

Limited-Time  
**Tenant Incentive Available on Leases Over 5,000 SF!**  
Contact Listing Brokers Today for Details.



# Viceroy Industrial Park

Multi-Size Industrial Units Ready for Occupancy

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PROUDLY MANAGED BY:



\*Sales Representative



# Efficiency & Productivity at its core.

## Welcome to Viceroy Industrial Park

CBRE and Epic Investment Services are pleased to introduce Viceroy Industrial Park, strategically located in Vaughan just minutes to Highway 407. This Industrial park offers an array of improved units with multiple size configurations and immediate availability. Contact our leasing team and find out how Viceroy Industrial Park can fit your needs.





# Strategically located, unparalleled connections.

Viceroy Industrial Park is optimally located with ease of access to major highways that reach every corner of the Greater Toronto Area and beyond. It is a 6-minute drive to Highway 407, a 9-minute drive to Highway 7, and an 11-minute drive to Highway 400. Viceroy Industrial Park is conveniently located in close proximity to Vaughan Metropolitan Centre TTC Subway Station connecting to multiple transit routes providing an easy commute for employees. Viceroy Industrial Park is within a 10-minute walk to the numerous amenities on Steeles Ave West where employees can enjoy a choice of retail services and places to eat and shop. This property is connected to an industrial community with a highly skilled labour force and with Pearson Airport and Downtown Toronto less than an hour away, Viceroy Industrial Park offers an exceptional opportunity to support your business.

NEARBY AMENITIES

Restaurants

- East Side Mario's
- Montana's
- Wild Wing
- Wimpy's Diner
- Freshii
- Suliko Restaurant
- Thai Room Dufferin
- Emily's Palace Caribbean
- Mary Brown's Chicken
- Wendy's
- Thai Express
- Fresh Burger
- Thai Bamboo
- Pho Foodie
- Deer Garden Signatures
- Kavkaz Restaurant

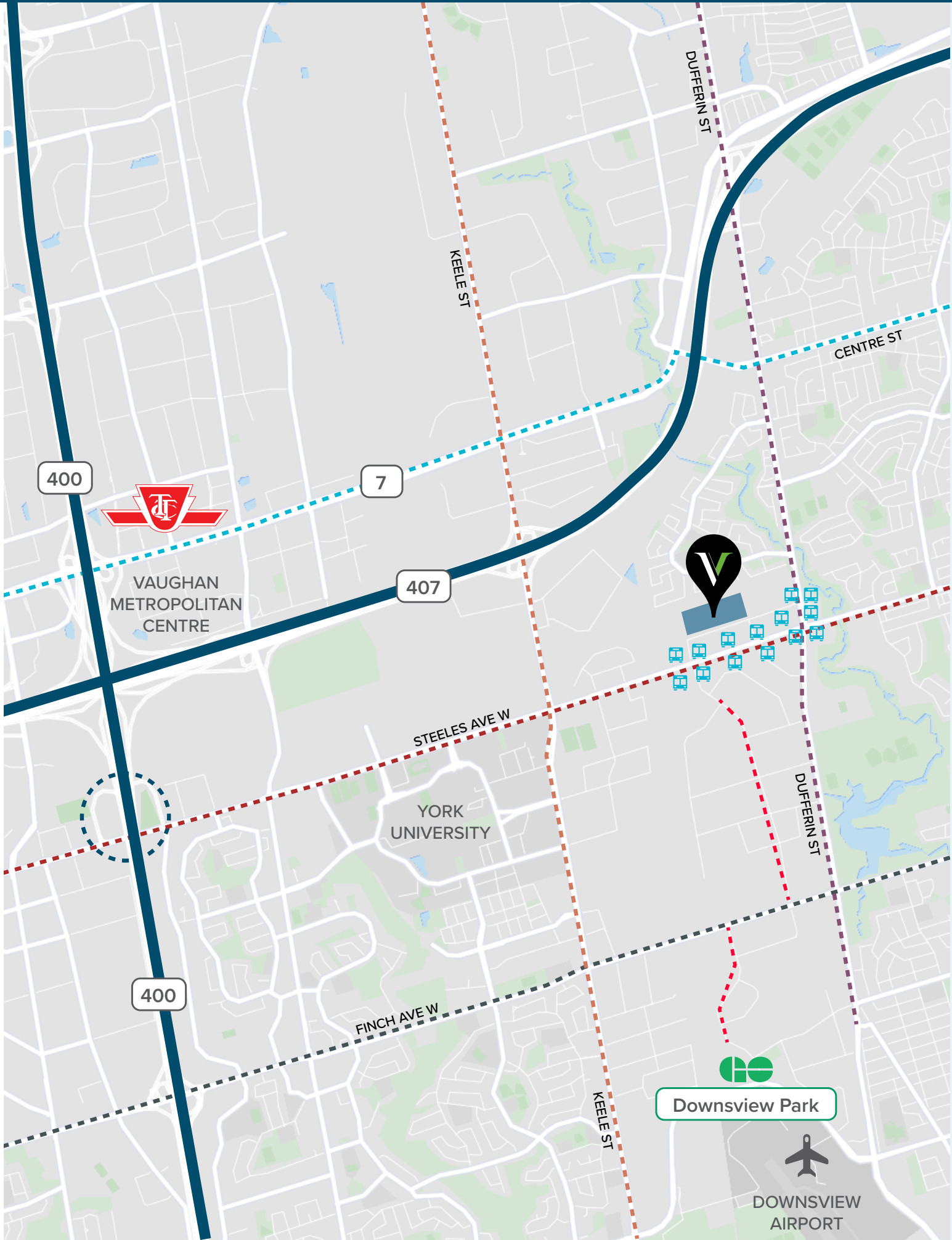
- Max's Restaurant
- Teriyaki Experience
- Shawarma Royale
- Michael Angelo's Pizza
- Tim Horton's
- Starbucks

Services

- Harmony Women's Clinic
- LMC Healthcare Vaughan
- 101 Medical Centre
- Wonderland Day Care
- Petro Canada
- Mr. Lube + Tires
- Fit 4 Less

Shop

- Real Canadian Superstore
- Home Depot
- LCBO
- Dollarama
- Winners
- Wine Rack
- Joe Fresh



DRIVE TIMES:

HIGHWAY 407  
6 MIN | 2.9KM

HIGHWAY 7  
9 MIN | 3.8KM

HIGHWAY 400  
11 MIN | 5.1KM

HIGHWAY 401  
14 MIN | 14.3KM

PEARSON AIRPORT  
18 MIN | 22.2KM

DOWNTOWN TORONTO  
49 MIN | 20KM



- Bus 960
- Bus 107
- Bus 77
- Bus 105
- Bus 36
- Bus 96

GO Train Service

Transit Stops

TTC Subway Station



# 24 Viceroy Road

## AVAILABILITY

UNIT	UNIT 16 LEASED	UNIT 17 & 18 LEASED
SIZE (SQ. FT.)	1,793	3,393
OFFICE	26%	13%
CLEAR HEIGHT	17' 6"	17' 6"
SHIPPING	1 Truck Level	2 Truck Level
ASKING PRICE	\$21.50 per sq. ft.	\$21.50 per sq. ft.
TMI (2025)	\$6.14 per sq. ft.	\$6.14 per sq. ft.
POSSESSION	Immediate	Immediate



\*Outlines are approximate



# 40 Viceroy Road

AVAILABILITY

UNIT	UNIT 17	UNITS 20-21	UNITS 19-21	UNITS 18-21	UNITS 17-21
SIZE (SQ. FT.)	1,707	3,436	5,117	6,687	8,394
OFFICE	15%	15%	20%	20%	18%
CLEAR HEIGHT	15' 7"	15' 7"	15' 7"	15' 7"	15' 7"
SHIPPING	1 Drive-in Door	2 Drive-in Doors	3 Drive-in Doors	4 Drive-in Doors	5 Drive-in Doors
ASKING PRICE	\$21.50 per sq. ft.	\$21.50 per sq. ft.	\$19.95 per sq. ft.	\$19.95 per sq. ft.	\$19.95 per sq. ft.
TMI (2025)	\$6.14 per sq. ft.	\$6.14 per sq. ft.	\$6.14 per sq. ft.	\$6.14 per sq. ft.	\$6.14 per sq. ft.
POSSESSION	Contact listing agents for details				



\*Outlines are approximate



# 50 Viceroy Road

## AVAILABILITY

UNIT	UNIT 1-5 LEASED	UNITS 22-23
SIZE (SQ. FT.)	9,482	3,097
OFFICE	25%	25%
CLEAR HEIGHT	15'10"	15'10"
SHIPPING	2 Drive-in Doors	2 Drive-in Doors
ASKING PRICE	\$19.95 per sq. ft.	\$21.50 per sq. ft.
TMI (2025)	\$6.14 per sq. ft.	\$6.14 per sq. ft.
POSSESSION	Immediate	September 2025



\*Outlines are approximate

# 116 Viceroy Road

## AVAILABILITY

UNIT	UNITS 8-12A	UNIT 3B	UNIT 11B LEASED	UNIT 13B LEASED	UNITS 1-4D	UNIT 6D LEASED
SIZE (SQ. FT.)	12,228	1,744	1,733	1,752	6,217	1,455
OFFICE	18%	30%	10%	10%	25%	50%
CLEAR HEIGHT	18'5"	16'	16'	16'	16'	16'
SHIPPING	2 Truck Level, 1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	4 Drive-in Doors	1 Drive-in Door
ASKING PRICE	\$19.95 / sq. ft.	\$21.50 / sq. ft.	\$21.50 / sq. ft.	\$21.50 / sq. ft.	\$21.50 / sq. ft.	\$21.50 / sq. ft.
TMI (2025)	\$6.14 per sq. ft.	\$6.14 per sq. ft.	\$6.14 per sq. ft.	\$6.14 per sq. ft.	\$6.14 per sq. ft.	\$6.14 per sq. ft.
POSSESSION	December 2025	Immediate	August 1, 2025	August 1, 2025	60 Days	May 2025



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## VICEROY INDUSTRIAL PARK

VAUGHAN, ON

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