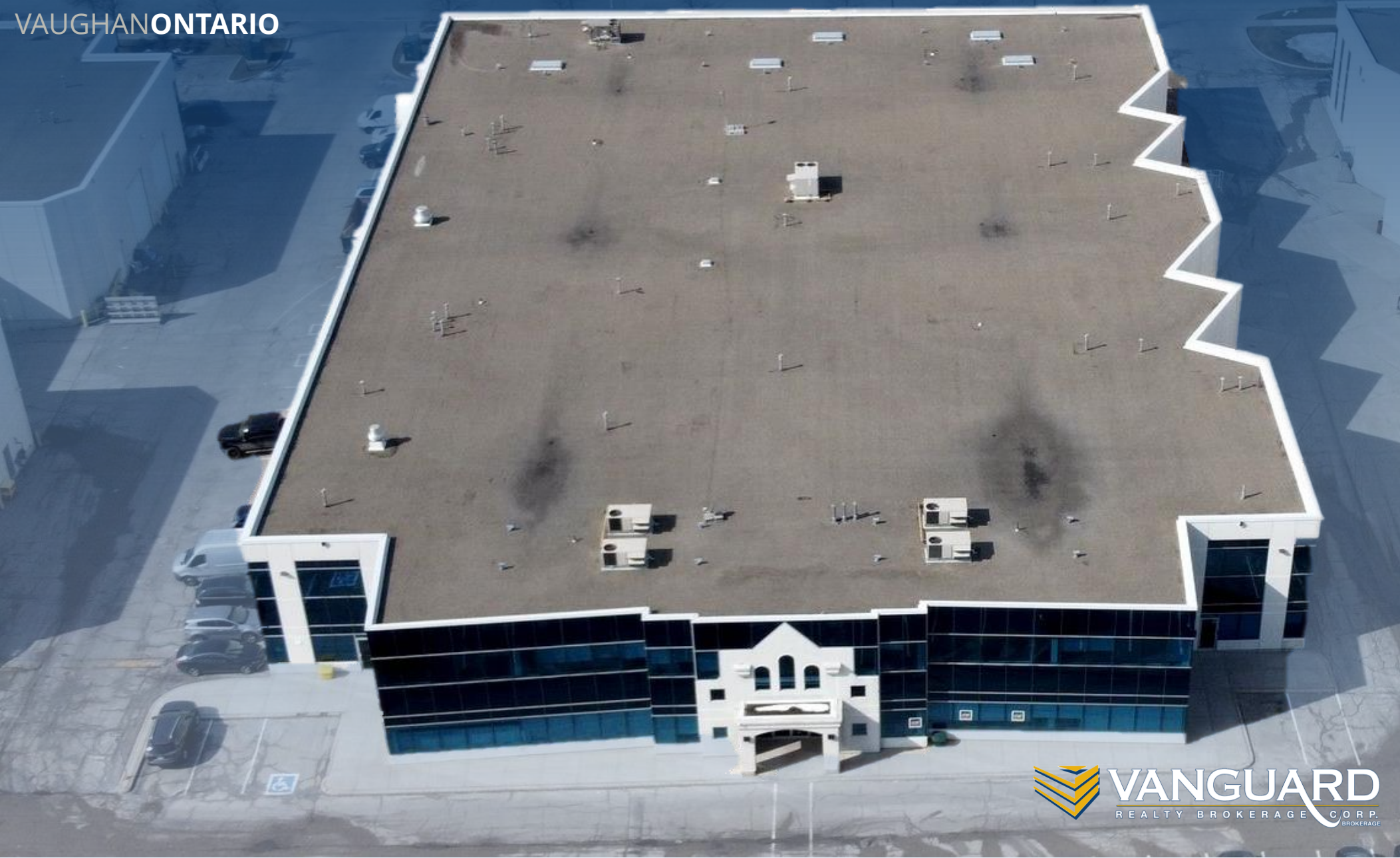


FOR LEASE 8810 JANE STREET

VAUGHAN ONTARIO



PROPERTY OVERVIEW

AVAILABLE SPACE

± 45,292 SF

PROPERTY DETAILS



ASKING PRICE

\$17.00 PSF NET



TMI (2025)

\$4.00 PSF



OFFICE AREA

10%



CLEAR HEIGHT

22'



SHIPPING

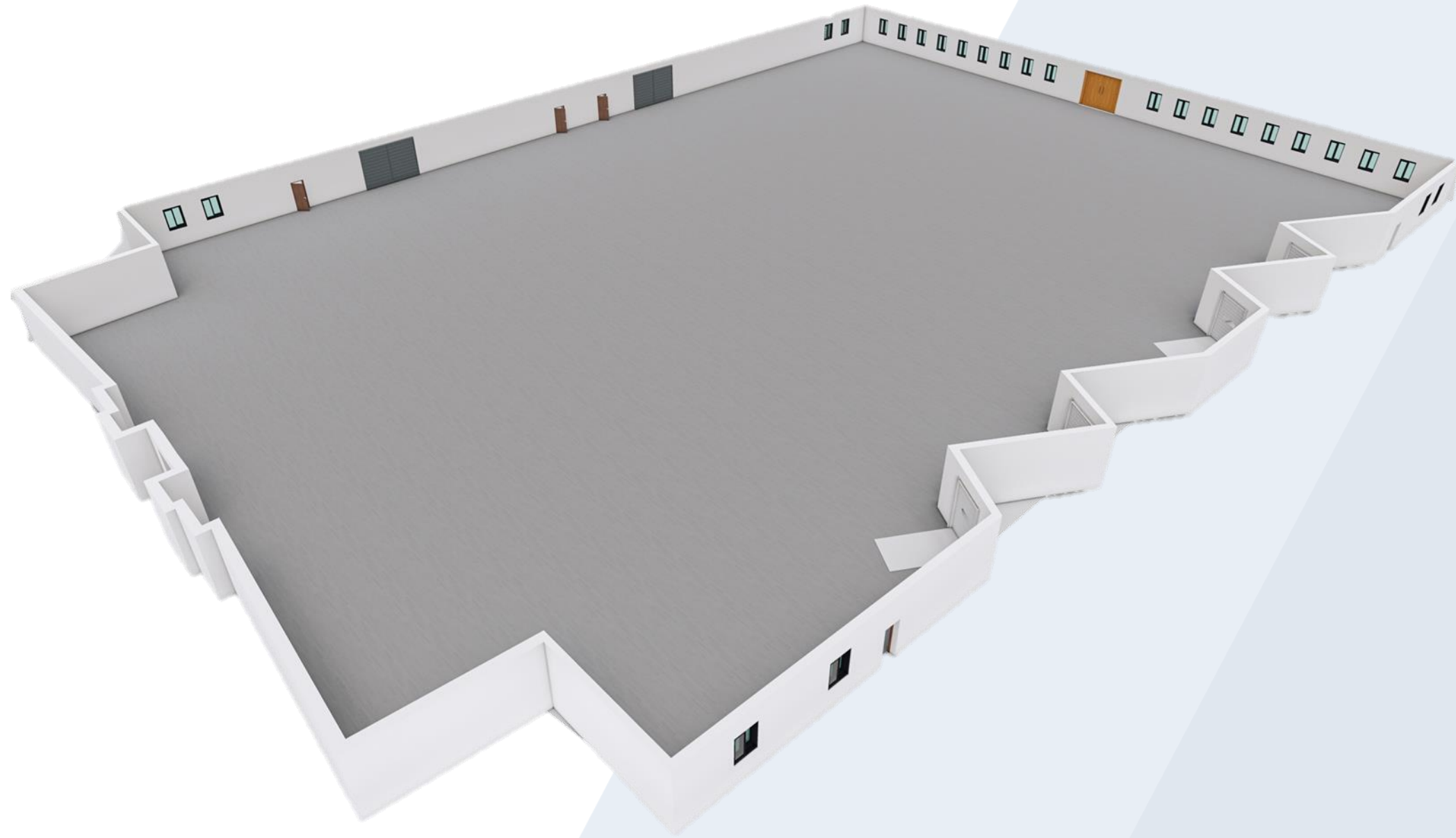
4 – TRUCK-LEVEL DOORS

2 -DRIVE-IN DOORS



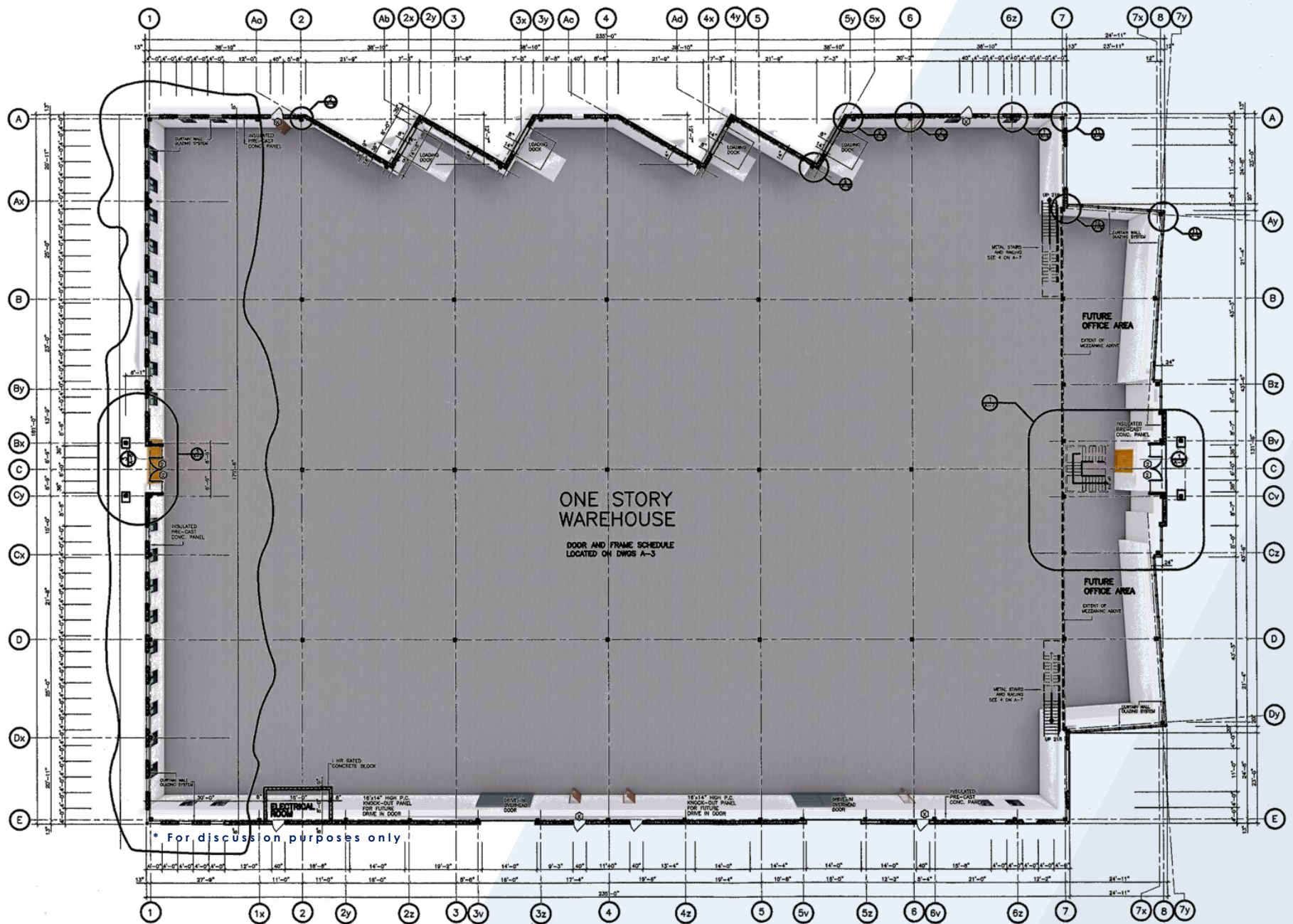
VANGUARD
REALTY BROKERAGE CORP.
BROKERAGE

FLOOR PLAN



* For discussion purposes only

FLOOR PLAN



PROPERTY OVERVIEW

PUBLIC TRANSIT

TTC bus stop
and subway
station steps
away

HIGHWAY ACCESS

Immediate
access to Hwy
400 and 407

HIGH- EXPOSURE

Signage and
exposure on
Jane St.

ZONING EM-1



VANGUARD
REALTY BROKERAGE CORP.
BROKERAGE



LOCATION

DRIVE TIMES



4 minutes

HIGHWAY 400



5 minutes

HIGHWAY 400



14 minutes

HIGHWAY 401



10 minutes

HIGHWAY 427



6 minutes

VAUGHAN METROPOLITAN



19 minutes

PEARSON INTERNATIONAL



43 minutes

DOWNTOWN TORONTO



FORLEASE

For more information,
please contact

PAUL MICELI

Salesperson | CEO | Partner

416.856.8111

pmiceli@vanguardrealty.ca

CARLO LA VALLE

Salesperson

416.856.8111

clavalle@vanguardrealty.ca

MARCELLO SCORZA

Broker of Record | Partner

416.856.8111

mcorza@vanguardrealty.ca



VANGUARD
REALTY BROKERAGE CORP.,
BROKERAGE