

710 ROWNTREE DAIRY RD.

VAUGHAN, ONTARIO



PROPERTY OVERVIEW



BUILDING AREA
± 64,937 SF (Main & 2nd Fl)
4,157 sf mezzanine
(not included in total area)



OFFICE AREA
± 24,351 SF
(Main & 2nd Floor)



SHIPPING DOORS
2- TRUCK LEVEL
(INTERIOR WELL)
2 - DRIVE-IN

(1 TL & 1 DI blocked by mezzanine)



PARKING
72 SPACES



SITE AREA
± 2.7 ACRES



ZONING
EM-1



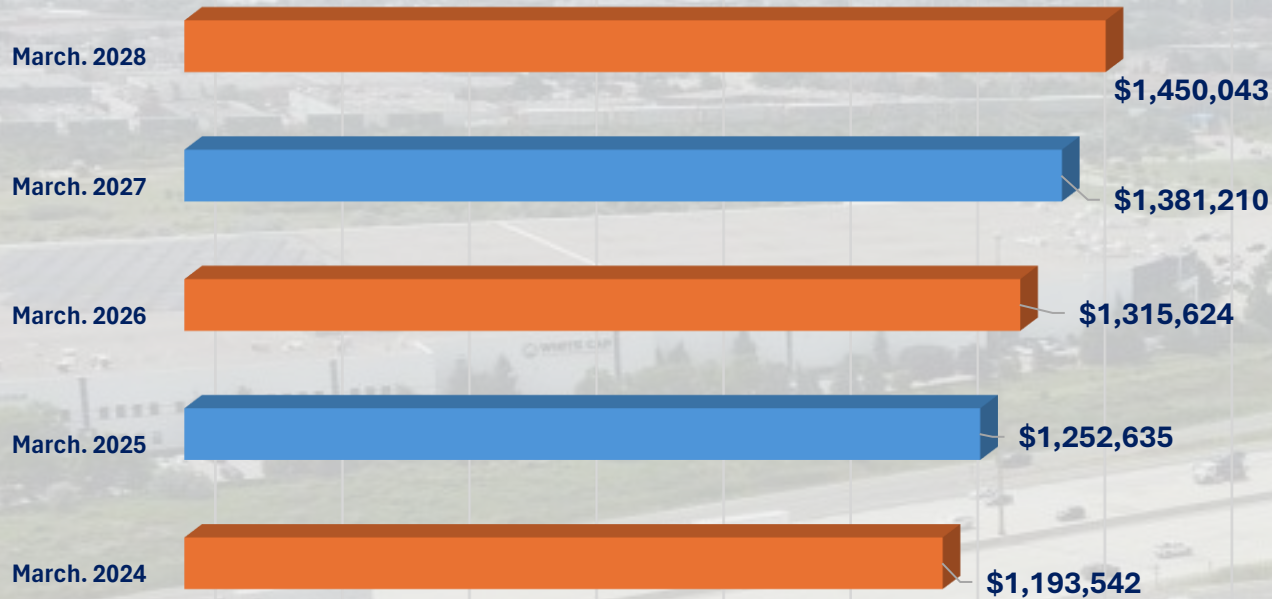
CLEAR HEIGHT
± 23'0"



YEAR BUILT
1989



ANNUAL NET RENT



ADDITIONAL RENT (\$ PSF 2024)

\$4.84



W.A.L.T.

4.17 YEARS

(AS OF SEP. 1, 2024)



LEASE EXPIRY DATE

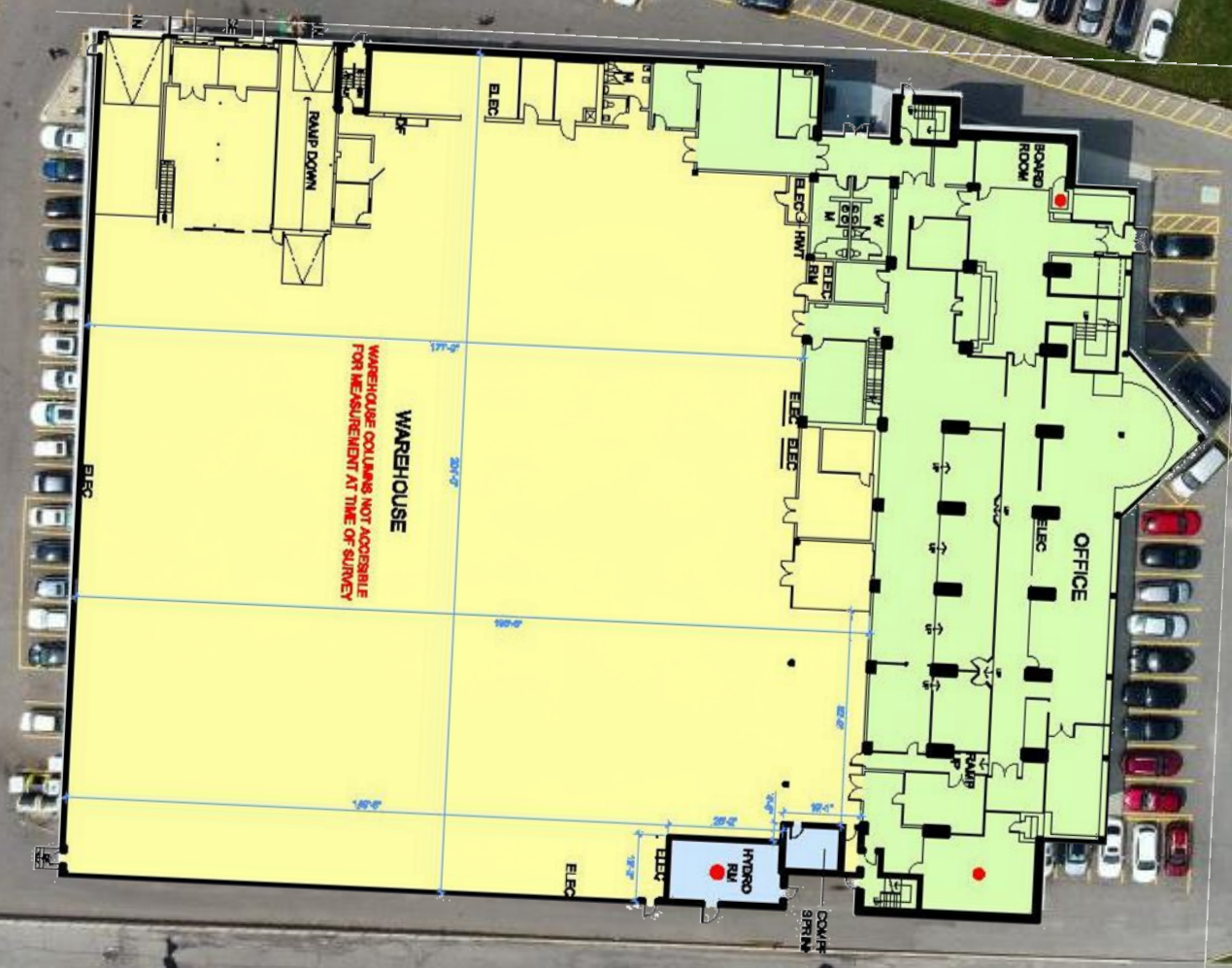
OCTOBER 2028

TENANT INFO



GTA WOODBRIDGE

- **Founded:** 1967, as a center of excellence in machining and assembly for medium-to-large landing gear components.
- **Capabilities:**
 - Vertically integrated production of some of the world's largest landing gear structural components, including:
 - Main cylinders
 - Drag braces
 - Axles
 - Production of shock absorbers, retract and lock actuators, and other dynamic assemblies on a contract manufacturing basis.
- **Acquisition:**
 - Noranco Woodbridge Division was acquired by PCC in October 2015, becoming part of PCC Aerostructures.





PROPERTY LOCATION

DRIVE TIMES




 **2** minutes

 **4** minutes

 **8** minutes

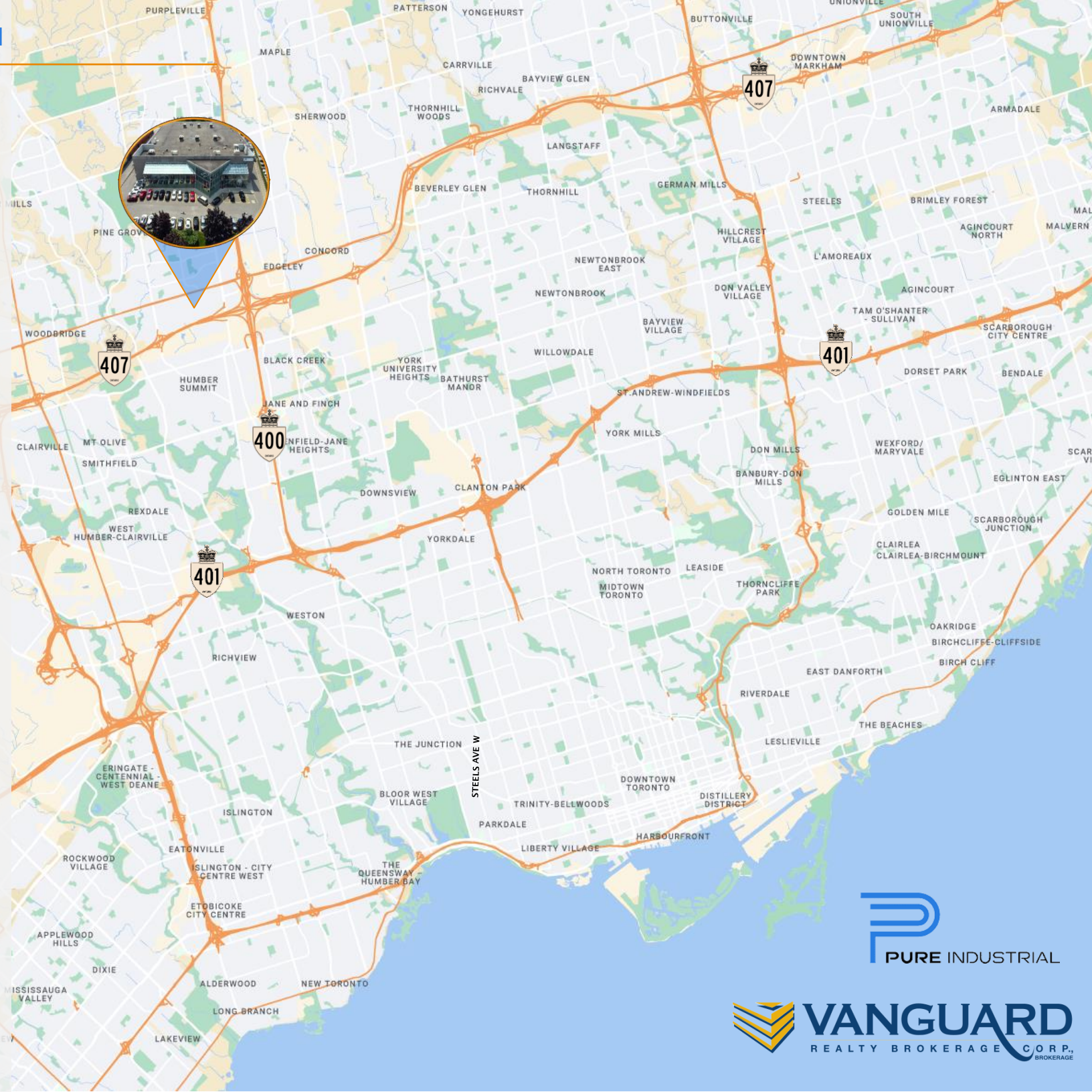
 **8** minutes

 **7** minutes
CN – MACMILLAN YARD

 **8** minutes
VAUGHAN METROPOLITAN CENTRE

 **15** minutes
PEARSON INTERNATIONAL AIRPORT

 **35** minutes
DOWNTOWN TORONTO





Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

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Having over 100 years of combined sales and leasing management experience related to marketing, leasing and sale of Investment-Commercial-Industrial, Re-Sale Homes and New Construction properties.

Vanguard is proud of their dynamic Team; as each member has a strong commitment to customer service and dedicated to satisfy client needs, as a top priority.

In fact, Vanguard Realty Brokerage Corp. adheres to a strict code of superior service and higher results, regardless of the complexity or size of the assignment, undertaking or transaction.

Vanguard Realty is directly involved and successfully selling, leasing and marketing properties on a daily basis. Their Team is not only qualified and knowledgeable, but also hand-picked by management. Ensuring the highest level of quality service and expertise is dedicated to their clients’ projects.

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