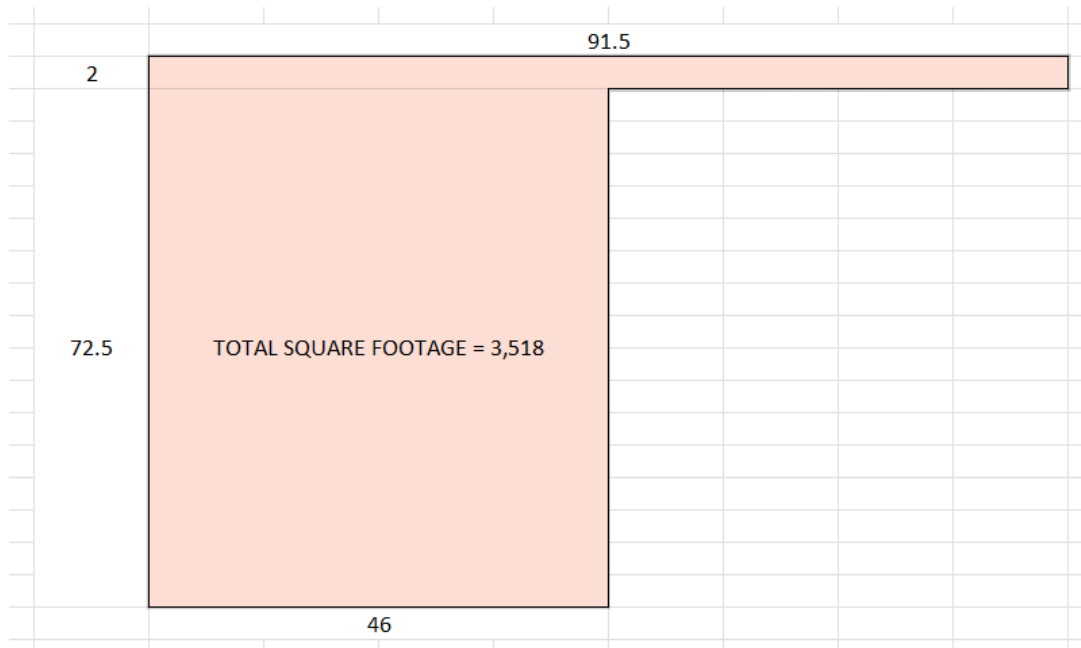
\*Sales Representative



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## Floor Plan



## Zoning EO 1.5 (e1.5; o1.5) Permitted Uses:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Police Station
- Printing Establishment
- Production Studio
- Self-storage Warehouse
- Service Shop
- Veterinary Hospital
- Warehouse
- Wholesaling Use
- Art Gallery
- Automated Banking Machine
- Club
- Community Centre
- Education Use
- Financial Institution
- Library
- Massage Therapy
- Medical Office
- Municipal Shelter
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Software Development and Processing
- Wellness Centre



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*A bright future for your business is right here.*