



Unique Opportunity for Built-Out Lab Space

25,000 SF EU GMP Ready Production Facility

196 Citation Drive, Vaughan, ON



Explore

Find Your Space in Ontario's Thriving Life Sciences Corridor

Look no further and secure the lab space your business needs to take its operations to the next level.

196 Citation Drive is strategically located within Ontario's thriving Life Sciences Corridor – a prolific ecosystem of globally-recognized companies; world-class universities and research centres; and skilled and evolving talent pool.

This freestanding building features 25,000 square feet of built-out EU-GMP ready clean space, ideal as a large-scale, high-speed manufacturing and processing facility.

At the intersection of Langstaff Road and Dufferin Street, 196 Citation Drive is also perfectly positioned close to major highways and a multitude of convenient amenities.

Explore this exceptional space and discover how your company can embed itself in Ontario's eminent Life Sciences community.



Freestanding building with built-out and well-equipped lab space

25,000 SF of EU-GMP ready space, including 3,000 SF of office

Minutes to Highways 400, 404, and 407



44 universities and colleges produce nearly 50,000 graduates each year

Over 1,900 firms employing more than 68,000 people

49 incubators and accelerators across the Province

More than \$9.9B of exported life sciences goods and services

24 academic research hospitals

Ontario's Life Sciences Sector by the Numbers



Market Comparison

Salient Facts

Square Footage: 25,000

Taxes: \$44,924.36 (2024, estimated)

Zoning: EM2

Parking: 30 Spots

Other Income: \$40,000 of Annual Income from Cell Tower

Space Comparison

196 Citation

22,000 SF of lab space

Fully customized and exclusive to one user

Lab Incubator Space

Limited space available typical size range is 1,000-3,000 SFC

Currently a large waiting list



Convenient Access to Everyday Amenities

Dining

- 1 Tim Hortons
- 2 Burger King
- 3 Levetto
- 4 McDonald's
- 5 Stonefire Flatbreads
- 6 Dante's Pizzeria
- 7 Mom's Bistro
- 8 It's a Schnitzel
- 9 The Vineyard Resto
- 10 Mr. Sub

Shopping Centres

- V Vaughan Mills
- H Hillcrest Mall

Landmarks and Leisure

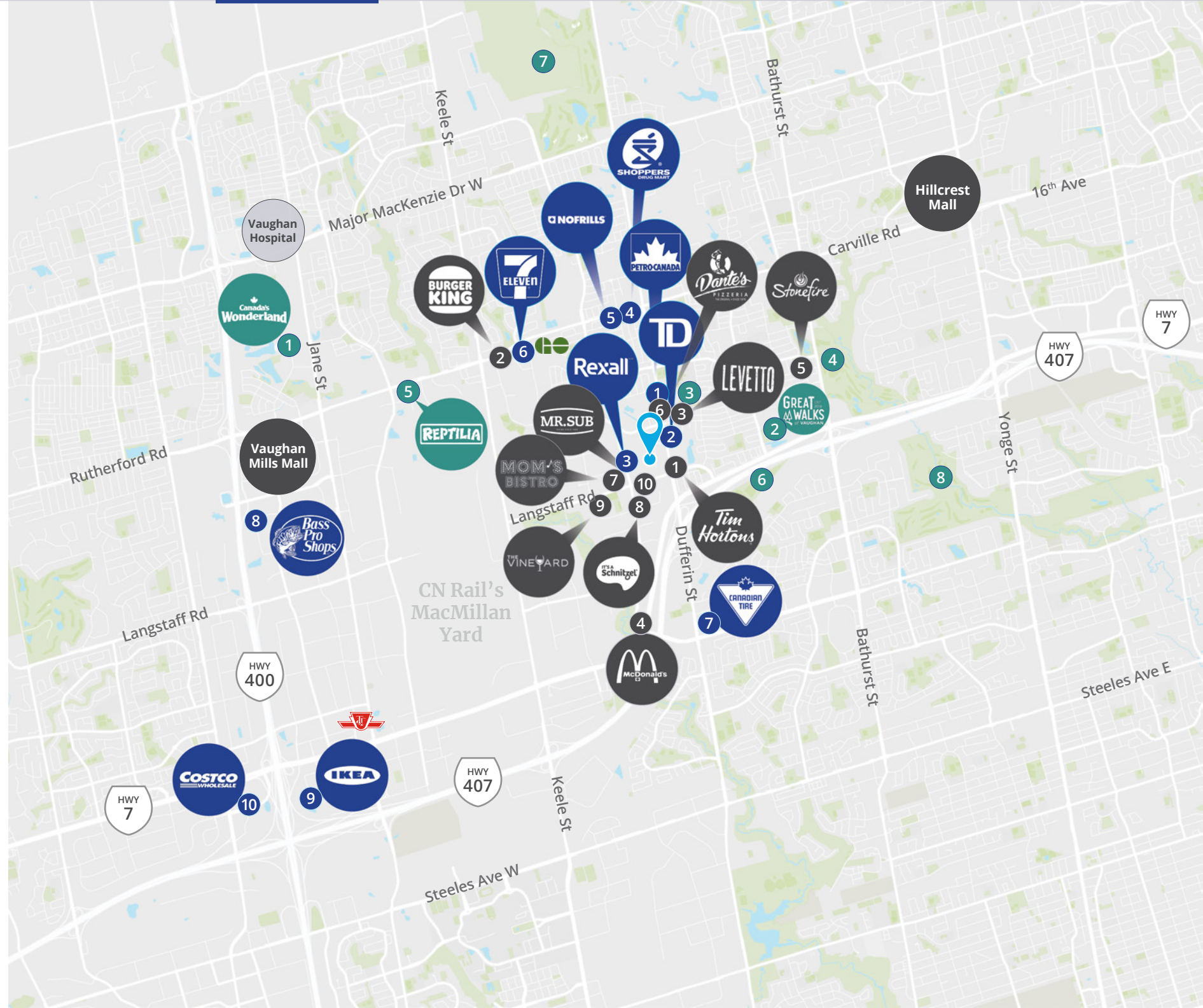
- 1 Canada's Wonderland
- 2 Sugarbush Heritage Park
- 3 North Thornhill Community Centre
- 4 Richmond Hill Golf Club
- 5 Reptilia Vaughan
- 6 Concord Dog Park
- 7 Eagles Nest Golf Club
- 8 Uplands Golf & Ski Club

Public

- 🚶 Rutherford GO Station
- 🚇 Vaughan Metropolitan Centre Subway Station
- H Cortellucci Vaughan Hospital

Everyday Essentials

- 1 Petro Canada
- 2 TD Bank
- 3 Rexall
- 4 Shoppers Drugmart
- 5 No Frills
- 6 7-Eleven
- 7 Canadian Tire
- 8 Bass Pro Shops
- 9 Ikea
- 10 Costco



Highly Technical Lab and Manufacturing Facility



Lab Specifications

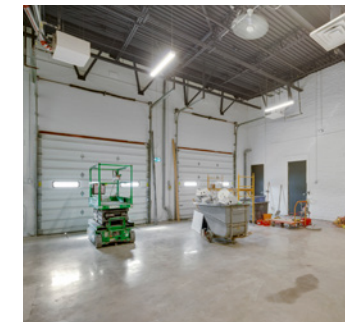
- Layout including: multiple clean rooms, 2 designated lab spaces, IT room, lab storage, shipping room, etc.
- 2 vaults
- 20-ft clear to roof deck; clean rooms range from 10-15 ft clear height

General Specifications

- 25,000 SF (including 3,000 SF office)
- EU GMP ready for certification
- Brand new roof
- 2 dock-level doors fronting Citation Drive
- Triple epoxy flooring, FRP wall paneling, and PVC ceiling panels with vinyl suspension system in all clean rooms
- Additional 2,500 SF warehousing or potential expansion area

Equipment Included

- 6 custom Ice Western RTUs
- Atlas Copco compressor and dryer
- 2 Trane RTUs
- 1200 AMP electrical service capabilities
- Rough-ins for 45 camera security system and access card system throughout
- Rough in for Reverse Osmosis Water System
- Rough in for Building Automation System (BAS)



Zoning: EM2 – General Employment Area Zone including relevant uses:

- Employment Use – manufacturing, warehousing, processing or assembly of materials to finished products or byproducts, and may include other similar operations, but not limited to, research and development, data processing, etc.
- Accessory outside storage permitted

Floor Plan

- Lab Production Area
- Vault Area
- Office Area

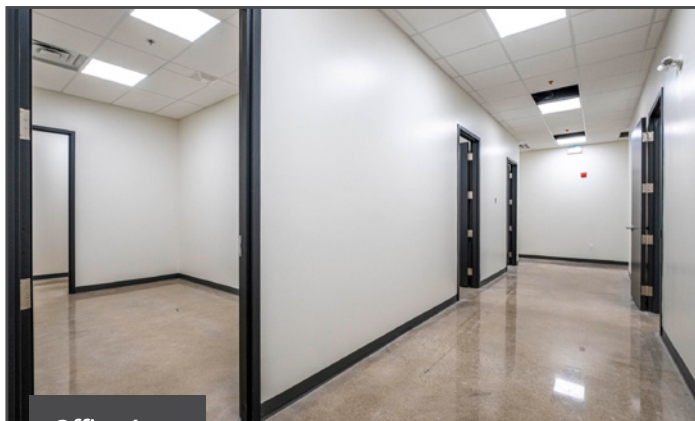


Gallery

Entrance



Labs



Office Area

