

CALDARI SOUTH BUSINESS CENTRE

51 CALDARI ROAD

VAUGHAN

Building A Unit 6 4,237 SQ. FT.

Building B Unit 15 4,228 SQ. FT.

Building B Unit 6-7 8,392 SQ. FT.



DANNY RIZZO

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FOR LEASE

51 CALDARI ROAD

Building A, Unit 6

Building B, Unit 15

Building B, Unit 6-7

Three units with ample square footage and warehouse space.
High clear height, office space, and large shipping doors for
commercial use. Act now to secure this rare opportunity in Vaughan.

BUILDING B
UNIT 15

BUILDING A
UNIT 6

BUILDING B
UNIT 6-7

CALDARI RD.

UNIT: 51 A #6

SQUARE FOOTAGE 4,237 SQ. FT.

OCCUPANCY	Vacant
LEASE	\$19.50 PSF Net
T.M.I.	\$5.86 PSF
CEILING HEIGHT	19' 10" Clear
OFFICE	1,058 Sq. Ft. 25%
WAREHOUSE	3,179 Sq. Ft. 75%
SHIPPING DOORS	One Truck & One Drive-In Ramp
POWER	600 Volts 200 Amps

POSSESSION: IMMEDIATELY

UNIT: 51 B #15

SQUARE FOOTAGE 4,228 SQ. FT.

OCCUPANCY	Tenant
LEASE	\$19.50 PSF Net
T.M.I.	\$5.86 PSF
CEILING HEIGHT	19' 10" Clear
OFFICE	1,109 Sq. Ft. 25%
WAREHOUSE	3,103 Sq. Ft. 75%
SHIPPING DOORS	Two Truck Level
POWER	600 Volts 100 Amps

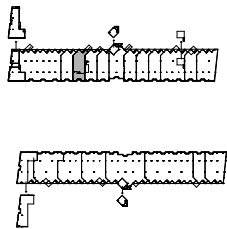
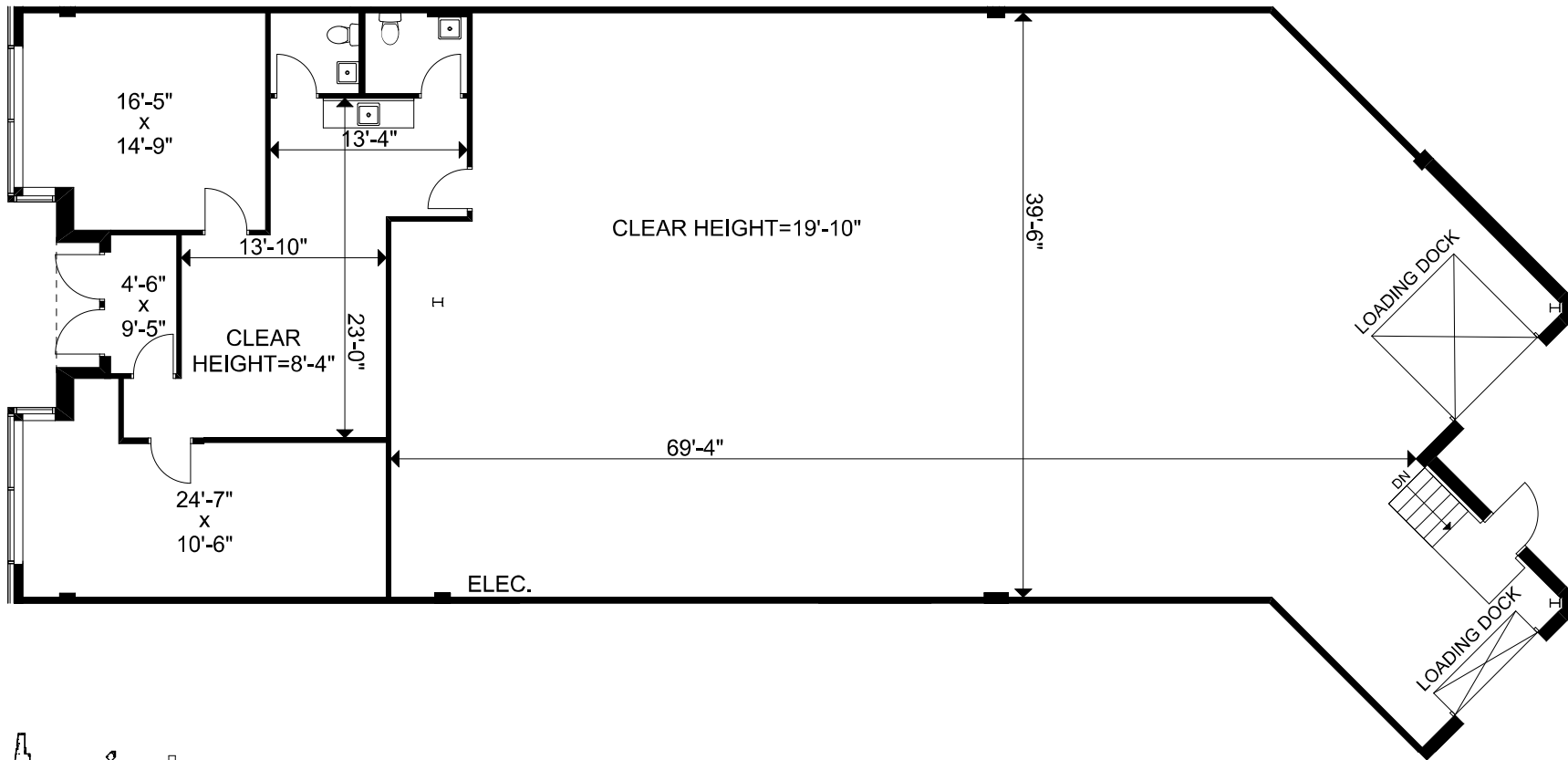
POSSESSION: NOVEMBER 1st, 2026

UNIT: 51 B #6-#7

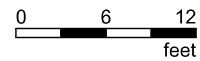
SQUARE FOOTAGE 8,392 SQ. FT.

OCCUPANCY	Tenant
LEASE	\$19.50 PSF Net
T.M.I.	\$5.86 PSF
CEILING HEIGHT	19' 10" Clear
OFFICE	2,785 Sq. Ft. 25%
WAREHOUSE	5,607 Sq. Ft. 75%
SHIPPING DOORS	One Truck & One Drive-In Ramp
POWER	480 Volts 200 Amps

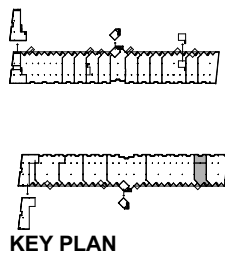
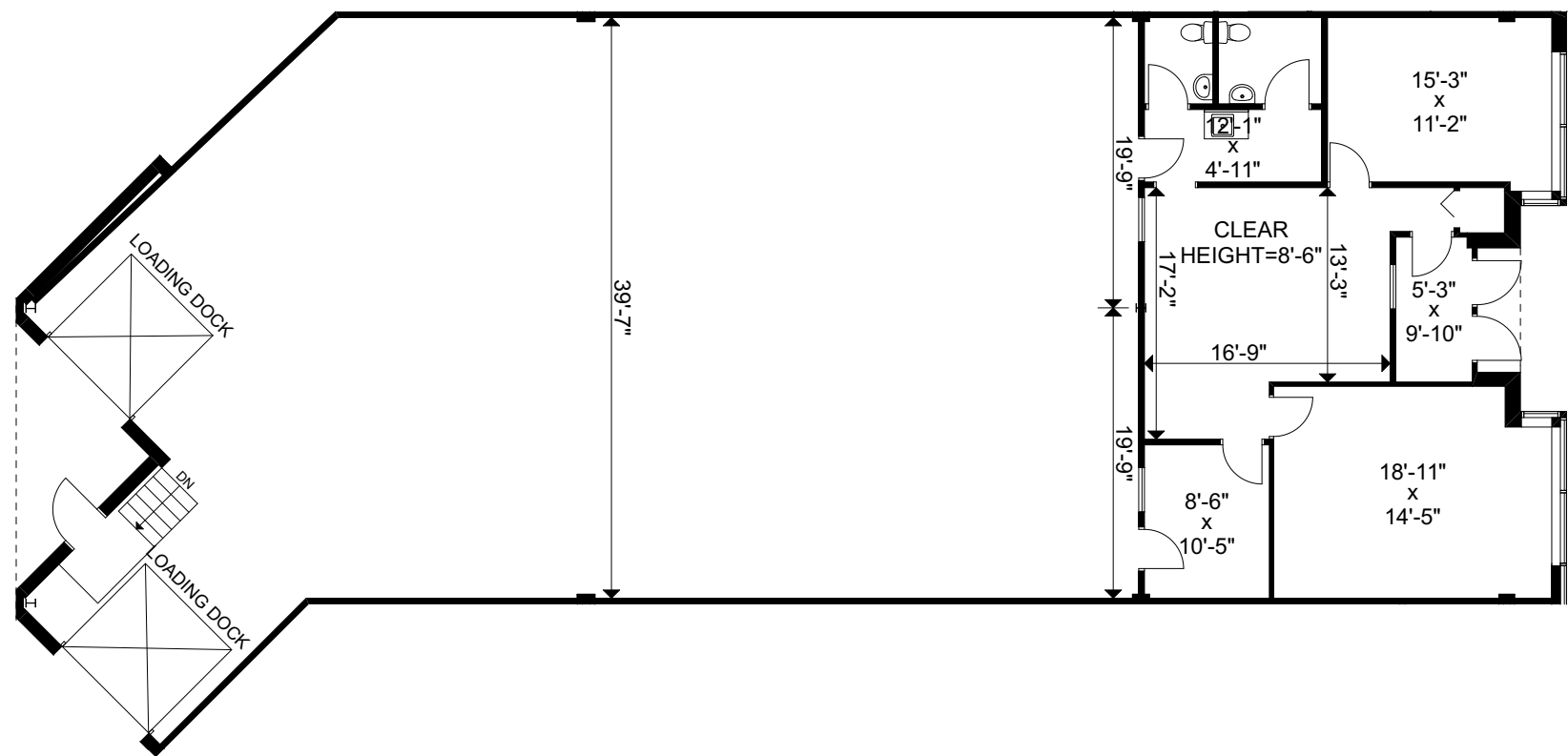
POSSESSION: MARCH 1st, 2027



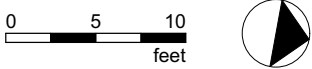
	RENTABLE AREA
OFFICE	1,058.20 sq ft
WAREHOUSE	3,178.83 sq ft
TOTAL	4,237.03 sq ft



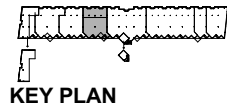
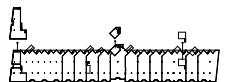
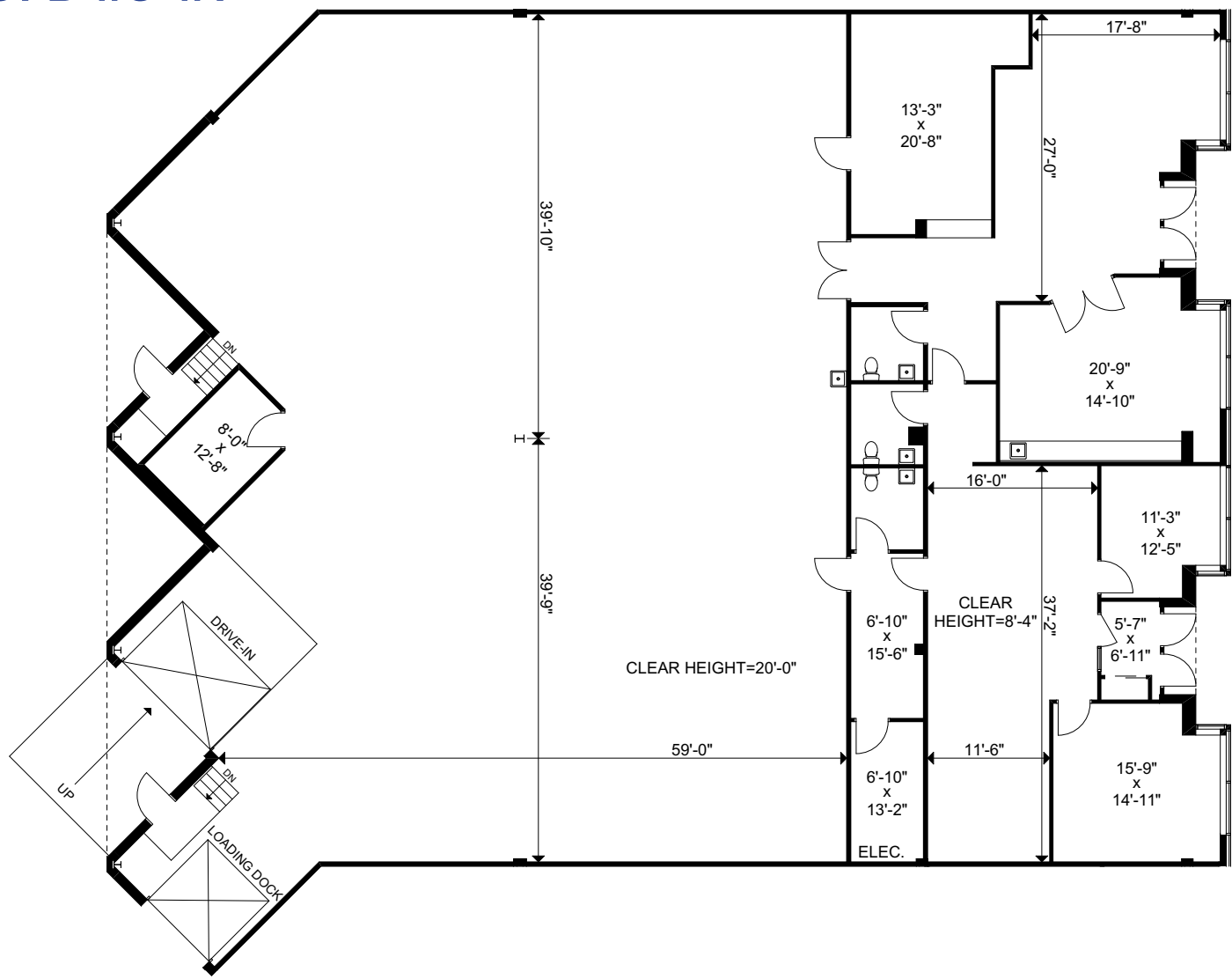
UNIT: 51 B #15



	RENTABLE AREA
OFFICE	1,109.10 sq ft
WAREHOUSE	3,103.88 sq ft
TOTAL	4,212.98 sq ft

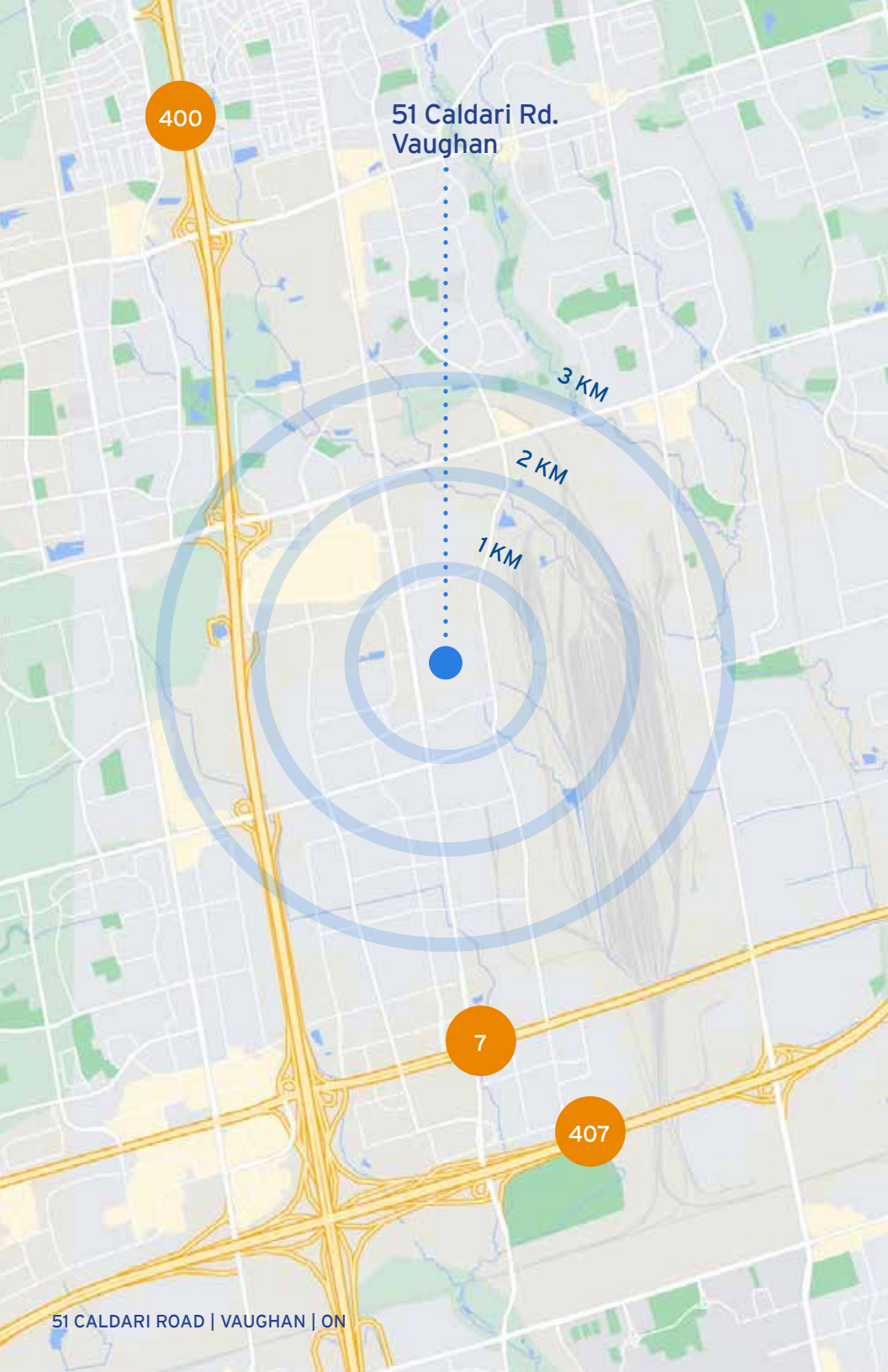


UNIT: 51 B #6-#7



	RENTABLE AREA
OFFICE	2,785.06 sq ft
WAREHOUSE	5,607.30 sq ft
TOTAL	8,392.36 sq ft





IN THE HEART OF THE GTA

Access Toronto and the surrounding area with ease

This property is located in Vaughan, one of the largest cities in the Greater Toronto Area and one of the fastest growing in the country. Vaughan draws on a labour force of more than 3.9 million, all within an hour of the city. That includes 25 colleges and universities producing hundreds of thousands of graduates entering the workforce.

Built around the historic villages of Maple, Kleinburg, and Concord, Vaughan is now home to an emerging downtown at the new Vaughan Metropolitan Centre. That centre is connected to the city of Toronto by a subway line and two major highways, regularly moving its over 335,000 residents and the products of its more than 12,000 businesses across the GTA and beyond.

400
2 Minutes
Highway 400

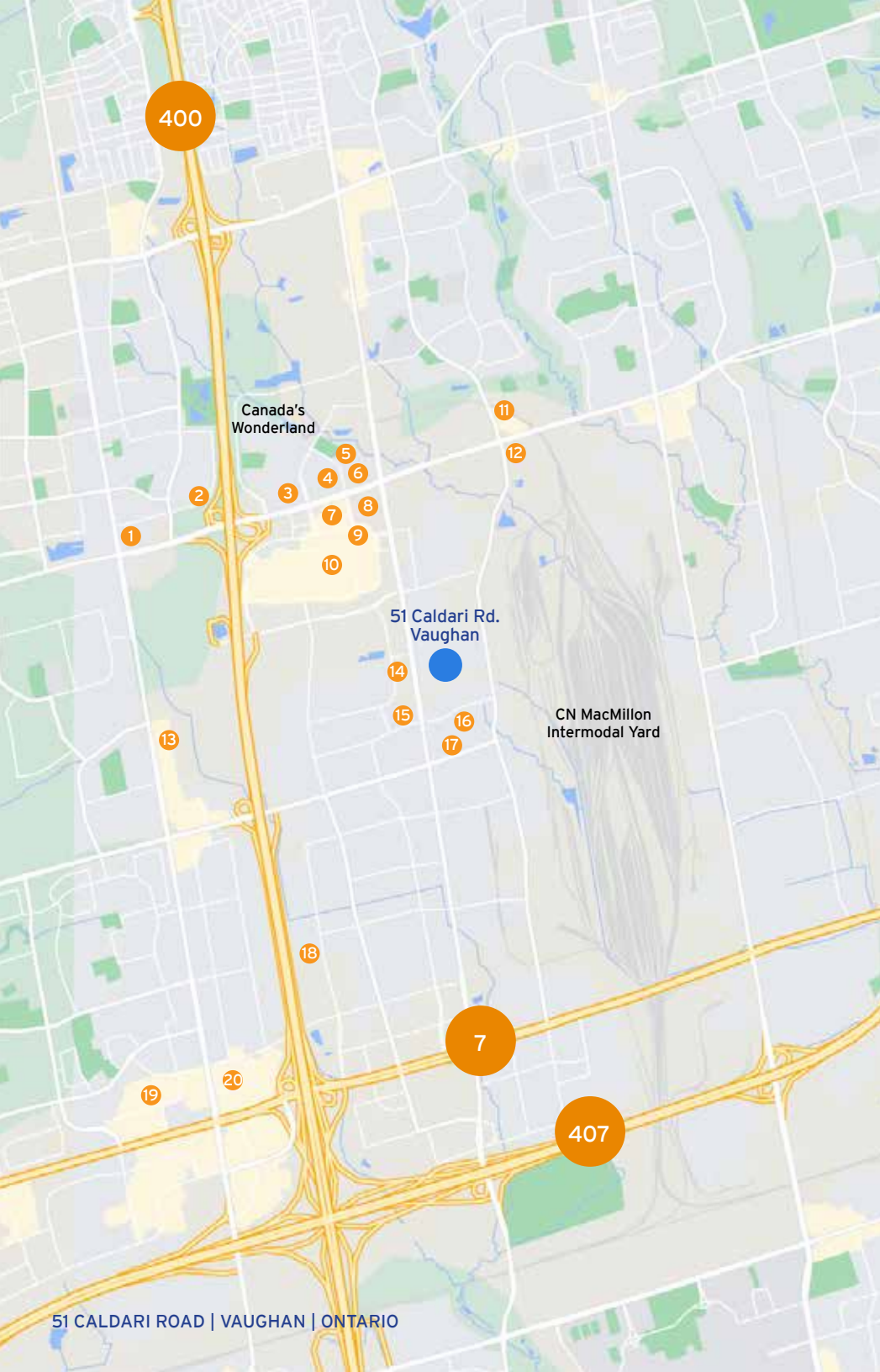
407
7 Minutes
Highway 407


9 Minutes
CN Shipping Yard

401
10 Minutes
Highway 401


16 Minutes
Pearson
International Airport


35 Minutes
Union Station



AMENITIES

Nearby Retail

- | | |
|-----------------------|------------------------------|
| 1. Zizi Trattoria | 11. Denny's |
| 2. Boom Breakfast | 12. WEGZ Stadium Bar |
| 3. The Keg | 13. Mandarin |
| 4. Canadian Tire | 14. Urban Maharajas |
| 5. Burrito Boyz | 15. Giro D'Italia Ristorante |
| 6. McDonald's | 16. Vincentina Meats |
| 7. Starbucks | 17. Anna Maria Trattoria |
| 8. Tim Hortons | 18. Walmart |
| 9. Shoppers Drug Mart | 19. Winners |
| 10. Vaughan Mills | 20. Home Depot |



OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

PUREINDUSTRIAL.CA



Since 2005, Capital North has been one of the GTA's leading commercial real estate brokerages. We are a group of experienced real estate professionals who specialize in locating, evaluating and negotiating any commercial and industrial properties for our customers.

Our experts at Capital North possess extensive knowledge regarding the land around them. By analyzing and examining the growth and development of a certain area, our team is able to develop a master plan. Whether you are considering buying, leasing or investing in commercial real estate, Capital North will guide you through every step of the way. Our goal is to ensure you find a solution that is right for you and fulfills all your needs.

It is important for us to understand our clients' business objectives to be able to gain the most value from a development. Whether they choose to buy or lease a business space, it is our job to have and share in-depth knowledge regarding its demographic patterns, competitive analyses and current trends. Your real estate plans and needs are our first priority. Contact Capital North today and let us start helping you with your commercial property needs.

CAPITALNORTHREALTY.COM



GALLERY

51 CALDARI ROAD

Building A, Unit 6

Building B, Unit 15

Building B, Unit 6-7





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