

891 ROWNTREE
DAIRY RD.
VAUGHAN, ON

FOR LEASE
16,055 SF
FREESTANDING BUILDING



Presented By:

PAUL MICELI

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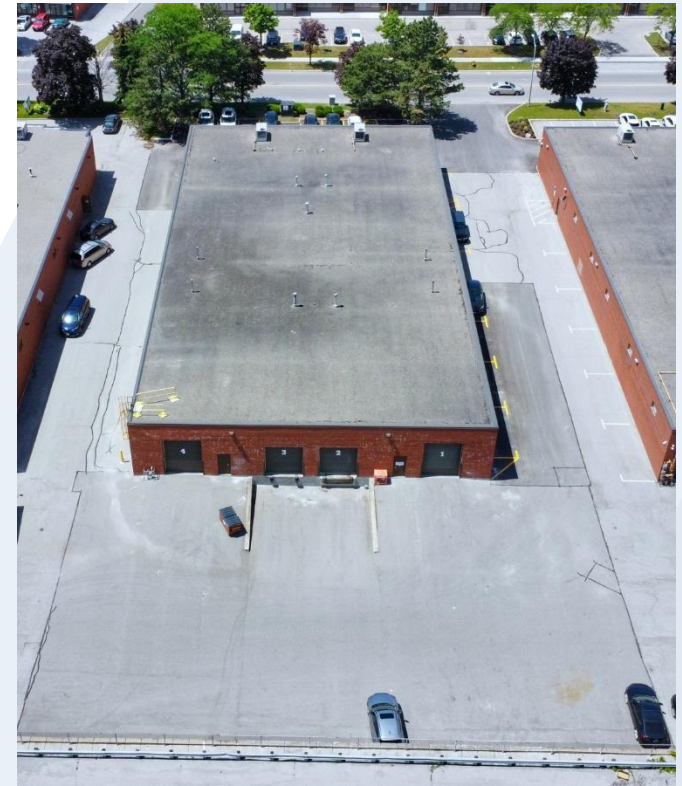
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PROPERTY HIGHLIGHTS

Total Area	± 16,055 SF
Office Area	± 20%
Clear Height	14'0"
Heating	Radiant
Shipping Doors	2 TL & 2 DI doors
Available	Immediate
TMI	\$4.66 PSF TMI (exclude of Management Fee)
Management Fee:	4% of NET Rent



Freestanding Building



Ample Shipping Doors



Excellent Proximity to 400 Series Highways



Abundance of Surface Parking



Strategically Located 20 Minutes from Toronto Pearson Airport

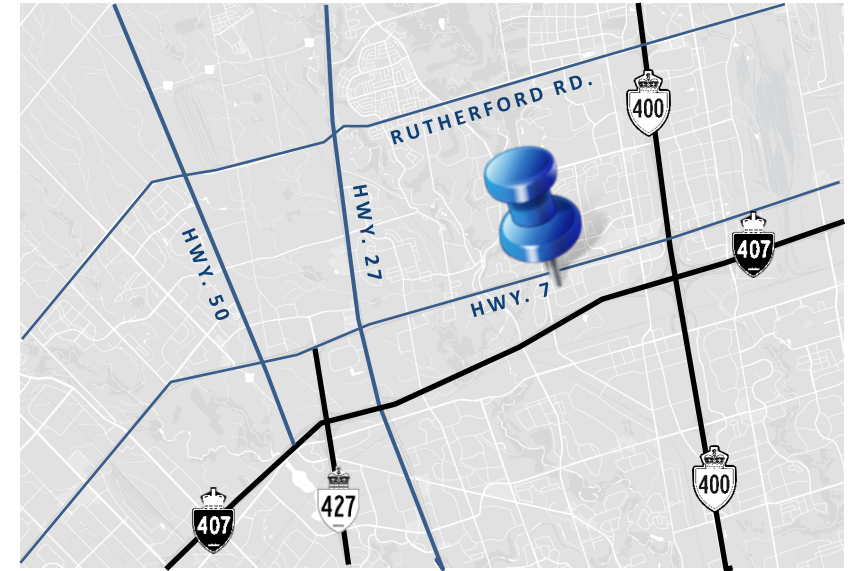


Professionally Owned and Managed



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LOCATION

Located near the intersection of Weston Road and Highway 7, and steps from all amenities, minutes from Highway 400 and Highway 407, This building is ideally located in a high traffic area, and one of Vaughan's most prestigious industrial parks. With well-appointed offices, ample surface parking and conveniently located near the future Vaughan Metropolitan Centre, this property is ideal for a variety of uses.



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DRIVE TIMES

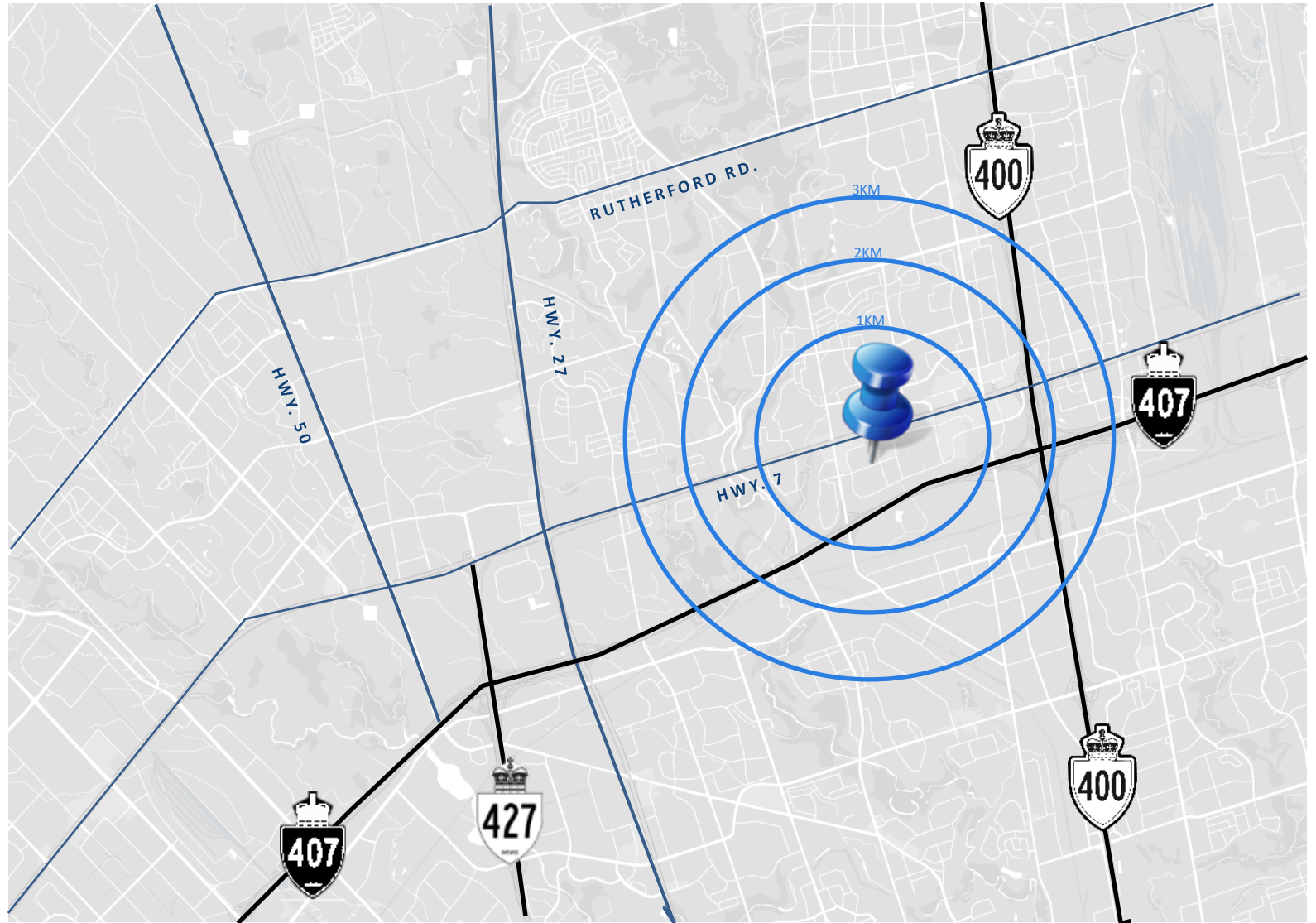
Vaughan Metropolitan Centre
12 Min.

Toronto Pearson International Airport
16 Min.

Union Station
32 Min.

407 ETR Highway
4 Min.

400 Highway
5 Min.



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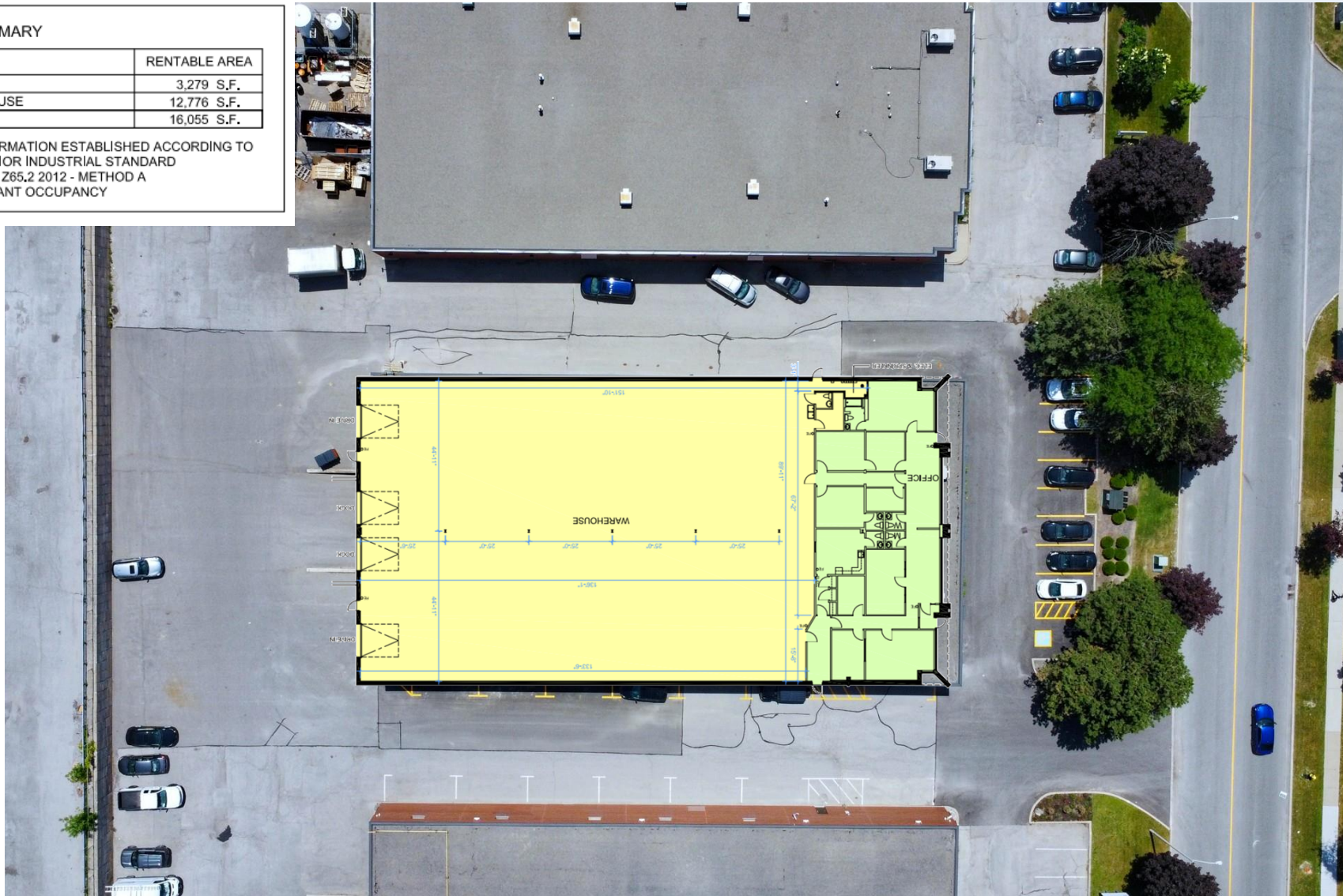
VAUGHAN, ON

BUILDING PLANS

AREA SUMMARY

	RENTABLE AREA
OFFICE	3,279 S.F.
WAREHOUSE	12,776 S.F.
TOTAL	16,055 S.F.

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



OFFICE AREA

WAREHOUSE AREA

WAREHOUSE CLEAR HEIGHT = 14'-0"

0 10 50 FT.



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.

PUREINDUSTIRAL.CA



Having over 100 years of combined sales and leasing management experience related to marketing, leasing and sale of Investment-Commercial-Industrial, Re-Sale Homes and New Construction properties.

Vanguard is proud of their dynamic Team; as each member has a strong commitment to customer service and dedicated to satisfy client needs, as a top priority. In fact, Vanguard Realty Brokerage Corp. adheres to a strict code of superior service and higher results, regardless of the complexity or size of the assignment, undertaking or transaction.

Vanguard Realty is directly involved and successfully selling, leasing and marketing properties on a daily basis. Their Team is not only qualified and knowledgeable, but also hand-picked by management. Ensuring the highest level of quality service and expertise is dedicated to their clients' projects.

VANGUARDREALTY.CA

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