



FOR LEASE 41 CITATION DRIVE

Unit 1-2
Vaughan, Ontario



41 CITATION DRIVE, UNIT 1-2, VAUGHAN, ON



Property Overview

UNIT AREA

± **24,599**

SF

OFFICE AREA

± **15**

%

CLEAR HEIGHT

18'0"

Ceiling

SHIPPING

3 TL / 1 DI

Loading Doors

ZONING

EM-1

ASKING NET RENT

\$18.50 PSF

ADDITIONAL RENT (TMI)

\$5.36 PSF





SCHEDULED RENOVATIONS

OFFICERENOVATIONS

- Installation of new flooring throughout
- Fresh white paint throughout
- Full washroom refresh
 - Includes new paint, new vanity, new mirror, etc.
- Full kitchenette refresh
 - Includes new LVP flooring, new counter, cabinets, kitchen sink, faucet, etc.
- Supply and install new LED lighting
- Supply and install all new roller shade blinds

WAREHOUSE RENOVATIONS

- Fresh white paint throughout
- Supply and install new LED lighting
- Full washroom refresh
 - Includes new paint, new vanity, new mirror, etc.
- Power wash warehouse floors

And much more...



Drive Times

Strategically positioned in north Vaughan with direct access to Highway 400, 407 ETR, and Highway 7.

5 min **Vaughan Metropolitan Centre**

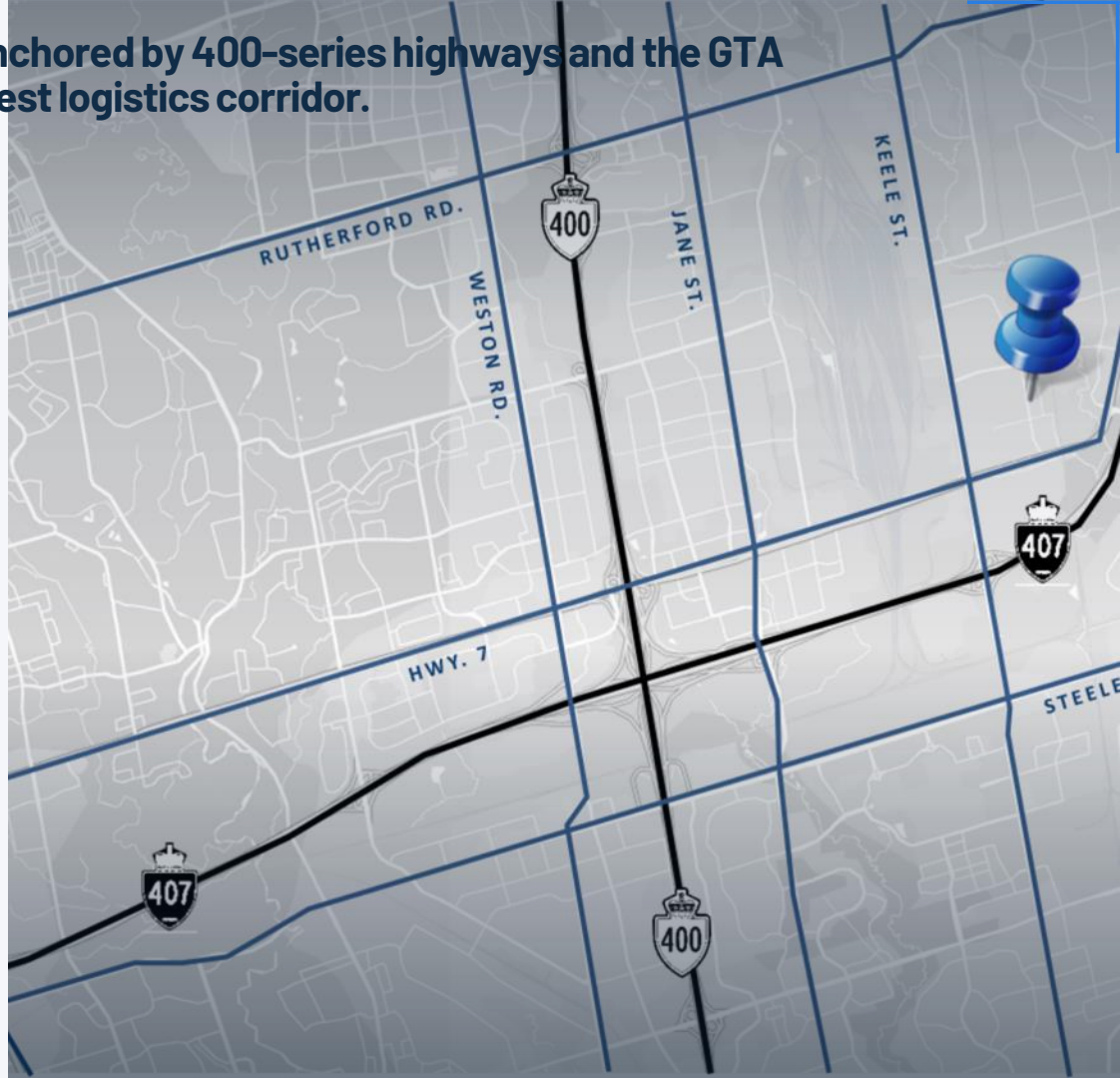
8 min **407 ETR Highway**

13 min **Highway 400**

21 min **Toronto Pearson Int'l Airport**

38 min **Union Station (Downtown Toronto)**

Anchored by 400-series highways and the GTA West logistics corridor.



OWNER



PURE INDUSTRIAL

Pure Industrial is one of Canada's leading providers of industrial real estate.

With offices in Toronto, Montreal, Quebec City, and Vancouver, and a portfolio of top-tier properties across the country, Pure Industrial believes in the power of vision and the strength of partnership.

More than just providing industrial real estate, Pure Industrial is committed to helping businesses grow by delivering strategic locations, responsive service, and long-term value.

Its portfolio spans over 43 million square feet across Canada, ranging from small-bay warehouses to large-scale industrial developments, serving more than 1,200 customers nationwide.

Backed by a dedicated, customer-focused team, Pure Industrial is committed to building lasting relationships, delivering personalized service, and supporting seamless supply chain operations from the first mile to the last.

EXCLUSIVE LISTING BROKER



VANGUARD
REALTY BROKERAGE CORP.
BROKERAGE

With over 100 years of combined experience in sales, leasing, and property management, Vanguard Realty Brokerage Corp. specializes in the marketing, leasing, and sale of investment, commercial, industrial, resale residential, and new construction properties.

Vanguard is proud of its dynamic and experienced team, whose commitment to exceptional customer service and client satisfaction remains a top priority. The brokerage is built on a foundation of professionalism, market knowledge, and results-driven service, consistently delivering value regardless of the size or complexity of the assignment.

Actively involved in the sale, leasing, and marketing of properties on a daily basis, Vanguard's team brings hands-on industry experience and strategic insight to every transaction. Each team member is carefully selected to ensure clients receive the highest level of expertise, responsiveness, and dedicated service throughout every stage of their project.

FOR LEASE

41 CITATION DRIVE

Unit 1-2, Vaughan, Ontario



For tours, floor plans, and lease terms please contact:

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