



Accelerating success.



**FOR LEASE**

**145 West Beaver Creek Road  
Unit 2**

**Richmond Hill, ON**

**Exceptional Industrial Unit  
in Beaver Creek Business Park**

**Newton Leung\***

Senior Vice President

Main: +1 416 318 8056

[Newton.Leung@colliers.com](mailto:Newton.Leung@colliers.com)

**Colliers International**

400 – 3389 Steeles Avenue E

Toronto, ON

M2H 3S8 Canada

Main: +1 416 777 2200

[collierscanada.com](http://collierscanada.com)

# Property Profile

Exceptional Industrial Unit in Richmond Hill's Beaver Creek Business Park. This prime unit offers a fully air-conditioned space, featuring an open-concept office design ideal for showroom or collaborative workspace needs. The warehouse boasts a 20' clear height, providing efficient storage capabilities, along with a truck-level shipping door designed to accommodate 53' trailers with ease. The office area, including washrooms, has been fully renovated and features new LED lighting throughout. Conveniently situated near an array of restaurants, banks, hotels, and numerous local amenities, this location ensures accessibility and convenience for your business operations. No recreational, woodworking, granite allowed. Clean use only.

**Total Area** 12,690 SF

**Shipping** 1 TL

**Office Area** 15%

**Asking Net Rent** \$16.95

**Industrial Area** 85%

**TMI (2025)** \$6.11

**Clear Height** 20'

**Occupancy** Immediate

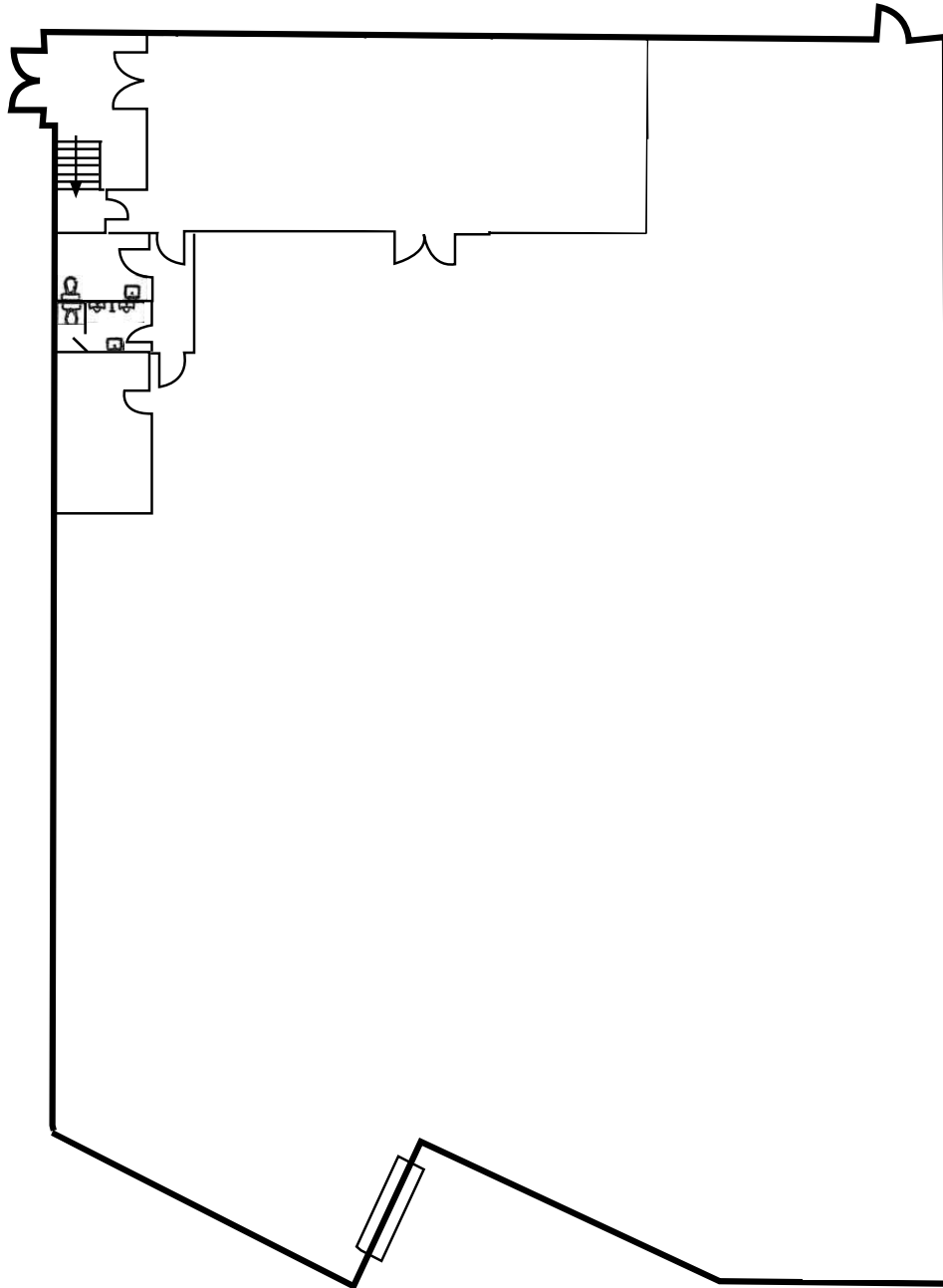


# Floor Plan

## Mezzanine Floor



## Ground Floor



# Site Access & Amenities



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