

# FOR LEASE INDUSTRIAL UNITS

1 WHITMORE ROAD  
VAUGHAN, ON



For more information, please contact:

**PAUL MICELI**

Salesperson | CEO | Partner  
416.856.8111  
pmiceli@vanguardrealty.ca

**MARCELLO SCORZA**

Broker of Record | Partner  
416.856.8111  
mscorza@vanguardrealty.ca

**CARLO LA VALLE**

Salesperson  
416.856.8111  
clavalle@vanguardrealty.ca

Presented By:





# 1 WHITMORE ROAD

VAUGHAN, ON



## PROPERTY HIGHLIGHTS

Unit	5	6	5-6
Total Area	± 1,585 sf	± 1,468 sf	± 3,053 sf
Office Area	± 425 sf	± 242 sf	± 667 sf
Clear Height	15'8"	16'6"	16'0"
Heating	Radiant	Radiant	Radiant
Shipping Doors	1 DI door	1 DI door	2 DI doors
Available	TBA	TBA	TBA
TMI	\$5.65 PSF TMI	\$5.65 PSF TMI	\$5.65 PSF TMI



Conveniently located  
Near Vaughan  
Metropolitan Centre



Functional office layout



Strategically Located 20  
Minutes from Toronto  
Pearson Airport



Excellent Proximity to 400  
Series Highways



Abundance of Surface  
Parking

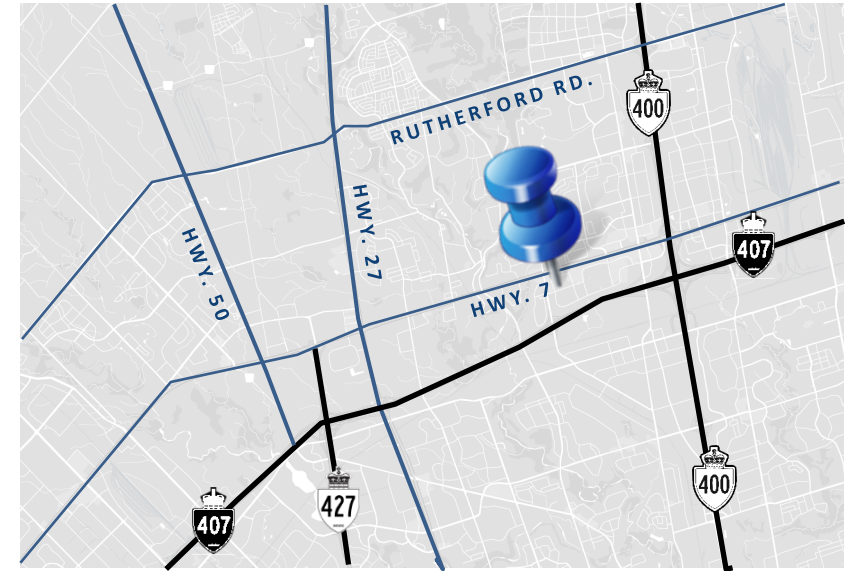


Professionally Owned and  
Managed



# 1 WHITMORE ROAD

— VAUGHAN, ON —



## 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

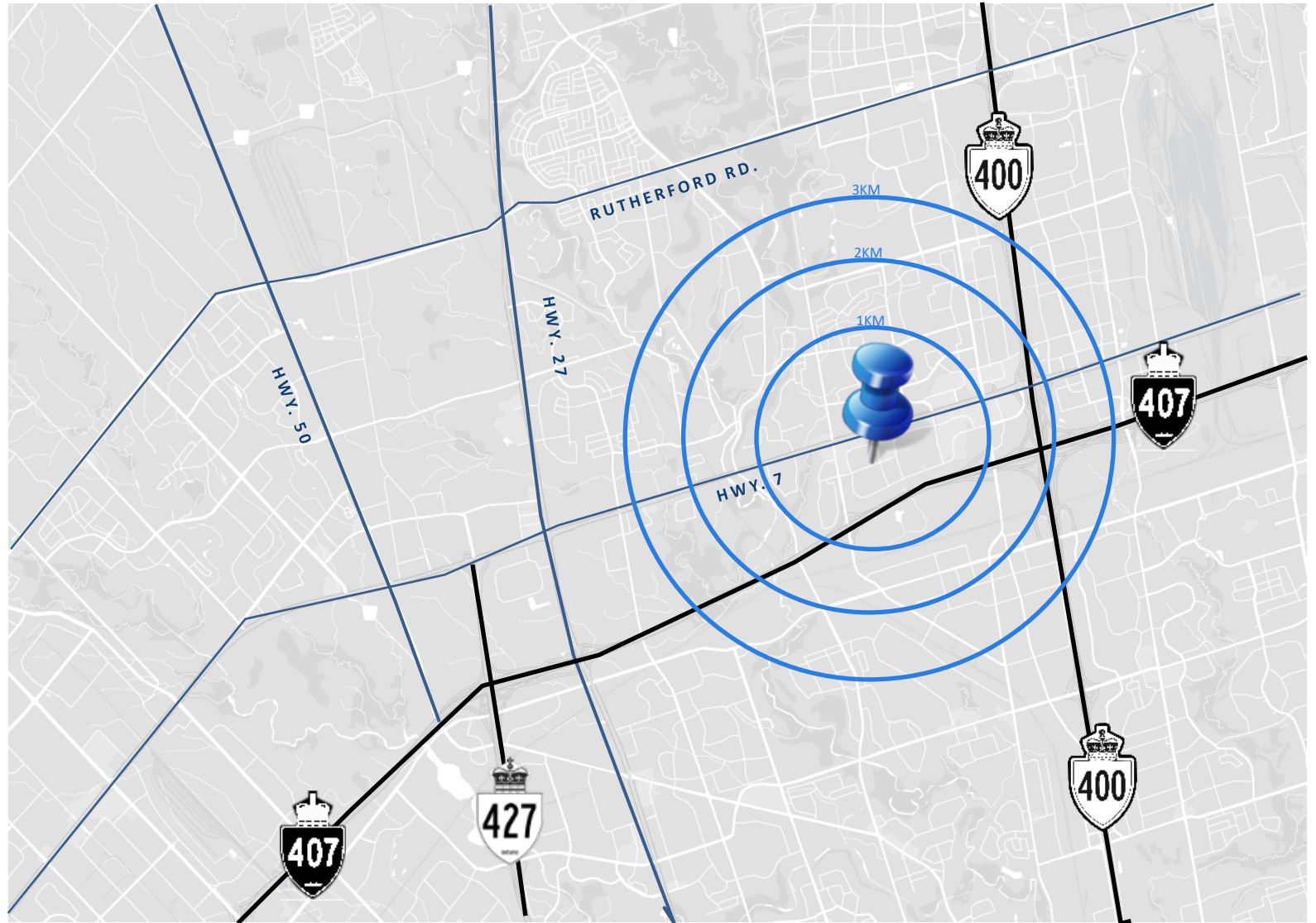
Vaughan Metropolitan Centre  
**12 Min.**

Toronto Pearson International Airport  
**16 Min.**

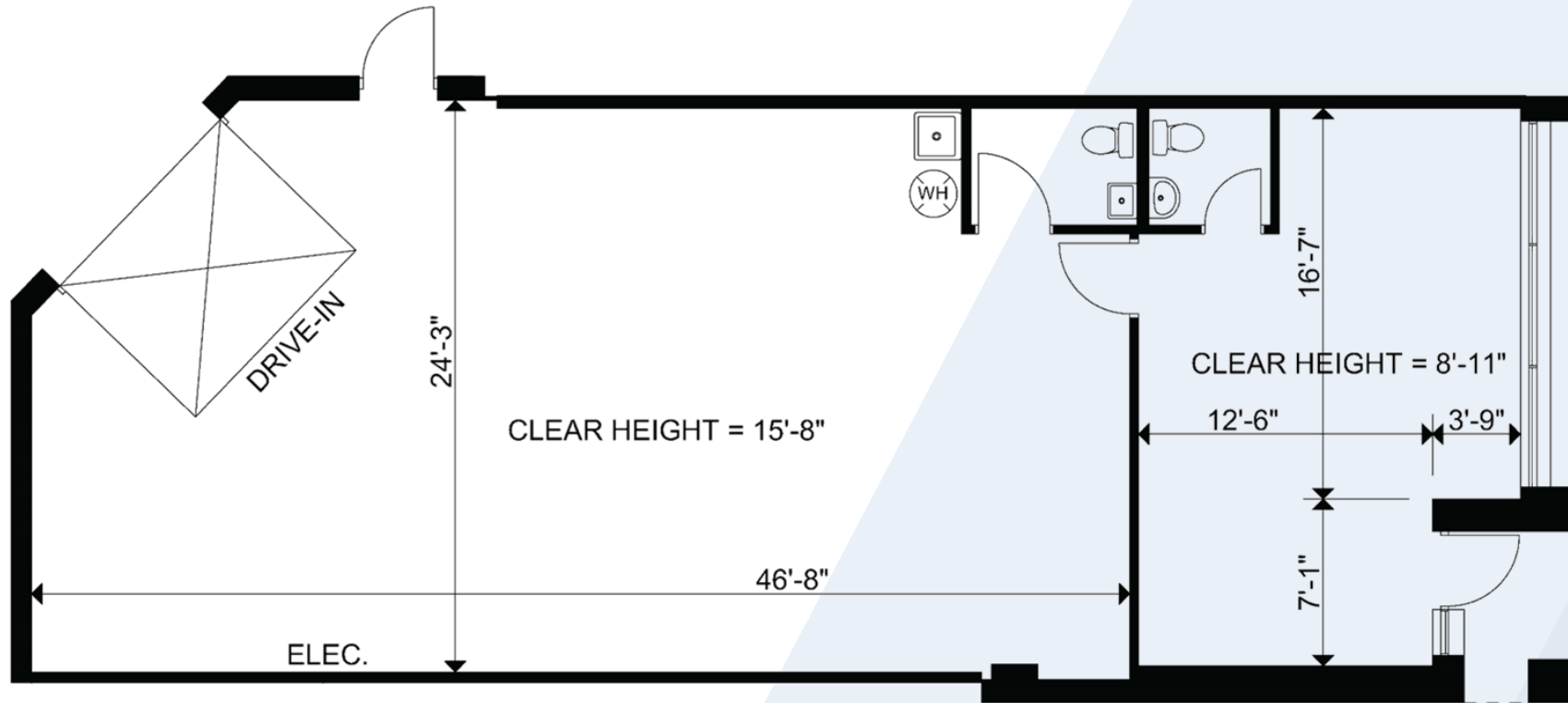
Union Station  
**32 Min.**

407 ETR Highway  
**4 Min.**

400 Highway  
**5 Min.**



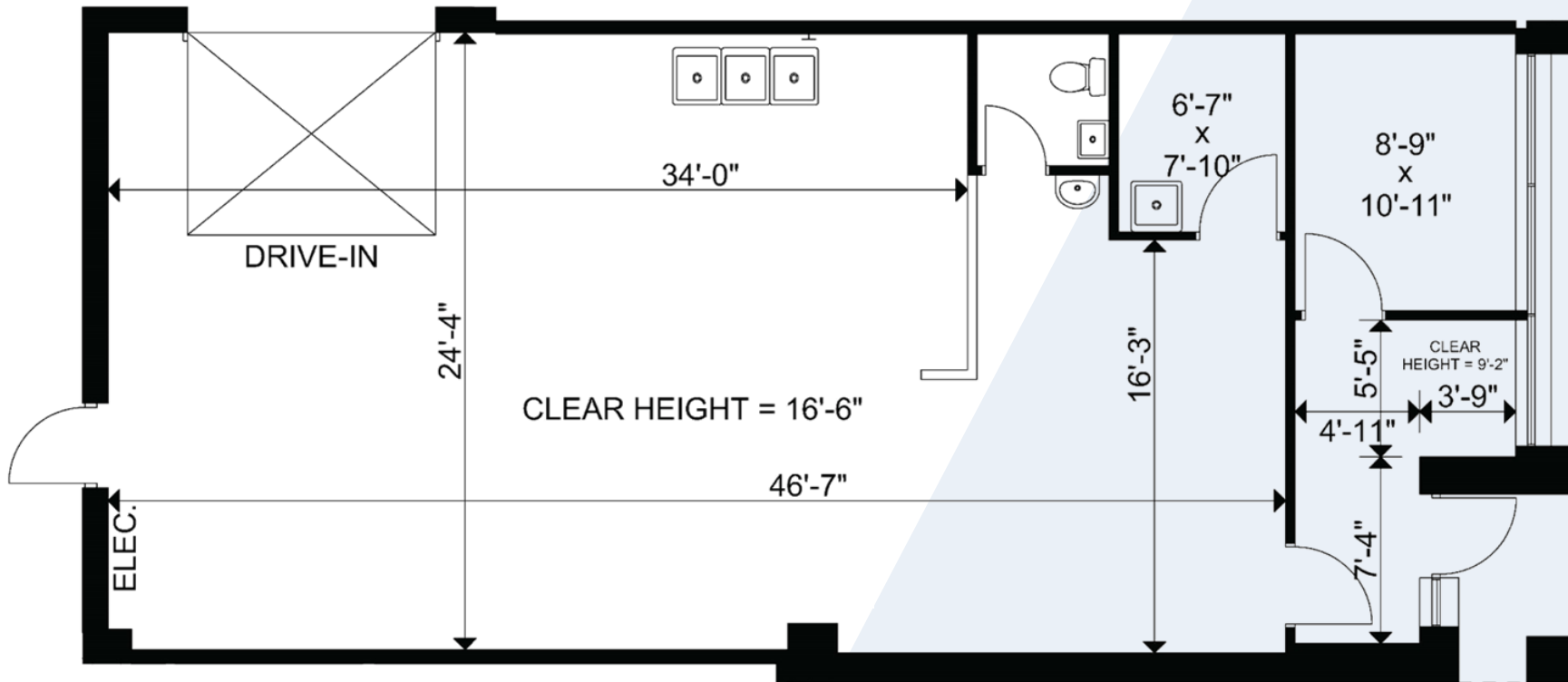
Unit 5



	RENTABLE AREA
OFFICE	424.73 sq ft
WAREHOUSE	1,159.62 sq ft
TOTAL	1,584.35 sq ft

AREA CERTIFIED BY EXTEREME MEASURES INC. IN ACCORDANCE WITH THE BOMA 2019 FOR INDUSTRIAL BUILDINGS STANDARD METHOD OF MEASUREMENT (ANSI/BOMA Z65.2-2019)

Unit 6

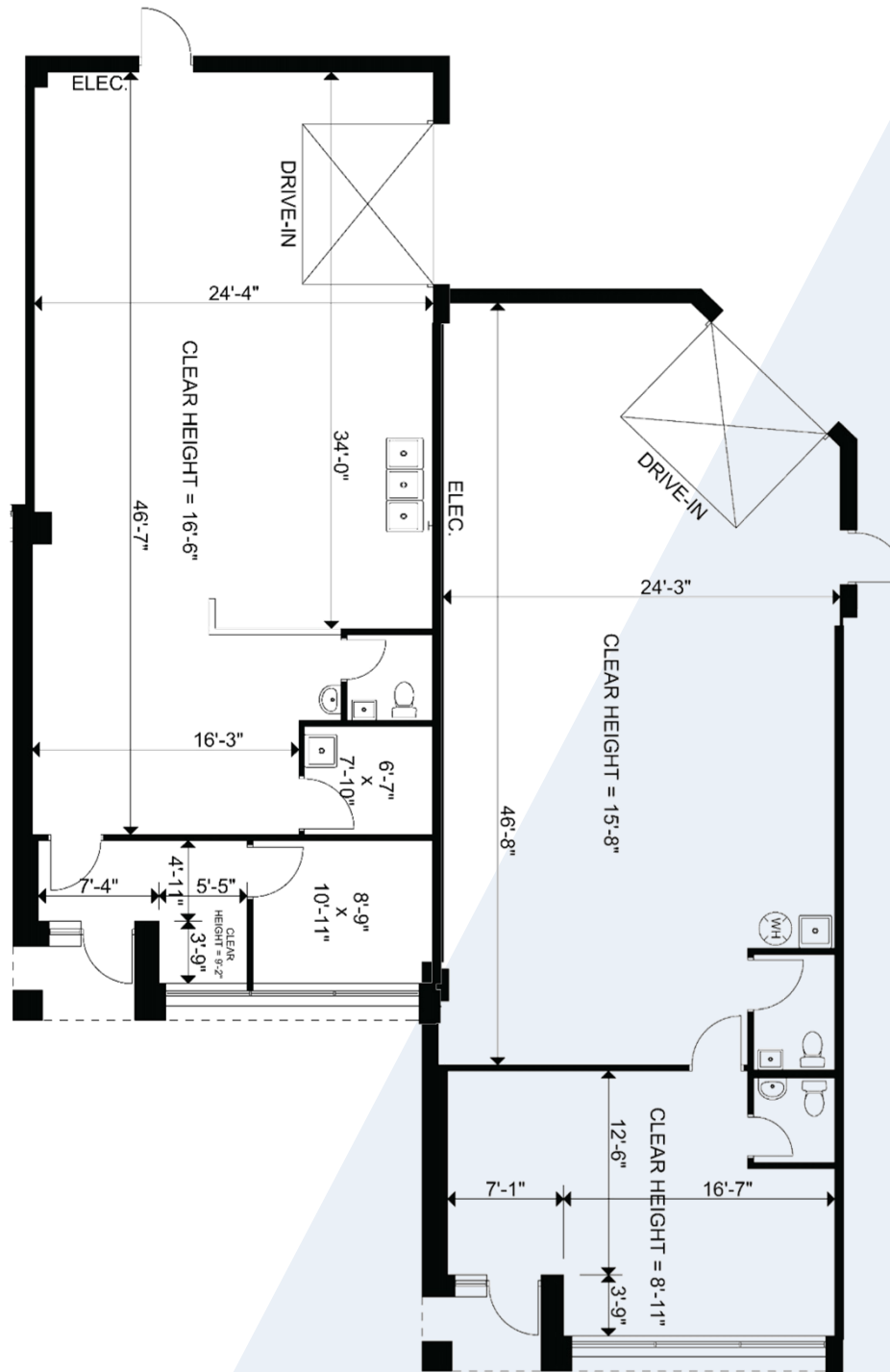


	RENTABLE AREA
OFFICE	241.69 sq ft
WAREHOUSE	1,225.38 sq ft
TOTAL	1,467.07 sq ft

AREA CERTIFIED BY EXTEREME MEASURES INC. IN ACCORDANCE WITH THE BOMA 2019 FOR INDUSTRIAL BUILDINGS STANDARD METHOD OF MEASUREMENT (ANSI/BOMA Z65.2-2019)

Unit 5-6

FLOOR PLAN





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](http://PUREINDUSTRIAL.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](http://VANGUARDREALTY.CA)





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