

NEW PRICE!



 **JLL** SEE A BRIGHTER WAY

For sale

19 East Wilmot Street | Richmond Hill, ON

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Virtual Tour
[CLICK HERE](#)



Opportunity overview

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in 19 East Wilmot St. Richmond Hill, Ontario (the “Property”) on a vacant, as is, where is basis. The Property comprises a 20,903-square foot (“sf”) industrial facility situated on 1 acre. Ideally positioned within an established industrial node, proximate to Highways 404, 407 and 401, several key transportation hubs and a wide array of retail amenities, the Property offers excellent connectivity to the Greater Toronto Area (“GTA”) and surrounding municipalities. The Property features 18’ ceilings, 2 truck-level door and 1 drive-in doors, with flexible zoning which allows for a myriad of commercial uses. The Property is being offered with vacant possession, presenting a unique opportunity for both an owner-user or investor. The property currently is divided into 2 units but can be converted into a single user building with minimal efforts. The seller will consider renting back a portion of the building for a negotiable term and at market rents.



19 East Wilmot Street | Richmond Hill

Property details

Total area 20,903 SF

Warehouse 13,852 SF

Office 7,051 SF

Shipping 2 truck level | 1 drive in

Clear height 18 Feet

Power 600 V | 400 A | 3 phase

Lot size 0.997 Acres

Zoning M-1

Asking price \$11,500,000

Taxes \$37,600

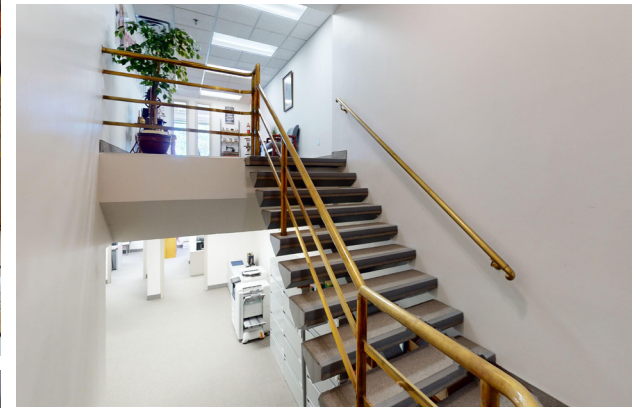
Possession Immediate

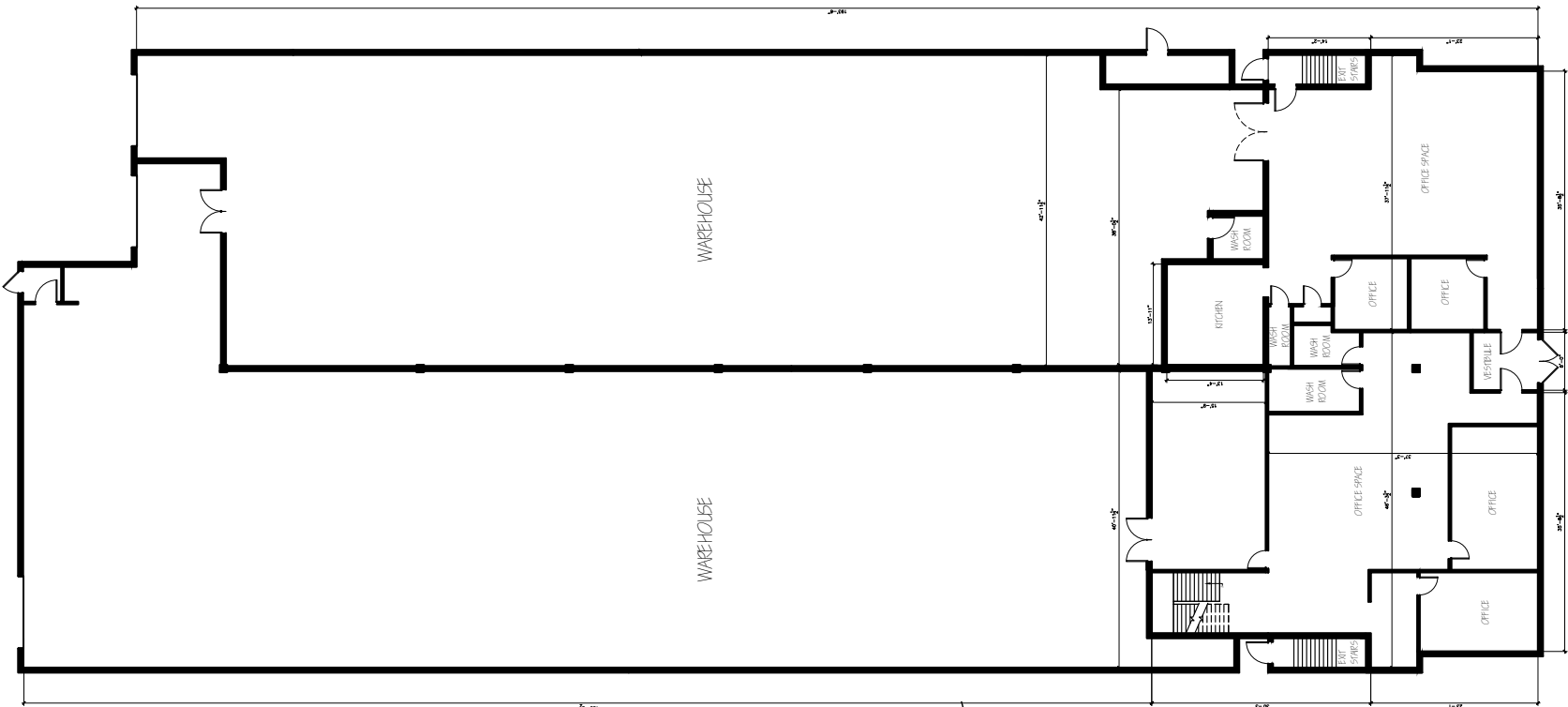
New roof by previous owners in 2021.

Virtual Tour
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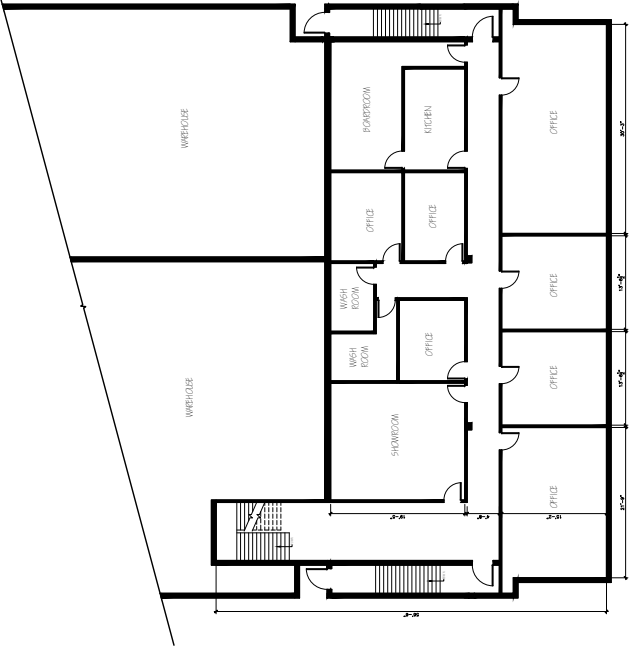


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Main floor



Second floor

Permitted uses for zoning M-1: High performance industrial zone

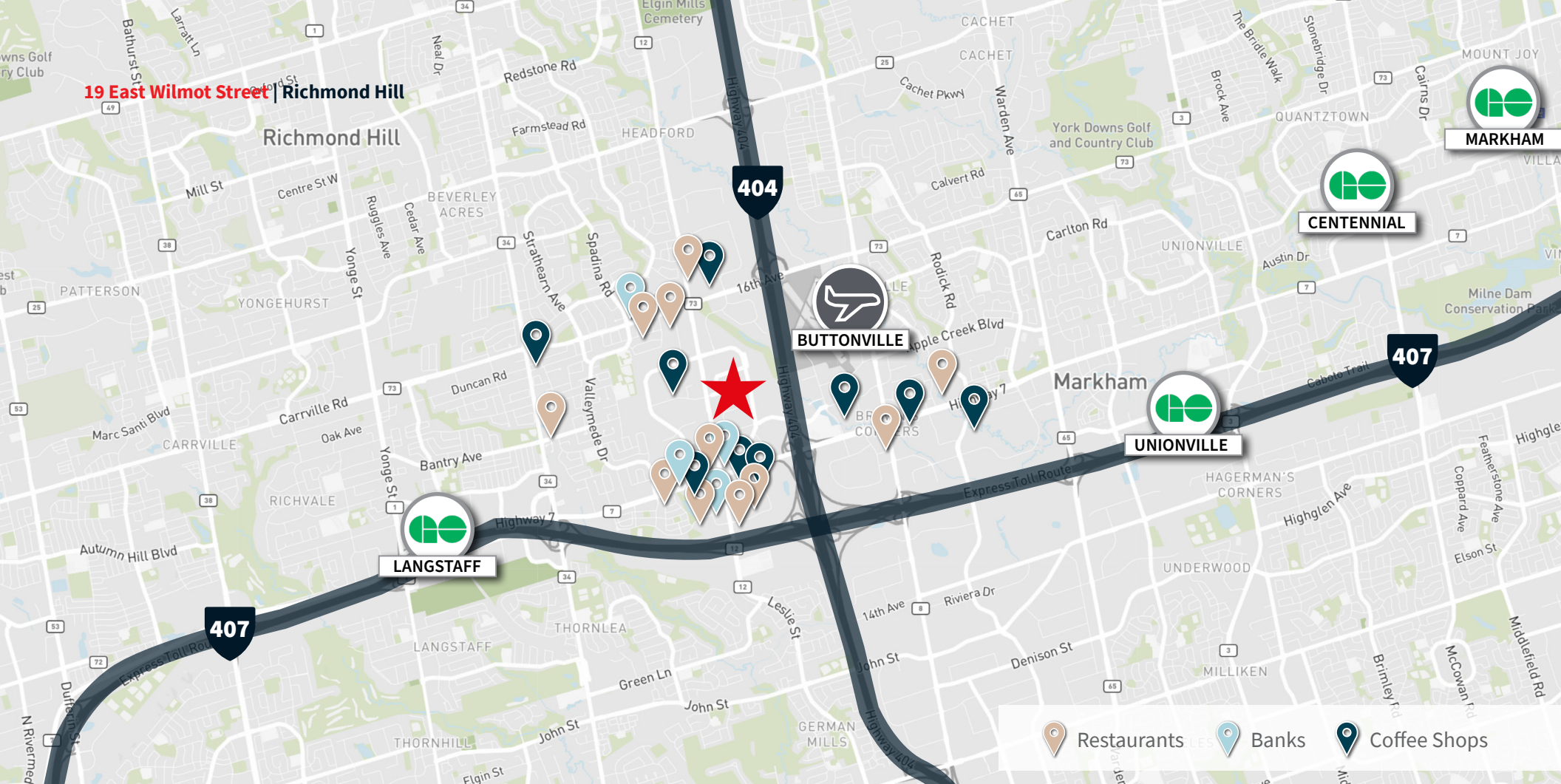
Industrial

- Warehousing of goods and materials but not including a transportation terminal
- Manufacturing and assembly of goods and materials
- Printing establishments
- Research and development
- Offices accessory to permitted uses on the same lot

Non-Industrial

- Retail sale of goods manufactured on the premises, but retail area must not exceed 10% of total floor area
- Offices accessory to permitted use, or not accessory as long as they do not exceed 15% of total floor area
- Data processing





Drive times from site

**~ 3 MINS TO
HIGHWAY 404**

**~ 20 MINS TO
PEARSON AIRPORT**

**~ 5 MINS TO
HIGHWAY 407**

**~ 30 MINS TO
D.T. TORONTO**

Location overview

Located in Richmond Hill, 19 East Wilmot Street offers a prime location with excellent proximity to major highways and key transportation routes. Situated at the intersection of Highway 7 and Leslie Street, this industrial property provides convenient connectivity for goods transportation and logistics. Overall, the Richmond Hill advantage offers a strategic location with excellent connectivity, thriving consumer markets, a skilled labor force, and diverse permitted uses.

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