FOR LEASE

22 Anderson Blvd,
Uxbridge, ON, L9P0C7

Industrial Space



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BROKERAGE INDEPENDENTLY OWNED AND OPERATED

PROPERTY SUMMARY



TYPE

Industrial Space

ASKING PRICE

$16.50 Net Lease +
$5.21 / TMI / 2025

TOTAL AREA

15,500 Sq Ft:

- **6,500 SF office**
- **9,000 SF warehouse**

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22 Anderson Blvd, Uxbridge

Approximately 15,500 SF of premium mixed-use space comprising 6,500 SF of professional office across two floors and 9,000 SF of warehouse.

Built in 2012 on a 2-acre parcel with a low 0.26 FAR, the building features a 26-ft clear height, two 12'14' drive-in doors, one dock with leveler, and 20 parking spaces.

The rear portion remains leased to a logistics company, ensuring operational stability.

M1-35 zoning permits a wide range of industrial, warehousing and accessory office uses.



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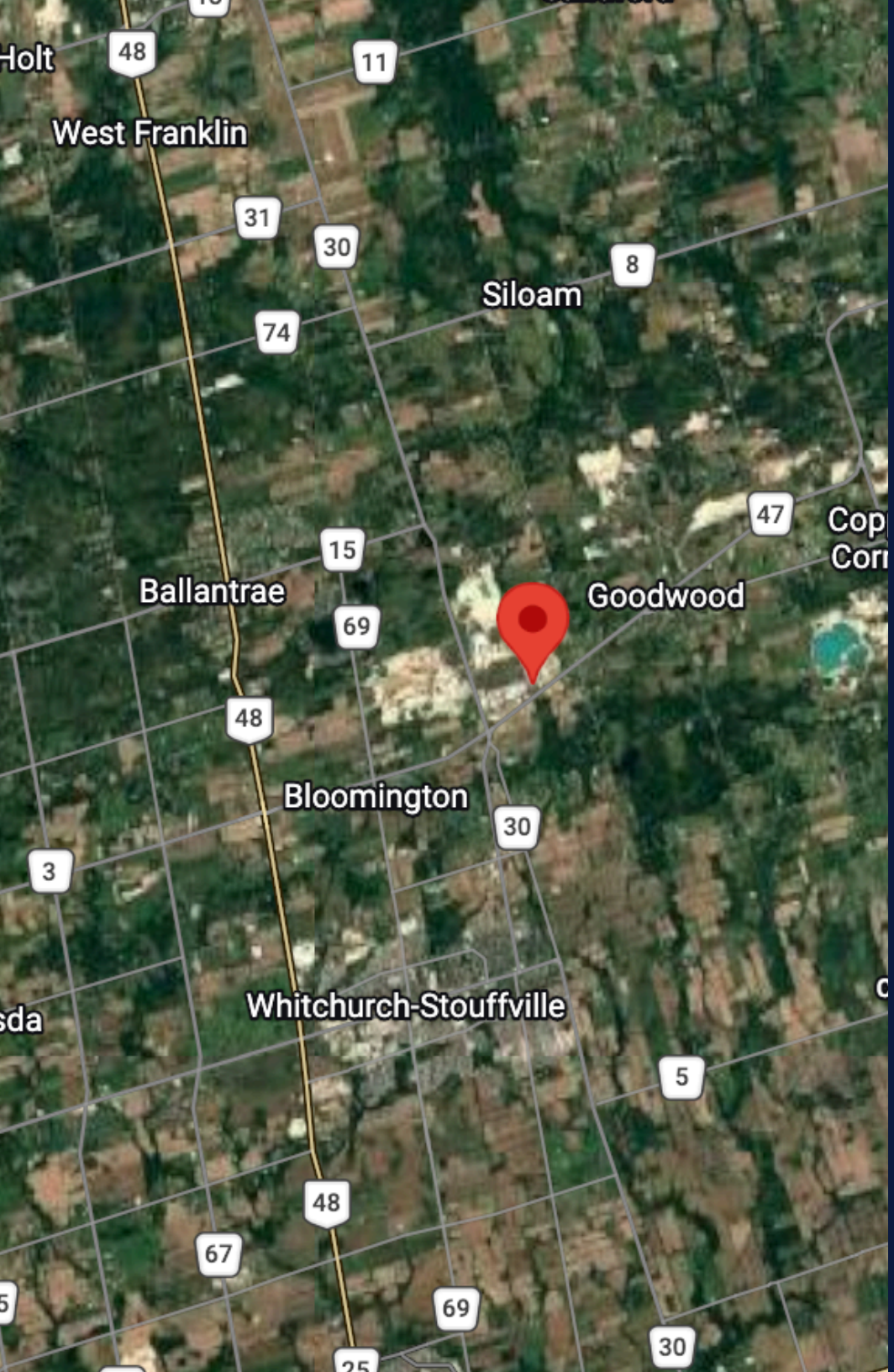

Location Overview

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- **Regional & Highway Connectivity:** Positioned near Brock Street (Durham Regional Road 8) and Toronto Street, offering direct arterial connections south to Highway 407, Highway 401, and the broader GTA.
- **Industrial Hub:** Surrounded by established trades, manufacturing, and service-based operators within a dedicated commercial/industrial employment node.
- **Local Amenities & Workforce:** Minutes from downtown Uxbridge's retail core, dining, financial institutions, and dense residential neighborhoods for convenient staff and client access.
- **Site Functionality:** Set on a 2.00-acre lot featuring 26-foot clear height, truck-level and drive-in loading, and ample on-site parking.

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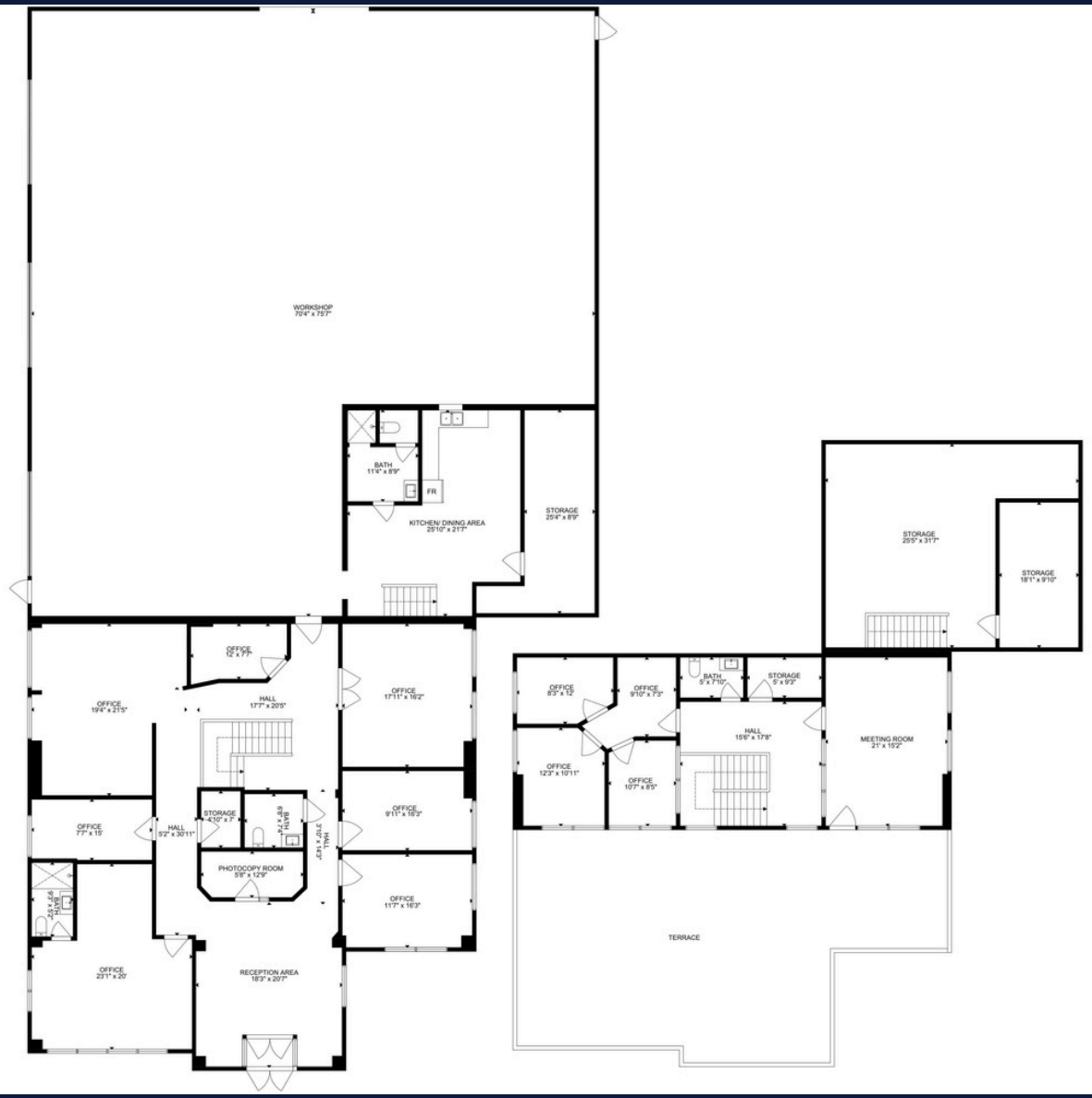
FLOOR PLAN



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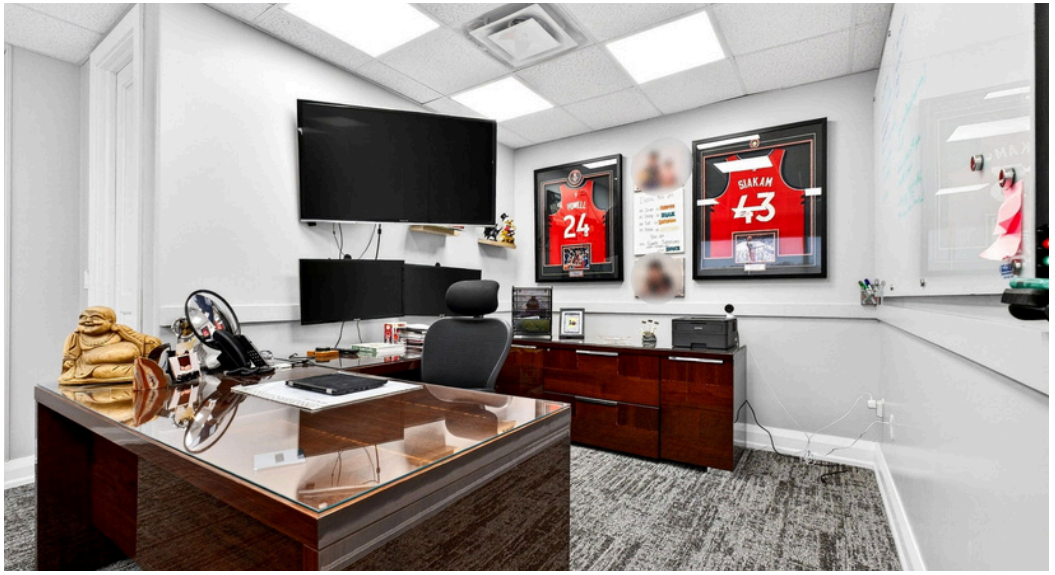





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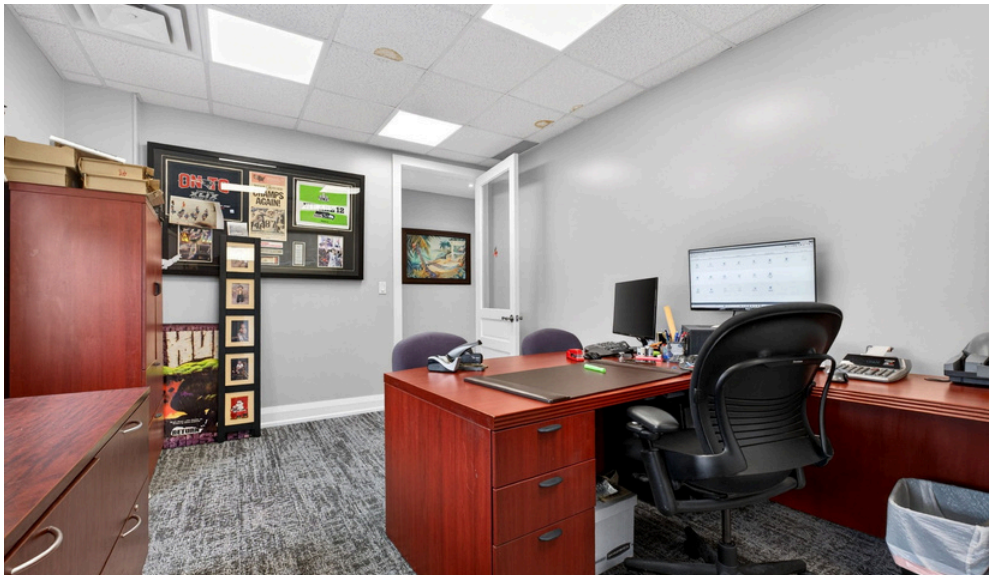



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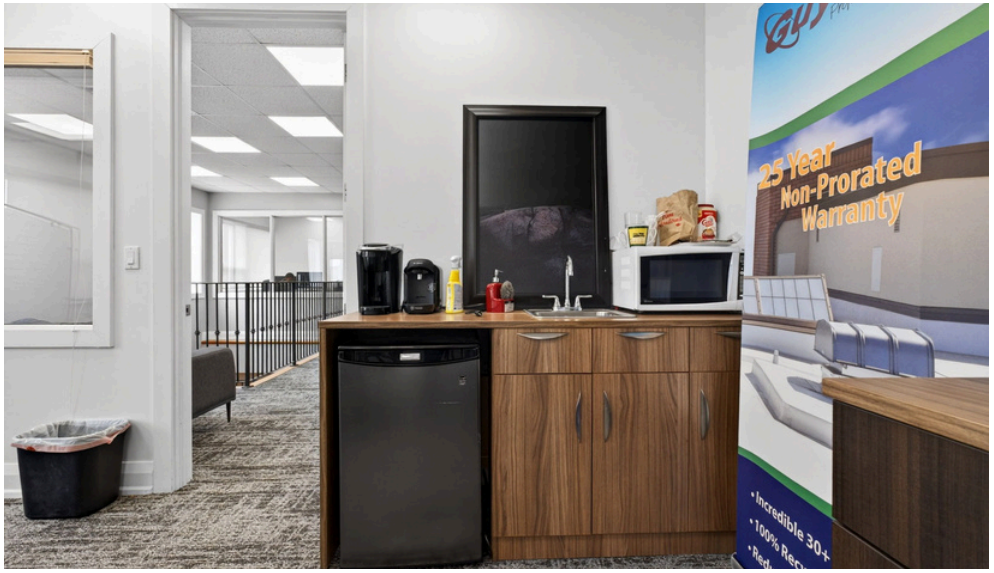







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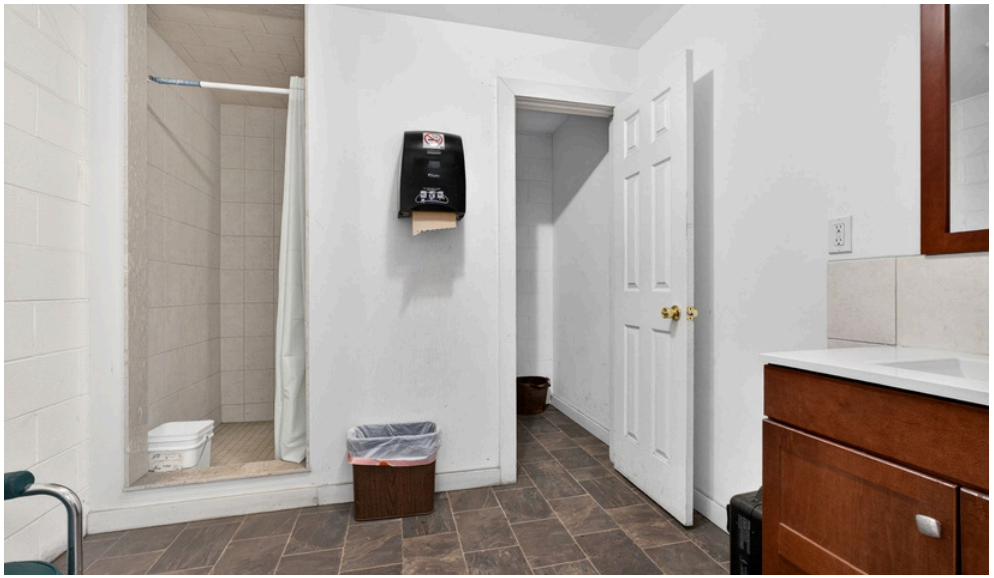



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Next Steps

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Submit Offers to:

✉ **Info@TorontoCommercialProperties.ca**

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