

VAUGHAN INDUSTRIAL PARK

INDUSTRIAL CONDO
OWNERSHIP OPPORTUNITY

INTRODUCING

VAUGHAN INDUSTRIAL PARK

Welcome to Vaughan Industrial Park – a collection of five highly efficient industrial condo buildings located within the City of Vaughan.

[CLICK TO VIEW ZONING](#)

[CLICK TO VIEW EXCEPTIONS](#)

UNITS ± 950 SQ. FT. AVAILABLE AND ABOVE

CLEAR HEIGHT 17 FT. +

SHIPPING TRUCK-LEVEL & DRIVE-IN

ASKING PRICE CONTACT LISTING AGENTS

CONDO REGISTRATION NOW REGISTERED

ZONING EM1 - 142
(VIP84: EM2 - 142)



VIP84 ✦
84 CITATION DR



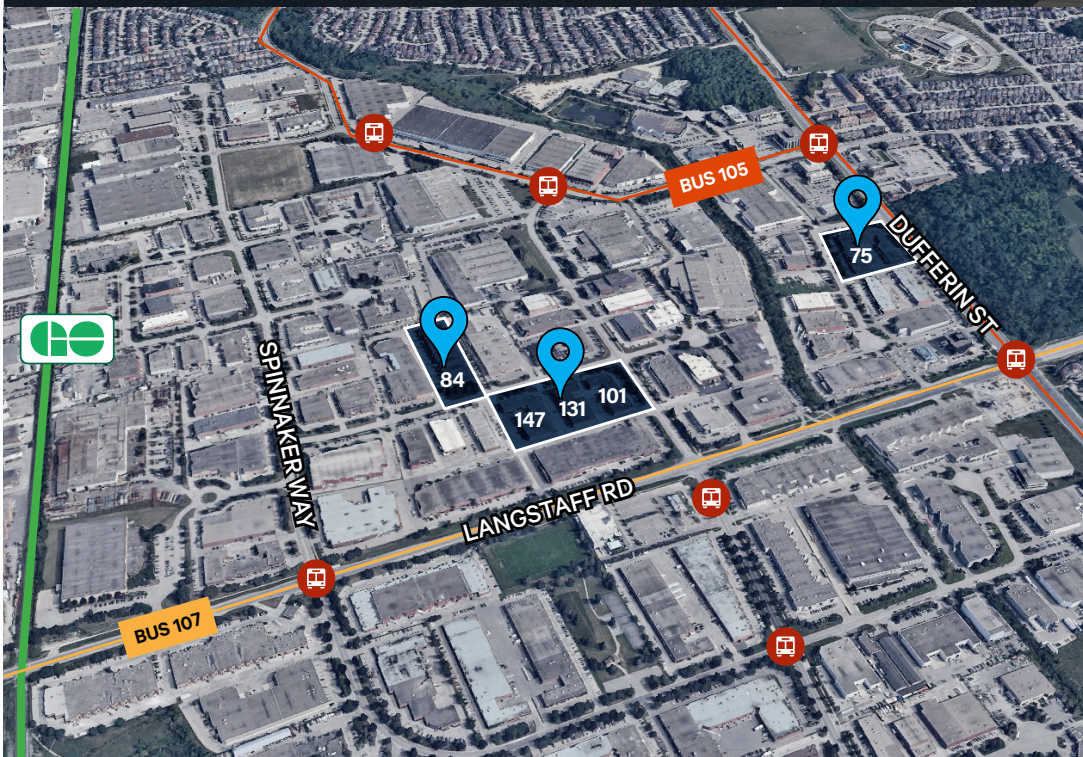
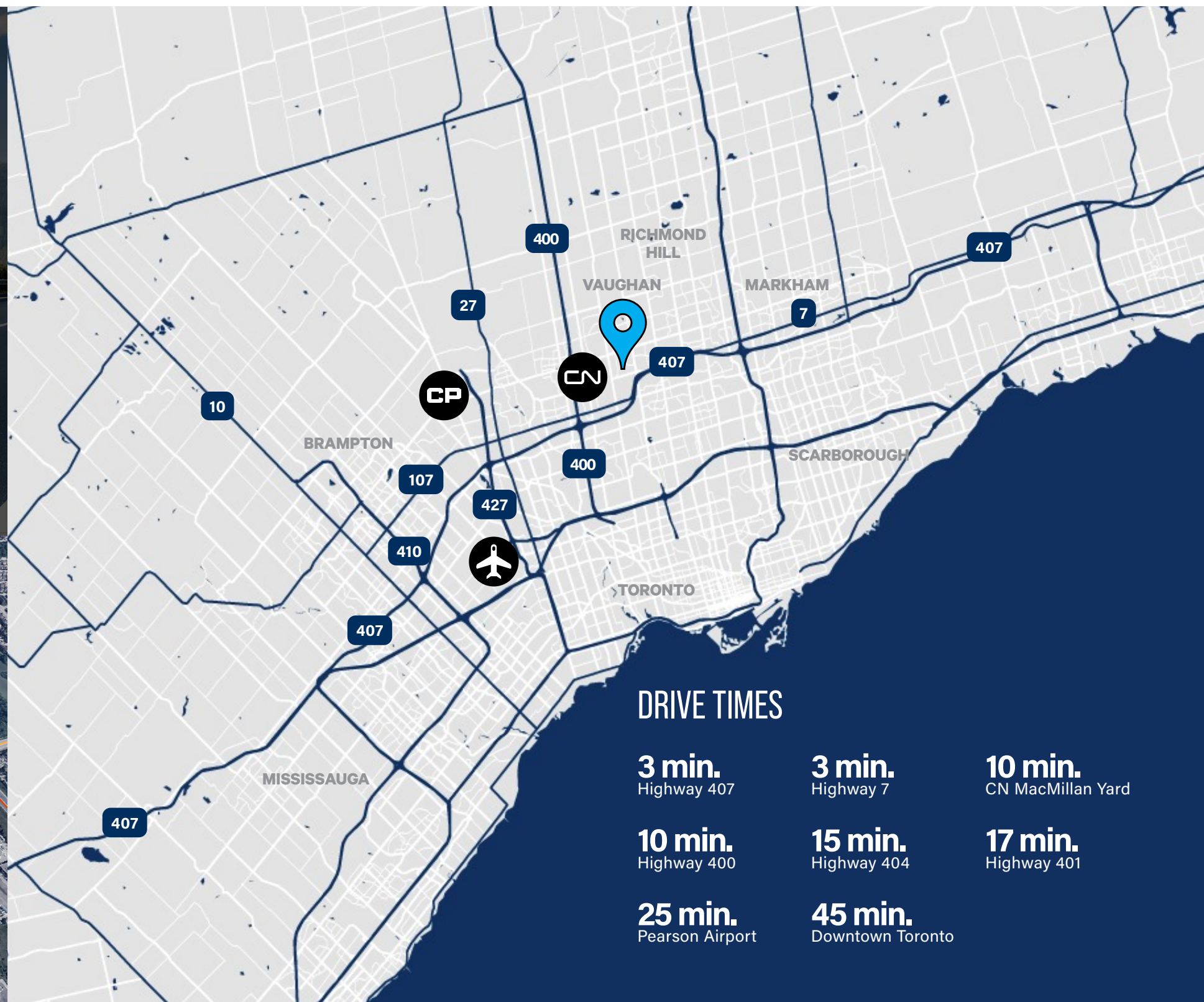
VIP147 ✦ 147 CITATION DR
VIP131 131 CITATION DR
VIP101 ✦ 101 CITATION DR



VIP75 ✦
75 FERNSTAFF CRT

MULTI-MODAL ACCESS

Located in a core industrial node at Dufferin Street and Langstaff Road, Vaughan Industrial Park offers quick access to the downtown core, Greater Toronto Area and international transportation hubs including Pearson Airport. Additionally, these five buildings benefit from their proximity to York Region Transit's vast transportation network.



WORK & PLAY

With a population of more than 340,000 residents, Vaughan is one of the fastest-growing communities in Canada and continues to be an emerging world-class place for businesses to thrive. Coupled with abundant local amenities, including Vaughan Mills, one of Canada's largest enclosed shopping centres, Vaughan Industrial Park is optimally located for both work and play.

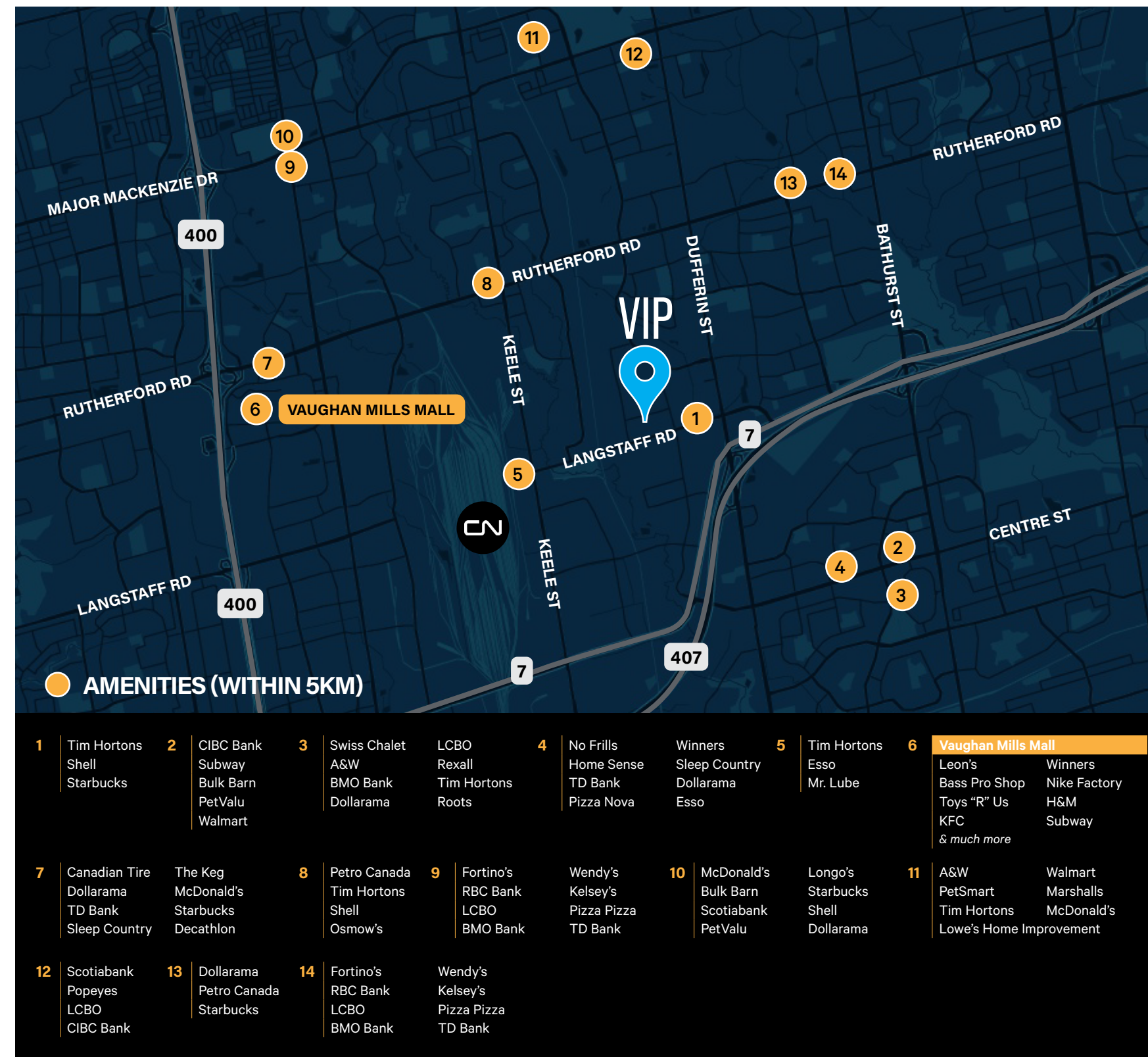
York Region is the fastest-growing municipality in Ontario, attracting around **25,000** new residents annually.

70% of Vaughan's population over the age of 25 has post-secondary education – higher than the provincial (65.1%) and national averages (64.8%).

Vaughan has a higher than average concentration of **STEM WORKERS** in STEM fields – natural and applied sciences and related occupations (9%), management occupations (14%) and business, finance and administration occupations (19%).

Within a one-hour drive from Vaughan is a labour force of more than **3.9 MILLION** and 25 colleges and universities, collectively producing 220,646 university and 113,669 college-enrolled students annually.

*Source: CBRE Limited, Statistics Canada/Environomics Analytics 2022.



PREMIUM PACKAGE OFFERING

One size does not fit all! Please speak to the Listing Agents regarding the below listed building improvements which can be completed prior to closing. If you would like to see them for yourself, please click on the interactive tour below for a 3-D walkthrough of our model suite.



White Boxed Warehouse



New Office Build Out (5%)



Upgraded HVAC System

CLICK TO VIEW INTERACTIVE TOUR



BUILDING IMPROVEMENTS

PROPERTY	ROOF	PAVING	PYLON SIGN
84 Citation Drive	New Roof	New Paving (All Areas)	New Pylon sign with dedicated spots for each condo unit
101 Citation Drive	New Roof	New Paving (Most Areas)	
131 Citation Drive	New Roof	New Paving (Most Areas)	
147 Citation Drive	New Roof	New Paving (Most Areas)	
75 Fernstaff Court	Existing Roof	New Paving (SE Corner)	



Building Improvements are in progress and not reflected in this aerial.

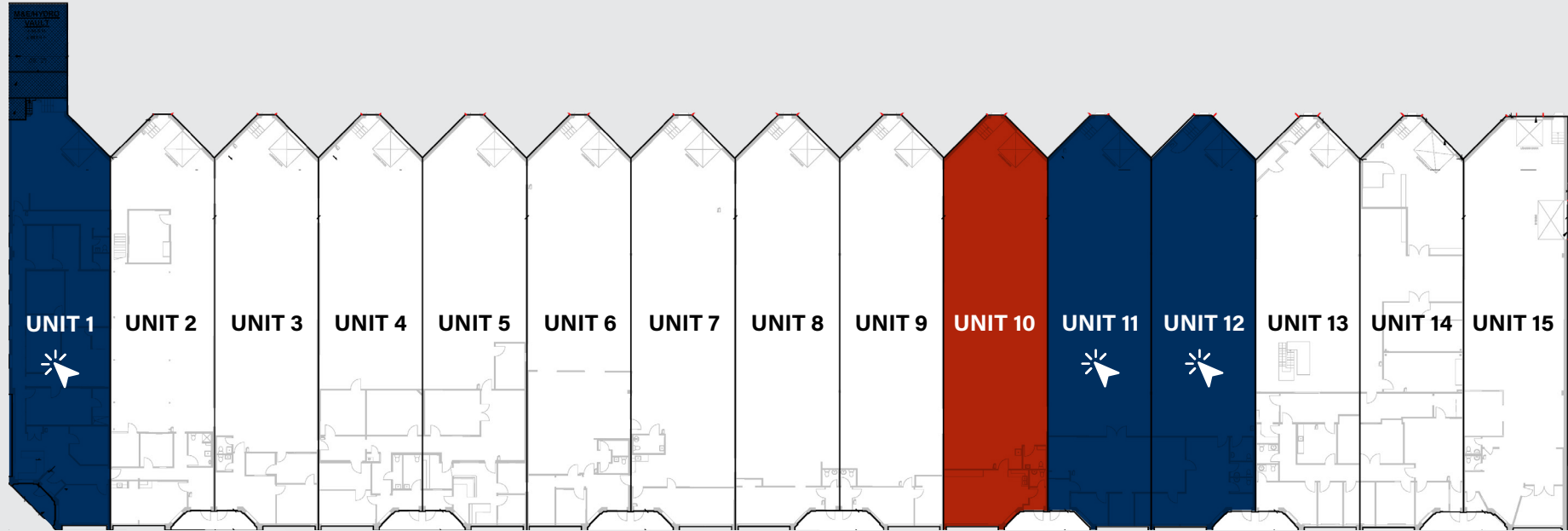
VIP84

84 CITATION DR

UNIT 1 - 90% OFFICE

SIZE (SF)	± 4,187 SQ. FT.
ASKING PRICE	\$450 PER SQ. FT.
CONDO FEE	\$896.59*
OCCUPANCY	IMMEDIATELY
SHIPPING	1 TRUCK-LEVEL DOOR
CLEAR HEIGHT	18' 2"

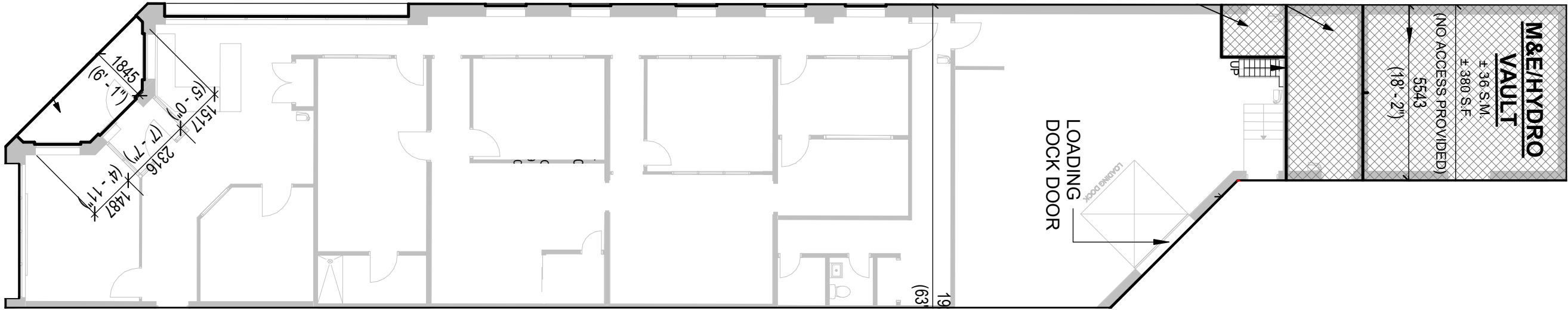
*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY

SOLD



VIP84

84 CITATION DR

UNIT CONFIGURATIONS

UNIT 11-12

SIZE (SF) ± 7,550 SQ. FT.

SHIPPING 2 TRUCK-LEVEL DOORS

[CLICK TO VIEW CONFIGURATION](#)



VIP101

101 CITATION DR

UNIT 7

SIZE (SF) ± 1,130 SQ. FT.

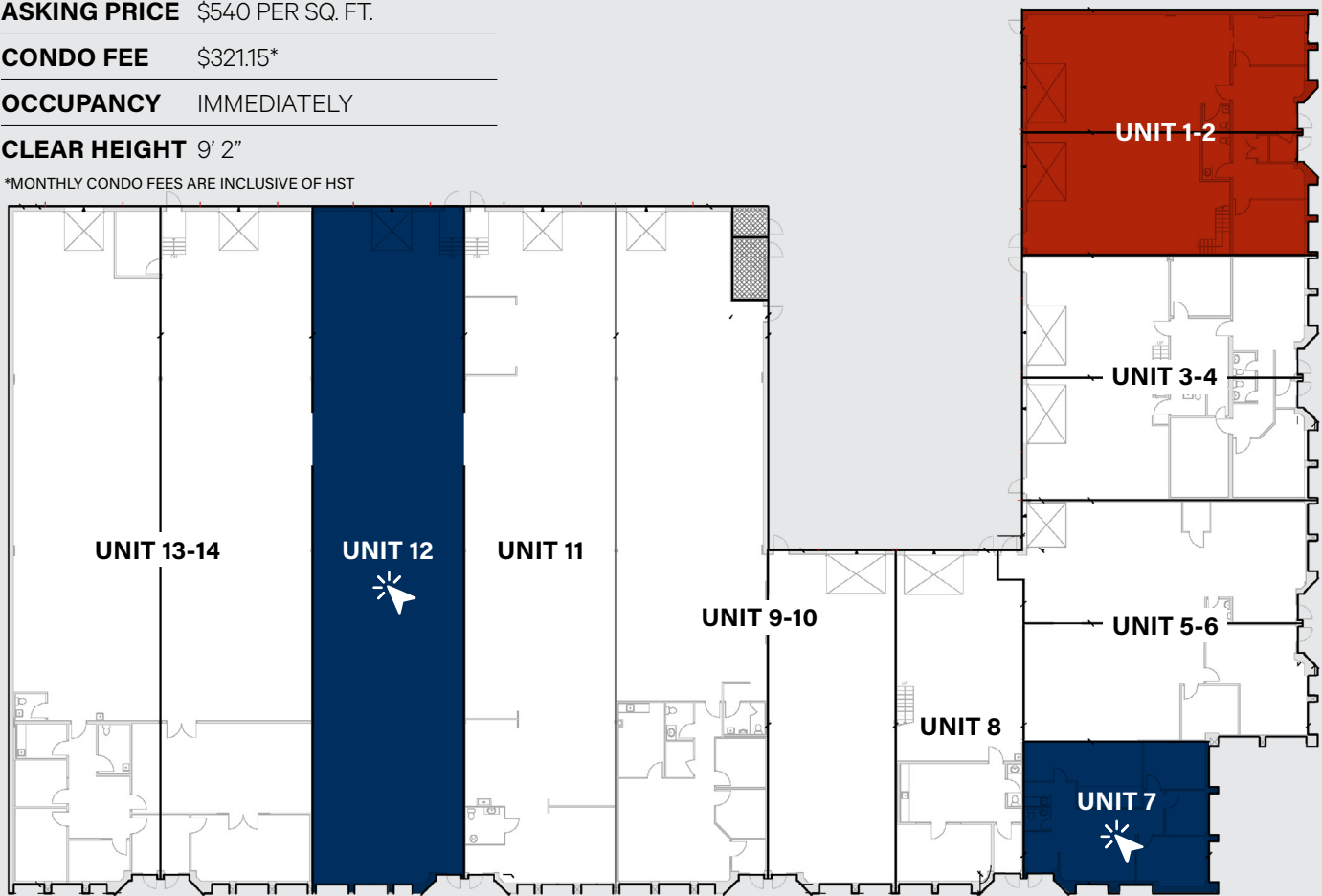
ASKING PRICE \$540 PER SQ. FT.

CONDO FEE \$321.15*

OCCUPANCY IMMEDIATELY

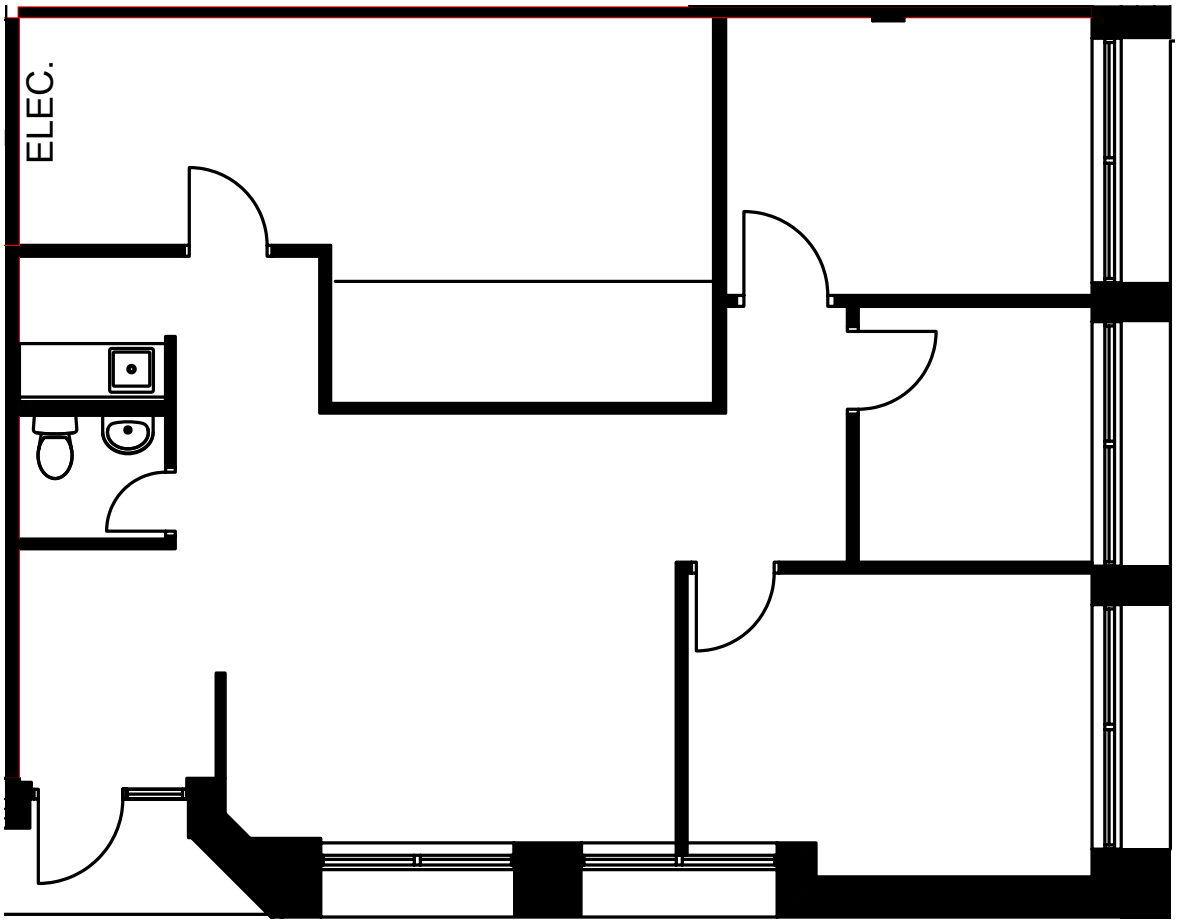
CLEAR HEIGHT 9' 2"

*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY SOLD



VIP147

147 CITATION DR

UNIT 38

SIZE (SF) ± 2,740 SQ. FT.

ASKING PRICE CONTACT LISTING AGENTS

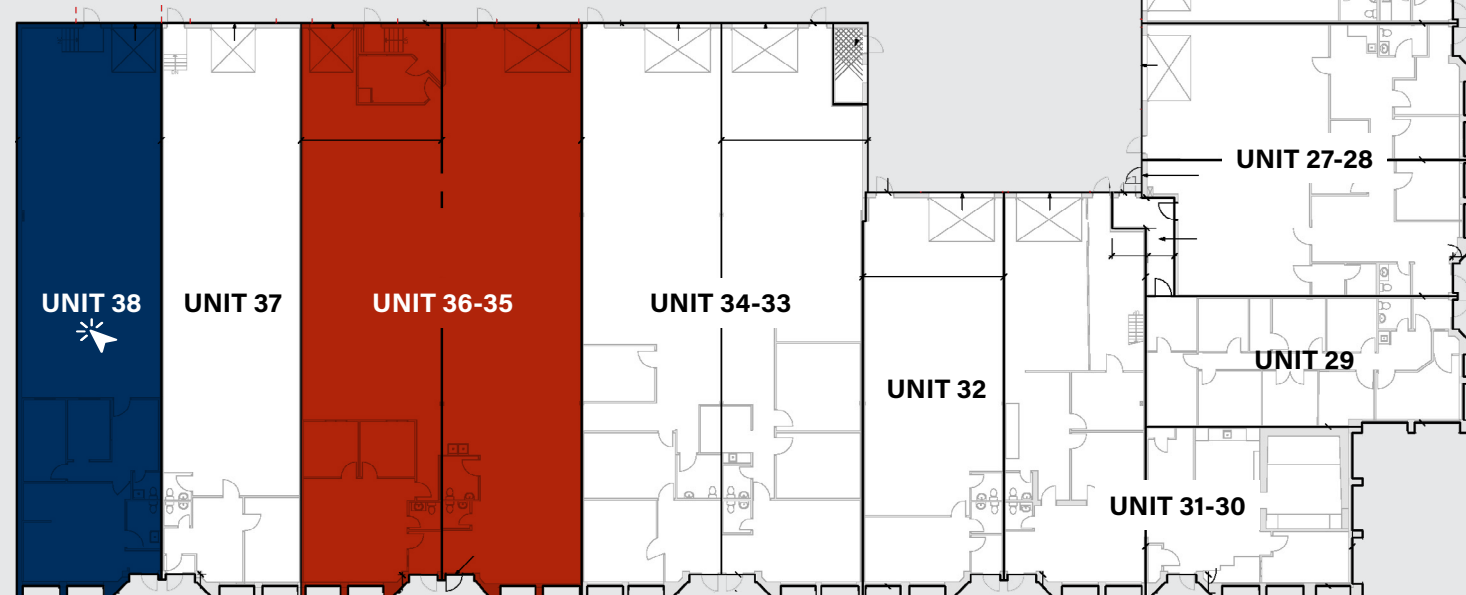
CONDO FEE \$778.71*

OCCUPANCY IMMEDIATELY

SHIPPING 1 TRUCK-LEVEL DOOR

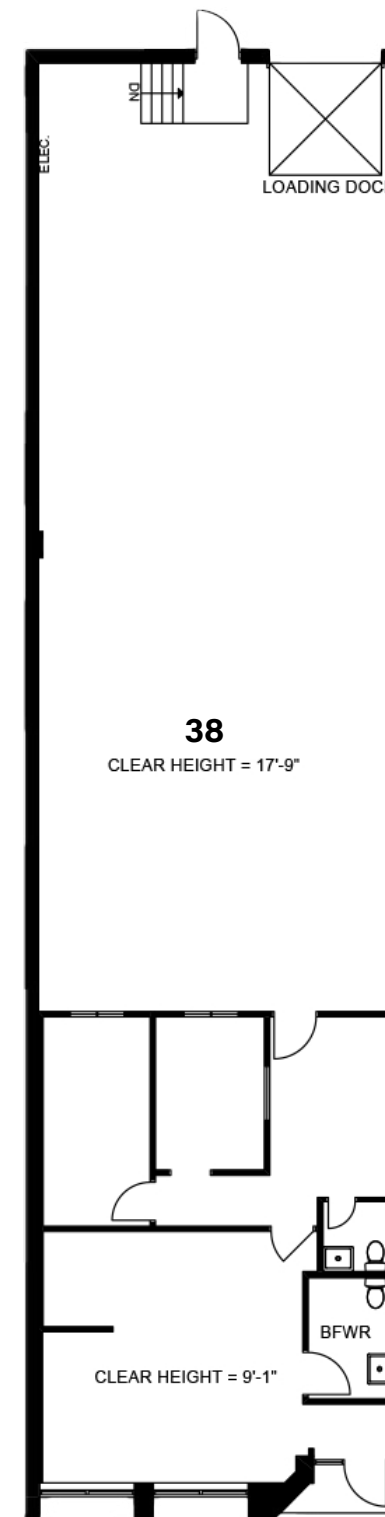
CLEAR HEIGHT 17' 9"

*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY **SOLD**



VIP75

75 FERNSTAFF CRT

UNIT 20

SIZE (SF) ± 2,770 SQ. FT.

ASKING PRICE \$550 PER SQ. FT.

CONDO FEE \$908.86*

OCCUPANCY IMMEDIATELY

SHIPPING 2 DRIVE-IN DOORS

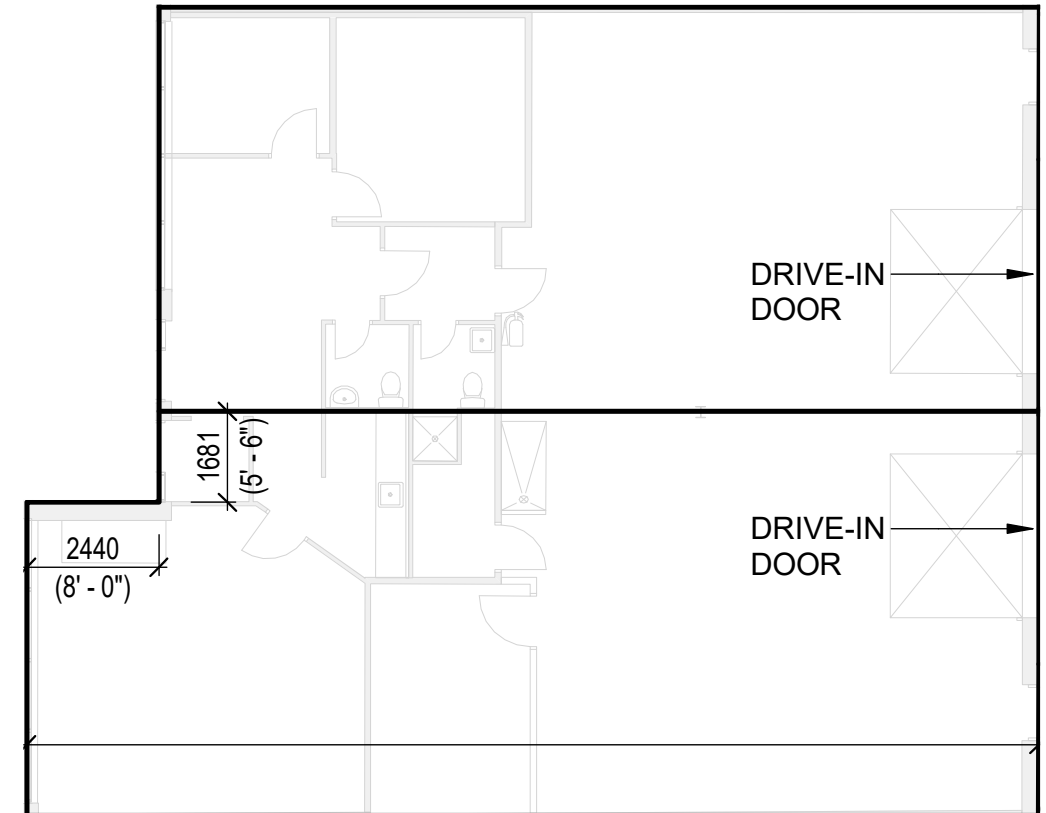
CLEAR HEIGHT 17' 3"

*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY **SOLD**



BENEFITS OF OWNING

Vaughan Industrial Park is an investment that works as hard as you do. Grow your business with confidence and size the opportunity to become your own landlord and have greater control over your operating cost while building equity and value in your real estate.

COMPARE	OWN	LEASE
Total Size	3,000	3,000
Purchase Price/Net Rent (per SF)	\$575	\$22.00
Total Purchase Price/Annual Rent	\$1,725,000	\$66,000
Payments over 10 years	\$1,000,278	\$792,403
Principal Paydown	\$305,946	\$0
Interest/Lease Payments	\$694,332	\$792,403
Property Appreciation (over 10 years)	\$525,733.74	\$0
Equity Built (over 10 years)	\$831,679.99	\$0
INPUTS		
Annual Interest Rate	6%	
Years	25	
Down Payment	25%	
Property Appreciation	3%	
Net Rent Escalation	4%	

TRUSTED PARTNERS



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.

[CLICK TO VISIT WEBSITE](#)



400 RUE MARIE CURIE - VAUDREUIL, QC



700 JAMIESON PARKWAY - CAMBRIDGE, ON



6525 MISSISSAUGA ROAD - MISSISSAUGA, ON



PROGRESSIVE WAY - ABBOTSFORD, BC

VIP

VAUGHAN INDUSTRIAL PARK

INDUSTRIAL CONDOS FOR SALE | VAUGHAN ON

Mike McFarlane*
Senior Vice President
mike.mcfarlane@cbre.com
416 495 6265

Fraser McKenna*
Vice Chairman
fraser.mckenna@cbre.com
416 798 6275

Joseph Cattana*
Senior Transaction Manager
joseph.cattana@cbre.com
905 234 0389

Hanna Buonvivere*
Senior Sales Coordinator
hanna.buonvivere@cbre.com
905 234 0388

CBRE Limited, Real Estate Brokerage
2005 Sheppard Ave E Suite 800
Toronto, ON. M2J 5B4
416 494 0600 | www.cbre.com

*Sales Representative

© CBRE, Inc. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.