

*All Outlines Are Approximate

120 Milani Boulevard

VAUGHAN, ON

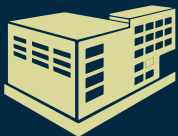
FOR LEASE

HYDRO CORRIDOR OUTSIDE STORAGE LAND

3.464 ACRES AVAILABLE

Property Overview

Location	Highway 7 & Highway 27
Available Space	3.464 acres
Zoning	EM2 - General Employment Zone
Asking Rate	\$11,500 per acre per month
Occupancy	June 01, 2025
Expected Lease Term	3 to 5 years



Excellent outdoor storage land developed to ZZEN Group standards



Vaughan Enterprise Zone - One of Canada's largest industrial markets



Minutes to Hwy 427 and 407



Zoning Information

PERMITTED USES

- + Storage of general building materials up to a height of 17 feet;
- + Storage of landscaping materials and products;
- + Outdoor display of goods and merchandise, and sale of seasonal products such as sheds, patio furniture, gardening equipment, etc.;
- + Contractor storage yard for items like forms and equipment, etc.

Permitted Landlord Uses - prior Hydro approval:

- + Temporary structures such as tents and construction trailers;
- + All other uses that are not classified as “restricted”;

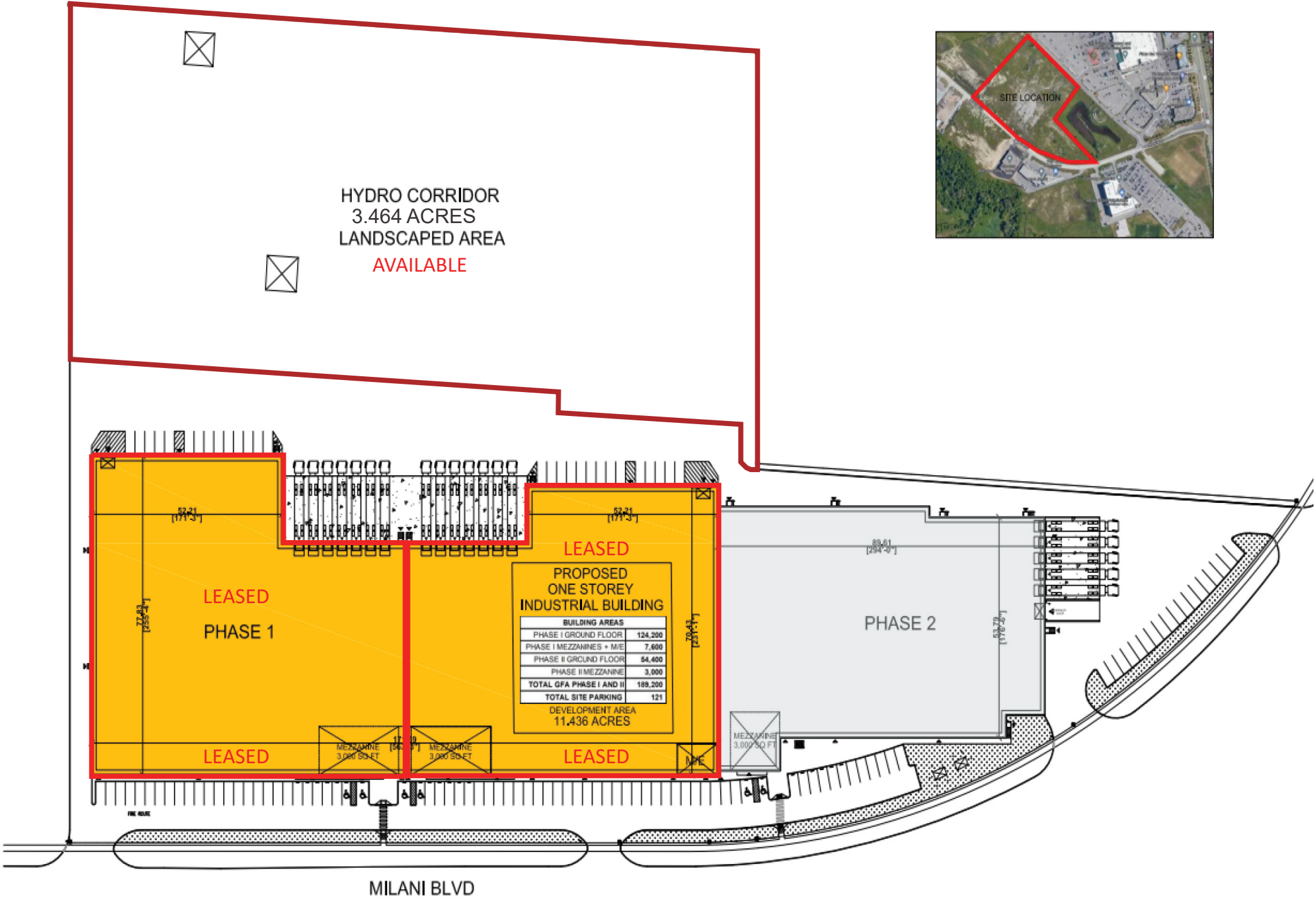
Restricted Uses:

- + Buildings or permanent structures;
- + No Garbage, disposal, or storage of waste or any type or waste bins;
- + Parking of Vehicles, Trucks, Trailers;
- + No storage of fuels;
- + No tire storage;

Storage Specifications

- Hydro corridor outside storage land, divisible into 2 Storage Yards if necessary
- Granular base with proper drainage;
- 8ft Perimeter Fence around entire Storage Yard provided by Landlord;
- Hydro Towers to be fenced;
- LED Light Poles on timers, including electrical outlets for electrical use;
- Fence Gates for ingress/egress;
- Access to water connection if necessary;
- Rent on a Gross Rent basis including all utilities except for water usage if required by Tenant;
- Tenant will be responsible for contracting directly with Landlord's snow removal contractor;
- Installation and monitoring of any and all security systems to be paid by Tenant;
- Tenant to provide Certificate of Insurance as required by Landlord;

Storage Site Plan



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Contact Us

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