



Colliers

Premium Industrial Spaces
For Lease
in Vaughan



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Accelerating success.

For Lease

Current Availabilities

At a Glance

November 2025



20 Staffern Drive,
Unit 5-6, Vaughan

18,206 SF

Unit Size

2 TL

Shipping

12% / 88%

Office / Warehouse

17'

Clear Height

\$17.95

Net Rent

Immediate

Possession



20 Staffern Drive,
Unit 7, Vaughan

9,081 SF

Unit Size

1 TL

Shipping

100%

Warehouse

17'2"

Clear Height

\$17.95

Net Rent

12/01/2025

Possession



20 Staffern Drive,
Unit 5-7, Vaughan

27,287 SF

Unit Size

3 TL

Shipping

8% / 92%

Office / Warehouse

17'

Clear Height

\$17.95

Net Rent

12/01/2025

Possession



20 Staffern Drive,
Unit 12, Vaughan

1,396 SF

Unit Size

1 DI

Shipping

50% / 50%

Office / Warehouse

15'8"

Clear Height

\$19.95

Net Rent

11/01/2025

Possession

For Lease

Current Availabilities

At a Glance

November 2025



299 Basaltic Road, Unit 2,
Vaughan

5,251 SF

Unit Size

2 TL

Shipping

22% / 78%

Office / Warehouse

24'3"

Clear Height

\$19.25

Net Rent

Immediate

Possession

20 Staffern Drive, Unit 5-6

Property Overview

Location Staffern Drive / Citation Drive

Unit Size 18,206 SF

Office Space 12%

Warehouse Space 88%

Shipping 2 Truck Level

Clear Height 17'

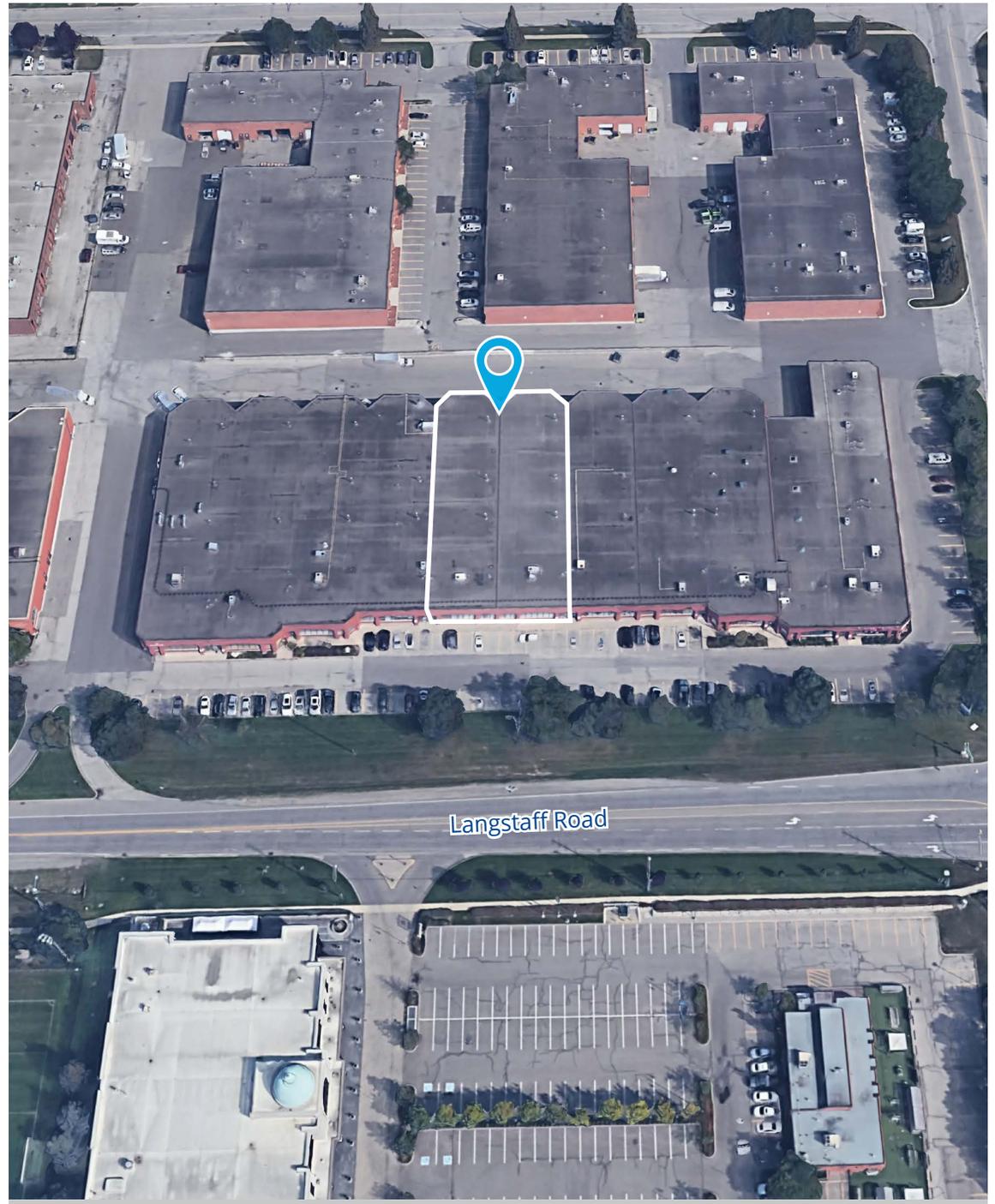
Zoning EM1

Power 100 Amps

Possession Immediate

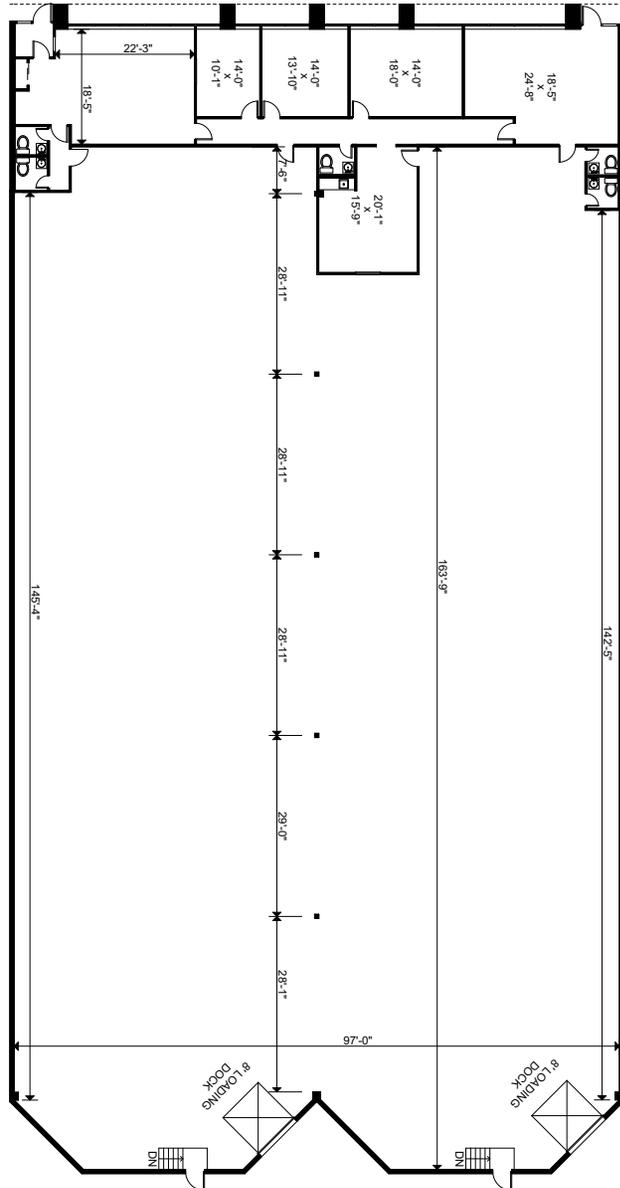
T.M.I. \$4.42

Lease Rate \$17.95 Net



Floor Plan

20 Staffern Drive, Unit 5-6, Vaughan



Unit Highlights

- AAA Landlord
- EM1 Zoning with a wide variety of uses
- In close proximity to various amenities and transit

18,206
square feet
available

20 Staffern Drive, Unit 7

Property Overview

Location Staffern Drive / Citation Drive

Unit Size 9,081 SF

Office Space 0%

Warehouse Space 100%

Shipping 1 Truck Level

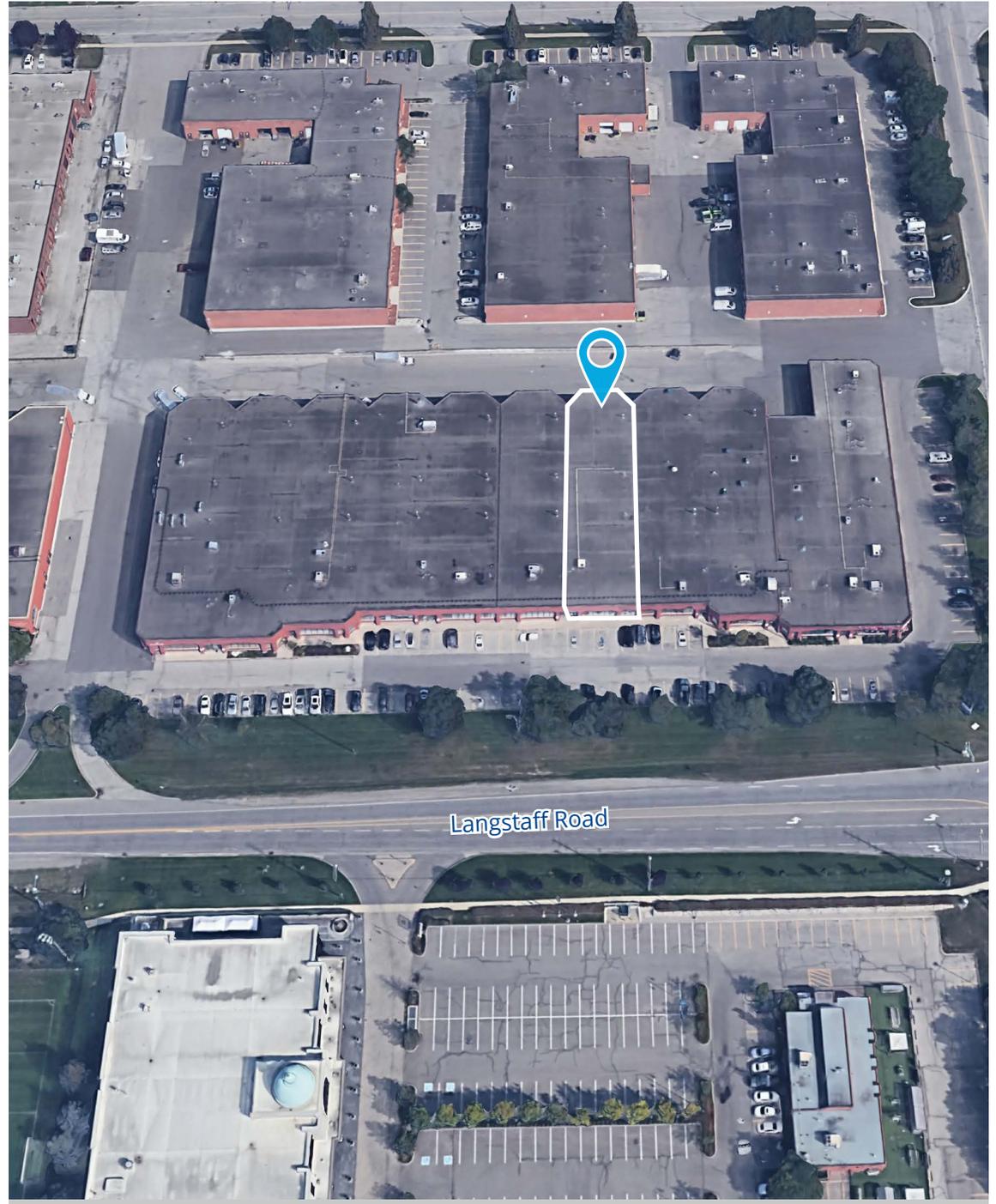
Clear Height 17' 2"

Zoning EM1

Possession December 1st, 2025

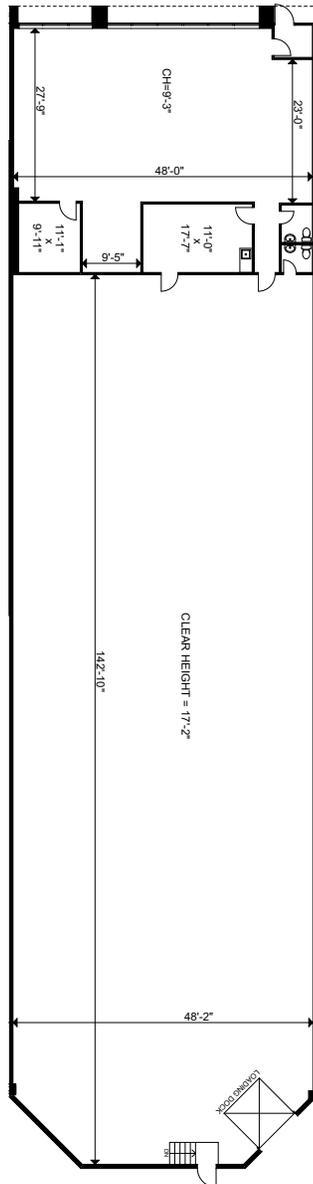
T.M.I. \$4.42

Lease Rate \$17.95 Net



Floor Plan

20 Staffern Drive, Unit 7, Vaughan



Unit Highlights

- AAA Landlord
- EM1 Zoning with a wide variety of uses
- In close proximity to various amenities and transit

9,081
square feet
available

20 Staffern Drive, Unit 5-7

Property Overview

Location Staffern Drive / Citation Drive

Unit Size 27,287 SF

Office Space 8%

Warehouse Space 92%

Shipping 3 Truck Level

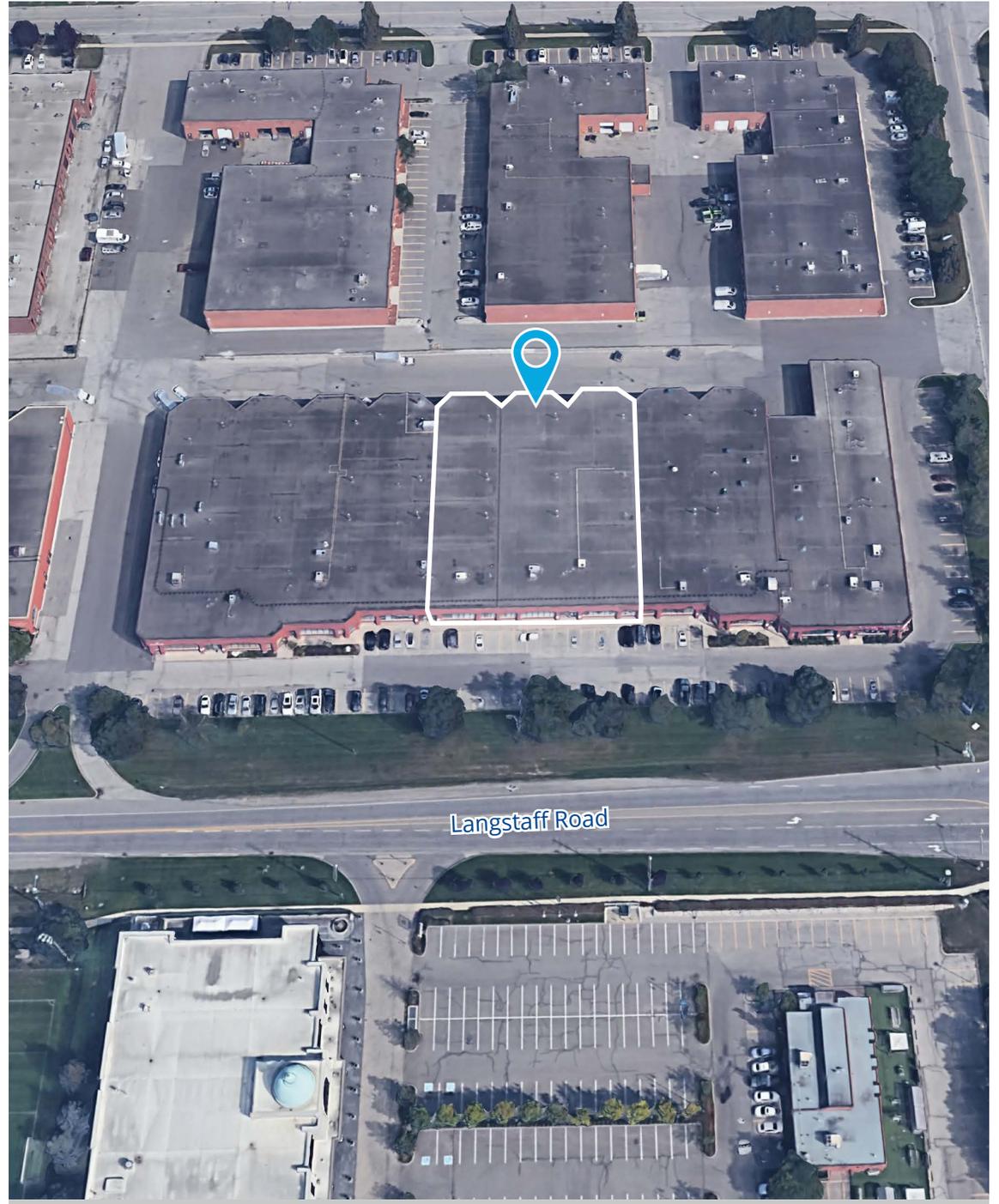
Clear Height 17'

Zoning EM1

Possession December 1st, 2025

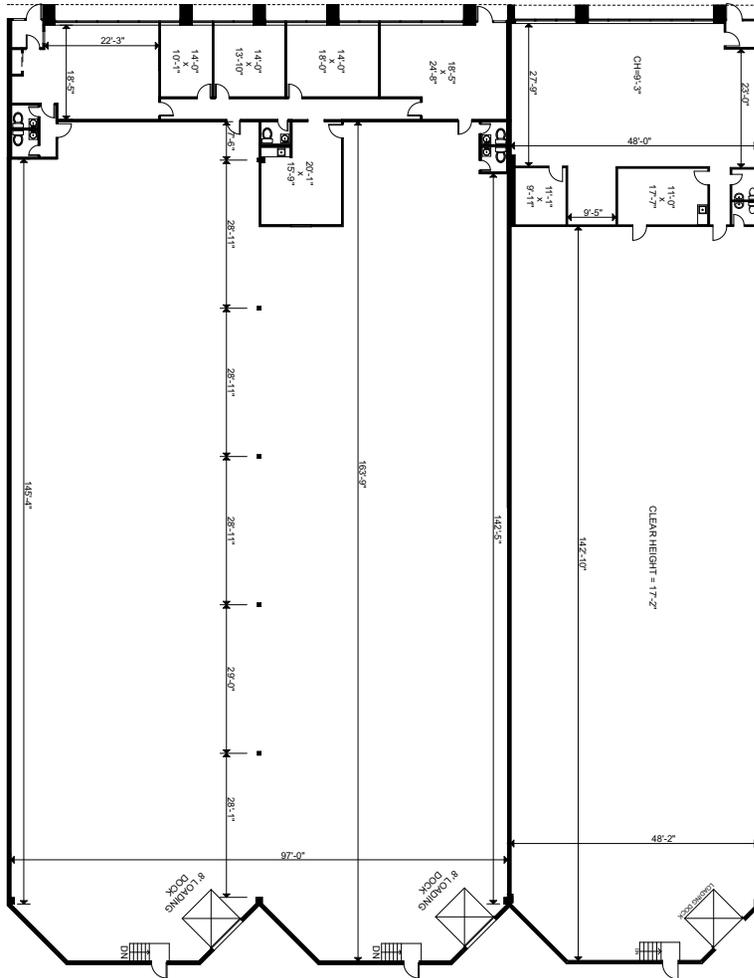
T.M.I. \$4.42

Lease Rate \$17.95 Net



Floor Plan

20 Staffern Drive, Unit 5-7, Vaughan



Unit Highlights

- AAA Landlord
- EM1 Zoning with a wide variety of uses
- In close proximity to various amenities and transit

27,287
square feet
available

299 Basaltic Road, Unit 2

Property Overview

Location Planchet Rd / Langstaff Rd

Unit Size 5,251 SF

Office Space 22%

Warehouse Space 78%

Shipping 2 Truck Level

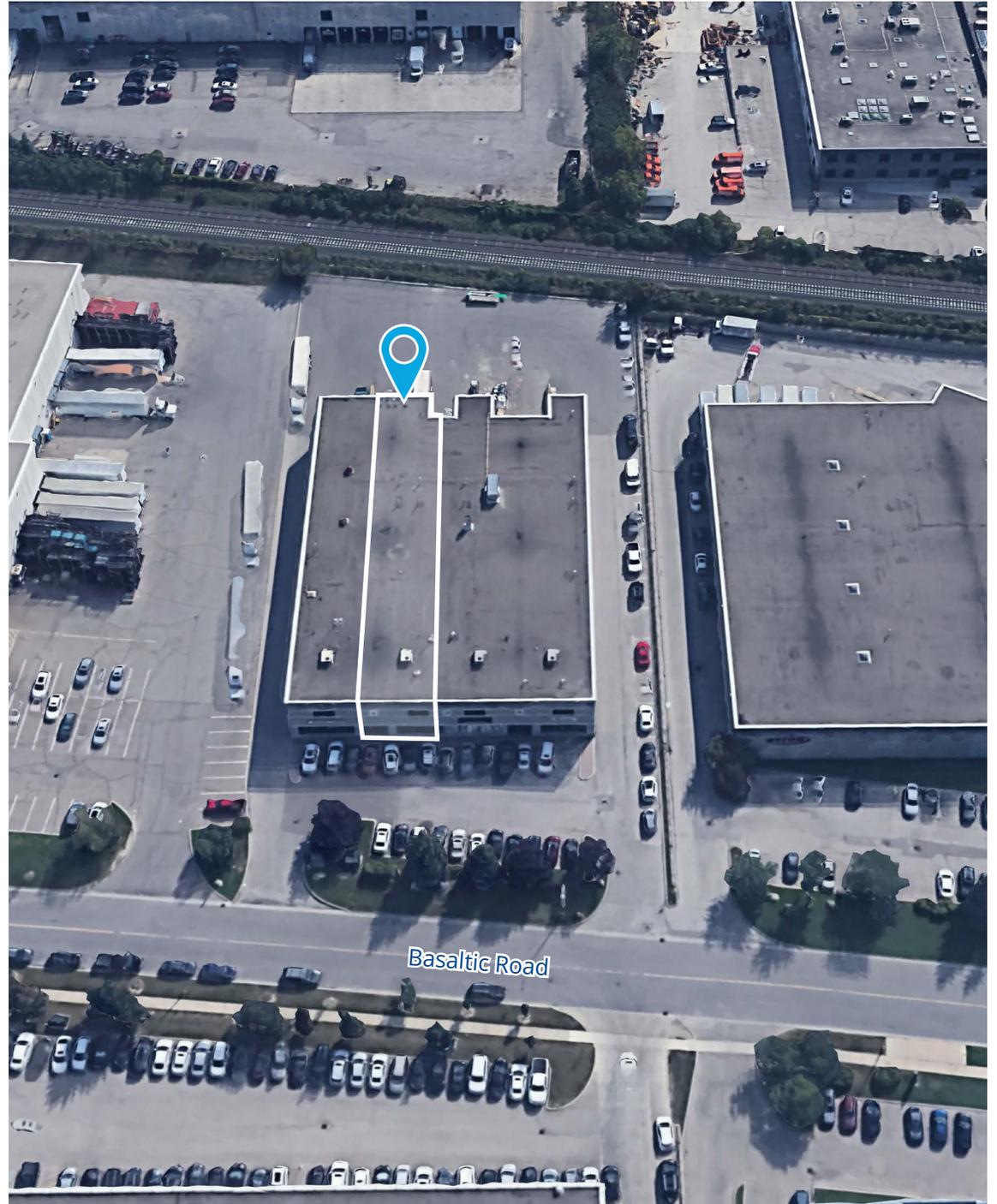
Clear Height 24'3"

Zoning EM2

Possession Immediate

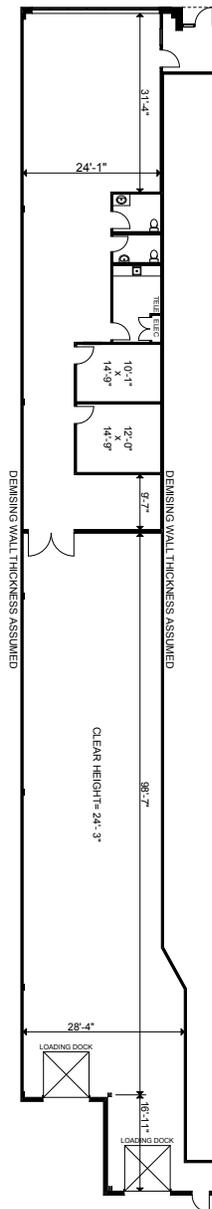
T.M.I. \$5.90

Lease Rate \$19.25 Net



Floor Plan

299 Basaltic Road, Unit 2, Vaughan*



*Current Office Configuration differs from floorplan depicted. Speak with Listing Agents

Unit Highlights

- AAA Landlord
- EM2 Zoning with a wide variety of uses
- In close proximity to various amenities and transit

5,251
square feet
available

20 Staffern Drive, Unit 12

Property Overview

Location Staffern Drive / Citation Drive

Unit Size 1,396 SF

Office Space 50%

Warehouse Space 50%

Shipping 1 Drive In

Clear Height 15'8"

Zoning EM1

Possession November 1st, 2025

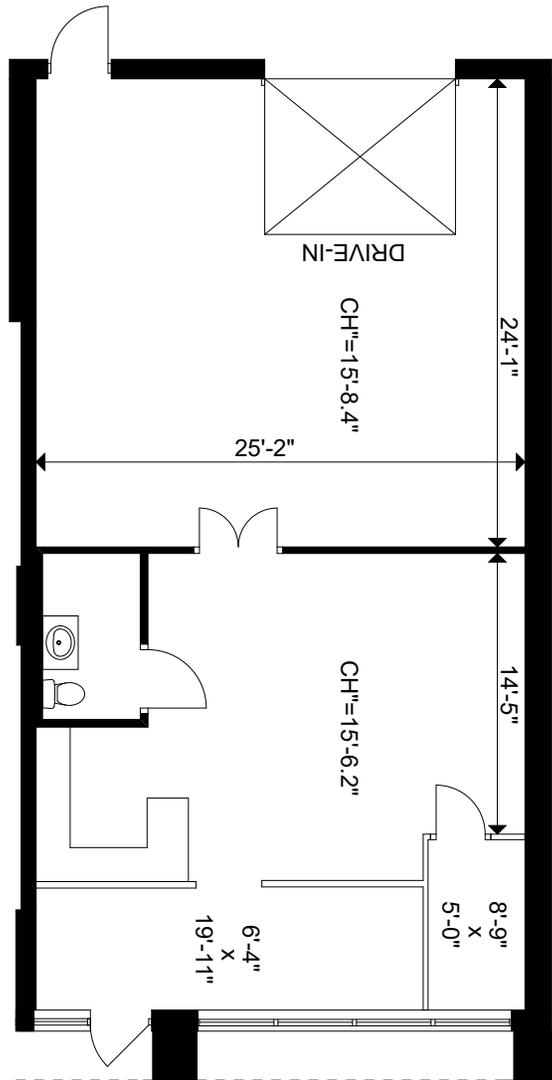
T.M.I. \$4.42

Lease Rate \$19.95 Net



Floor Plan

20 Staffern Drive, Unit 12, Vaughan



Unit Highlights

- AAA Landlord
- EM1 Zoning with a wide variety of uses
- In close proximity to various amenities and transit

1,396
square feet
available

Site Access



Highway 407
2 minutes



Pearson Airport
35 minutes



Downtown Toronto
52 minutes

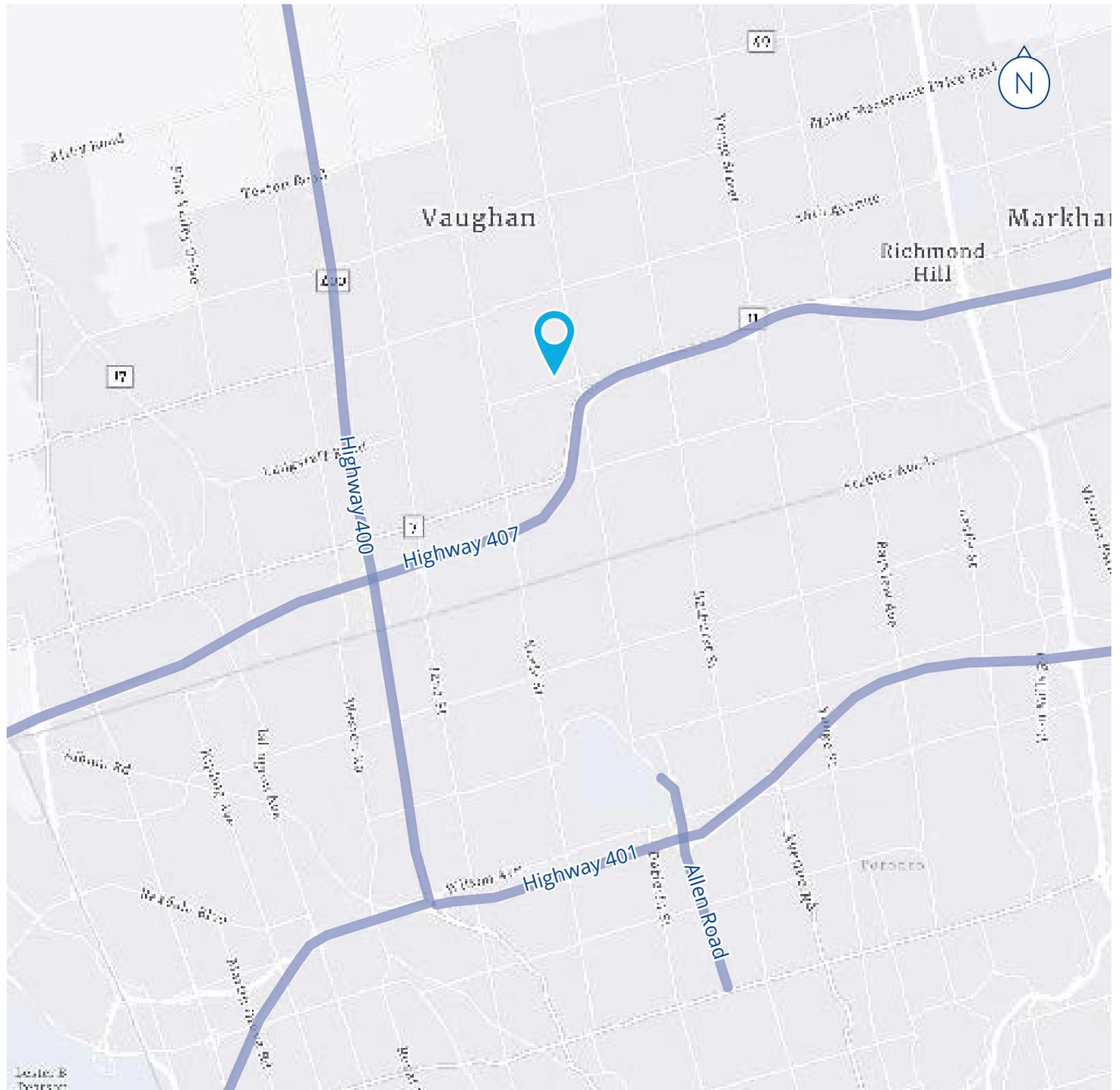
Highway 407
2 minutes

Highway 400
8 minutes

Highway 401
21 minutes

Highway 404
10 minutes

Highway 427
34 minutes



About The Landlord

CanFirst Capital Management was founded in 2002 and is an industry leader investing in commercial real estate. CanFirst forms real estate Funds that contain a portfolio of properties to provide diversification for its partners. The CanFirst team is focused on investing in assets that offer consistent and stable returns, while concurrently ensuring capital preservation and providing value add opportunities.

CanFirst employs a disciplined investment strategy that ensures investments are focused on specifically targeted properties. We co-invest with both institutional and private high net worth partners. Each Fund's structure ensures an alignment of interest between the fund advisor and our partners.

While the focus is on investment, the CanFirst Capital Management team has many years of experience in the real estate business including development, redevelopment, asset and property management, financing, leasing and construction. Utilizing all of these disciplines enables CanFirst to identify and analyze investment opportunities more effectively. Property management functions are outsourced to "best in class" companies in each of their respective markets.

CANFIRST.COM



Commitment to Environmental Social Governance

SUPERIOR PORTFOLIO ESG PERFORMANCE

ESG Commitments

- > Reduce utility consumption and greenhouse gas emissions at our properties
- > Minimize waste generation
- > Employ technology to offset carbon footprint
- > Support the health and wellbeing of our tenants
- > Improve tenant satisfaction and engagement
- > Engage and contribute to local communities
- > Source and procure property services ethically

ESG Implementation

- > Invest in upgrades to reduce utility consumption and waste generation where appropriate
- > Conduct energy, water, waste and air quality audits where appropriate
- > Pursue third-party sustainable building certifications where appropriate
- > Conduct risk evaluations
- > Conduct tenant satisfaction surveys



About Vaughan

Vaughan is the fifth largest city in the GTA and the 17th largest city in Canada. Its globally competitive economy includes more than 19,000 businesses, employing approximately 236,000 individuals. Major city-building projects include the Vaughan Metropolitan Centre, Canada's first smart hospital - the Cortellucci Vaughan Hospital as well as the 900-acre North Maple Regional Park which continues to generate momentum and excitement. In the 2021 Census, Vaughan had a population of 323,103 which is a 5.5% increase from the 2016 census that had a population of 306,233.

Location Demographics



Population

	2021	2016	2011
Population	323,103	306,233	288,301



Average Household Income

	2021	2016	2011
Average Household Income	\$124,000	\$105,351	\$93,816



Employment Rate

	2021	2016	2011
Employment Rate	57.7%	64.6%	65.2%



Median Age

	2021	2016	2011
Median Age	41.6	40.2	37.9



The Portfolio

The Portfolio consists of 710,389 square feet of multi-tenanted, small-bay industrial product across 13 properties.

The Portfolio occupies a key strategic location in the established Concord industrial area within Vaughan, Ontario. Located within a few minutes' drive of Highways 407 and 400, as well as Highway 7, the Properties feature a prime position in the GTA North industrial market due to its superior connectivity to the other municipalities within the GTA.



About Colliers



Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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