

# Investment Opportunity



## Industrial Property & Vacant Land – Vaughan



**Zoning:** EM1 (Employment Industrial 1)

**Use:** Service Related

**Asking Price:** \$27,990,000.00

---

### Property Overview

- **Location:** Vaughan, Ontario Hwy 400 & Langstaff Rd (details available upon request)
- **Total Lot Size: 4.33 Acres**
  - **25,129 sq/ft Industrial Building**
    - 2 Dock-Level Doors
    - 1 Drive-In Door / Private Driveway
  - **2.13 Acres** Vacant Land (industrial-zoned)
  - **0.56 Acres** Vacant Land (additional industrial pad potential)
- **Zoning: EM1** – permits:
  - Warehousing, Manufacturing, Distribution
  - Contractor/Construction Yards
  - Light Industrial & R&D
  - Accessory Office/Retail
- **Access:** Close proximity to Hwy 400/407 – prime Vaughan industrial corridor
- **Utilities:** Hydro, Gas, Water, Phone, Internet Available