

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