

FREESTANDING INDUSTRIAL SPACE FOR LEASE

140 MARYCROFT AVENUE

Vaughan, Ontario

BUILDING SIZE 42,060 SQ. FT.



DANNY RIZZO

Broker of Record
416 987 7500 x 202
dannyr@capitalnorthrealty.com

FRANK MASTRACCI

Sales Representative
416 987 7500 x 208
frankm@capitalnorthrealty.com





FOR LEASE

140 MARYCROFT AVENUE Vaughan, Ontario

A commercial unit, newly renovated with shipping doors and 34,926 SQ. FT. of warehouse space and an additional 7,134 SQ. FT. of office space. Located near Highway 7 and Pine Valley in Vaughan.

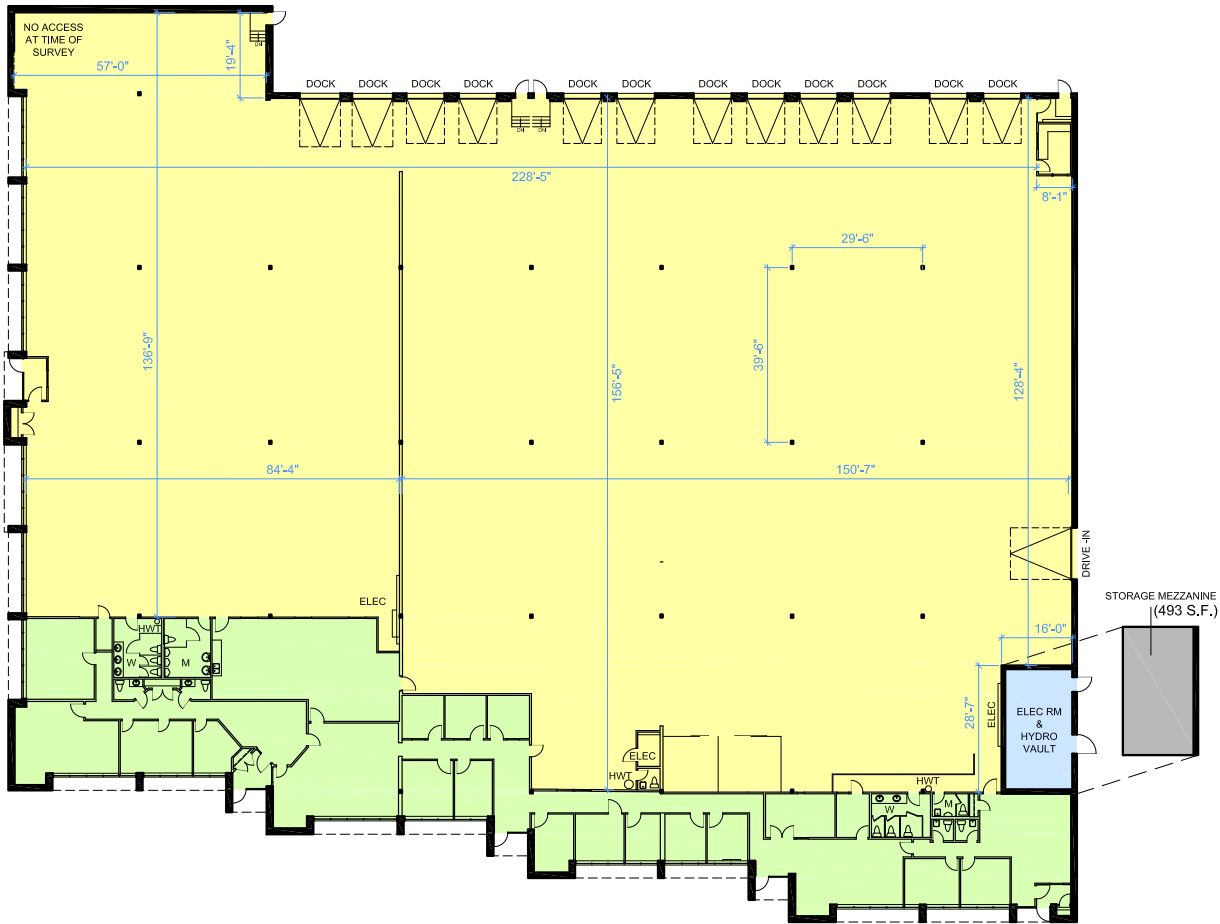
PROPERTY DETAILS

SQUARE FOOTAGE 42,060 SQ. FT.

INTERSECTION	Hwy 7 and Pine Valley Dr.
OCCUPANCY	30 - 60 Days
LEASE	Contact Listing Team
TMI	TBD
CLEAR HEIGHT	18' Ft. Clear
OFFICE	7,134 SQ. FT.
WAREHOUSE	34,926 SQ. FT.
SHIPPING DOORS	12 Dock Level Doors and 1 Drive-In door
ZONING	EM 1
POWER	600 Volts 400 Amps

Newly renovated space with upgraded LED lighting throughout warehouse. Portion of office freshly painted with new flooring.

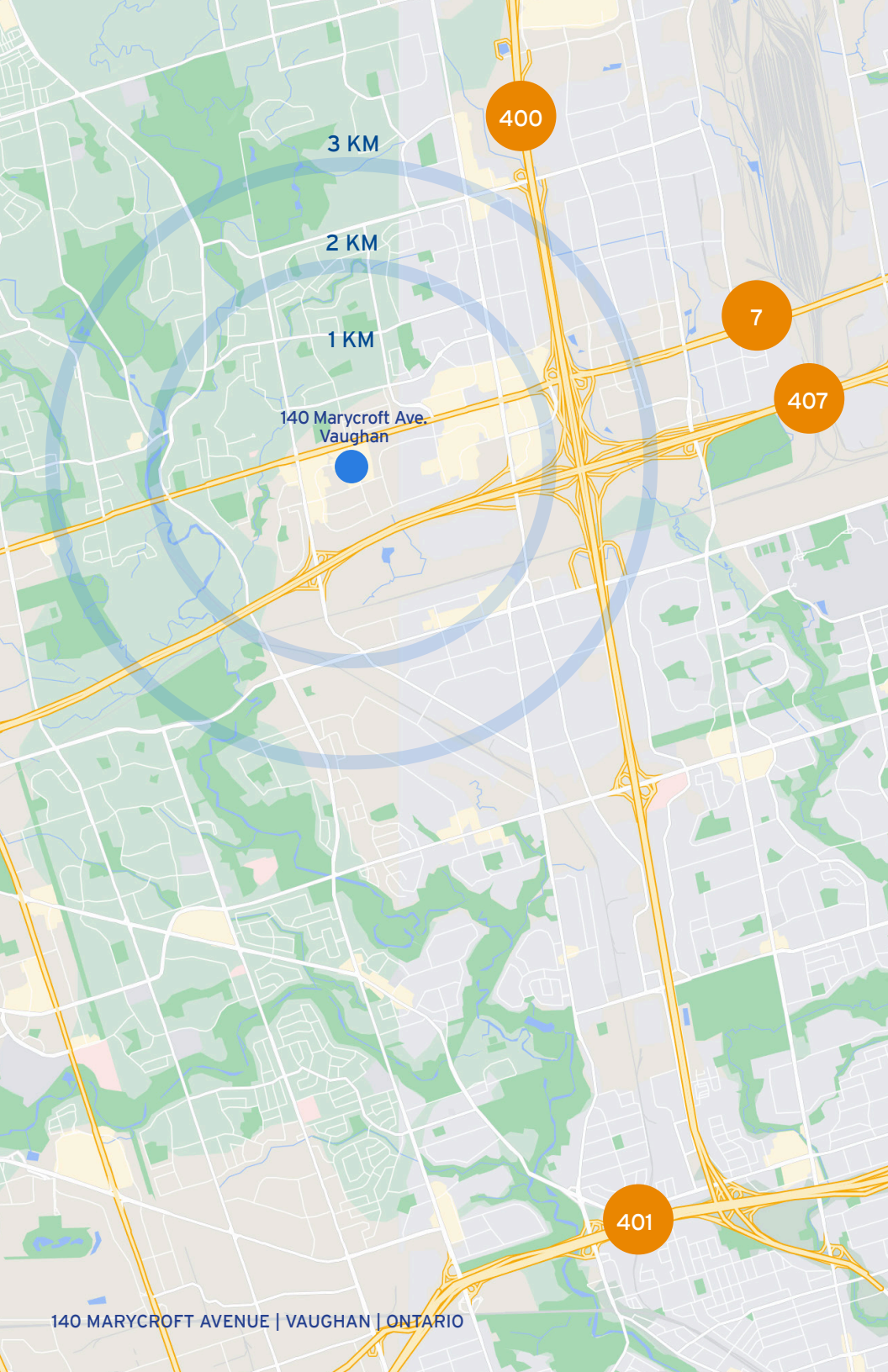
140 MARYCROFT AVENUE



- OFFICE AREA
 - WAREHOUSE AREA
 - BUILDING SERVICE AREA
 - STORAGE MEZZANINE: EXCLUDED FROM RENTABLE AREA
- WAREHOUSE CLEAR HEIGHT = 18'-0"

AREA SUMMARY	
	RENTABLE AREA
OFFICE	7,134 S.F.
WAREHOUSE	34,433 S.F.
ELEC RM & HYDRO VAULT	493 S.F.
TOTAL	42,060 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD
ANSI / BOMA Z65.2 2012 - METHOD A
SINGLE TENANT OCCUPANCY



IN THE HEART OF THE GTA

Access Toronto and the surrounding area with ease

This property is located in Vaughan, one of the largest cities in the Greater Toronto Area and one of the fastest growing in the country. Vaughan draws on a labour force of more than 3.9 million, all within an hour of the city. That includes 25 colleges and universities producing hundreds of thousands of graduates entering the workforce.

Built around the historic villages of Maple, Kleinburg, and Concord, Vaughan is now home to an emerging downtown at the new Vaughan Metropolitan Centre. That centre is connected to the city of Toronto by a subway line and two major highways, regularly moving its over 335,000 residents and the products of its more than 12,000 businesses across the GTA and beyond.

400

5 Minutes
Highway 400



15 Minutes
CN Shipping Yard



10 Minutes
Pearson
International Airport

407

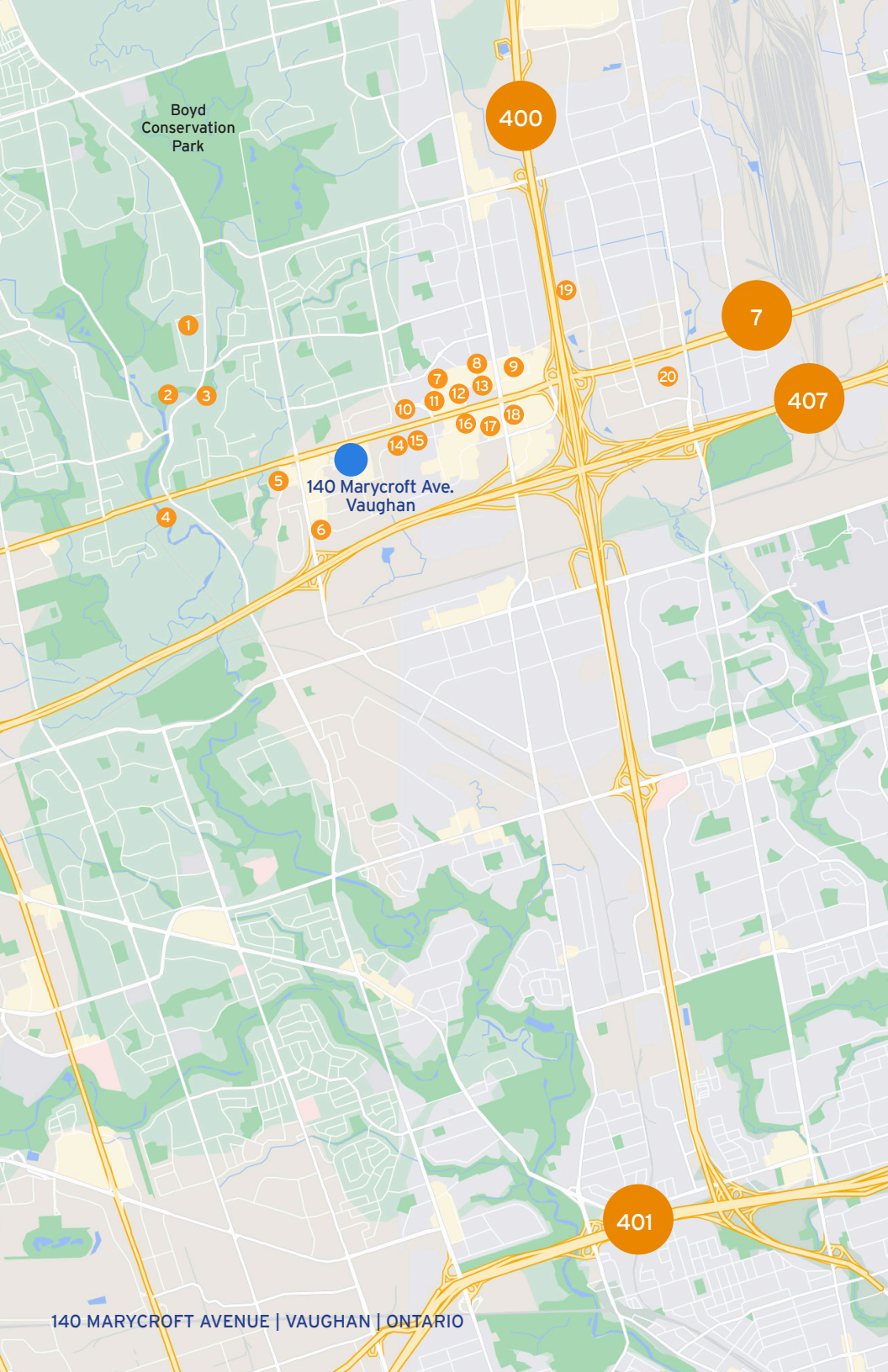
2 Minutes
Highway 407

401

9 Minutes
Highway 401



8 Minutes
Vaughan Metropolitan
Subway



AMENITIES

Nearby Retail

- | | |
|------------------------|---------------------------|
| 1. Oca Nera | 11. Fortinos |
| 2. Memphis BBQ | 12. Canadian Tire |
| 3. Il Cavallino | 13. Best Buy |
| 4. Pizza Pizza | 14. Copacabana Steakhouse |
| 5. McDonald's | 15. Swiss Chalet |
| 6. Romano's | 16. Tim Hortons |
| 7. Winners | 17. Baton Rouge |
| 8. LCBO | 18. Costco |
| 9. Home Depot | 19. Walmart |
| 10. Shoppers Drug Mart | 20. IKEA |



140 MARYCROFT AVENUE | VAUGHAN | ONTARIO

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

PUREINDUSTRIAL.CA

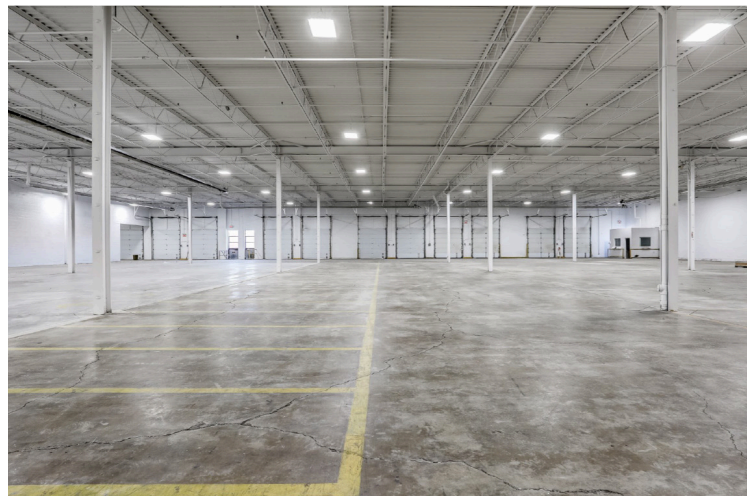


Since 2005, Capital North has been one of the GTA's leading commercial real estate brokerages. We are a group of experienced real estate professionals who specialize in locating, evaluating and negotiating any commercial and industrial properties for our customers.

Our experts at Capital North possess extensive knowledge regarding the land around them. By analyzing and examining the growth and development of a certain area, our team is able to develop a master plan. Whether you are considering buying, leasing or investing in commercial real estate, Capital North will guide you through every step of the way. Our goal is to ensure you find a solution that is right for you and fulfills all your needs.

It is important for us to understand our clients' business objectives to be able to gain the most value from a development. Whether they choose to buy or lease a business space, it is our job to have and share in-depth knowledge regarding its demographic patterns, competitive analyses and current trends. Your real estate plans and needs are our first priority. Contact Capital North today and let us start helping you with your commercial property needs.

CAPITALNORTHREALTY.COM



GALLERY

140 MARYCROFT AVENUE
Vaughan, Ontario



140 MARYCROFT AVENUE | VAUGHAN | ONTARIO





DANNY RIZZO

Broker of Record
416 987 7500 x 202
dannyr@capitalnorthrealty.com

FRANK MASTRACCI

Sales Representative
416 987 7500 x 208
frankm@capitalnorthrealty.com



Copyright © 2022 Impact North. This document has been prepared by Impact North for advertising and general information only. We make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Impact North excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.