

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.

UNITS ± 950 SQ. FT. AVAILABLE AND ABOVE

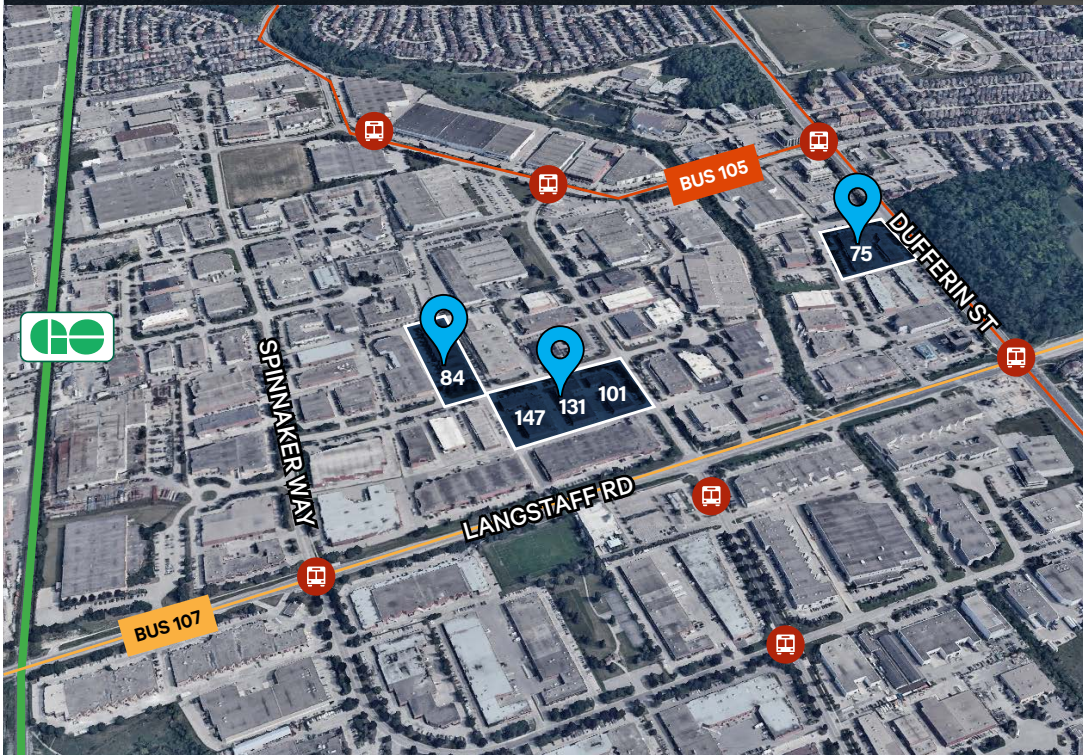
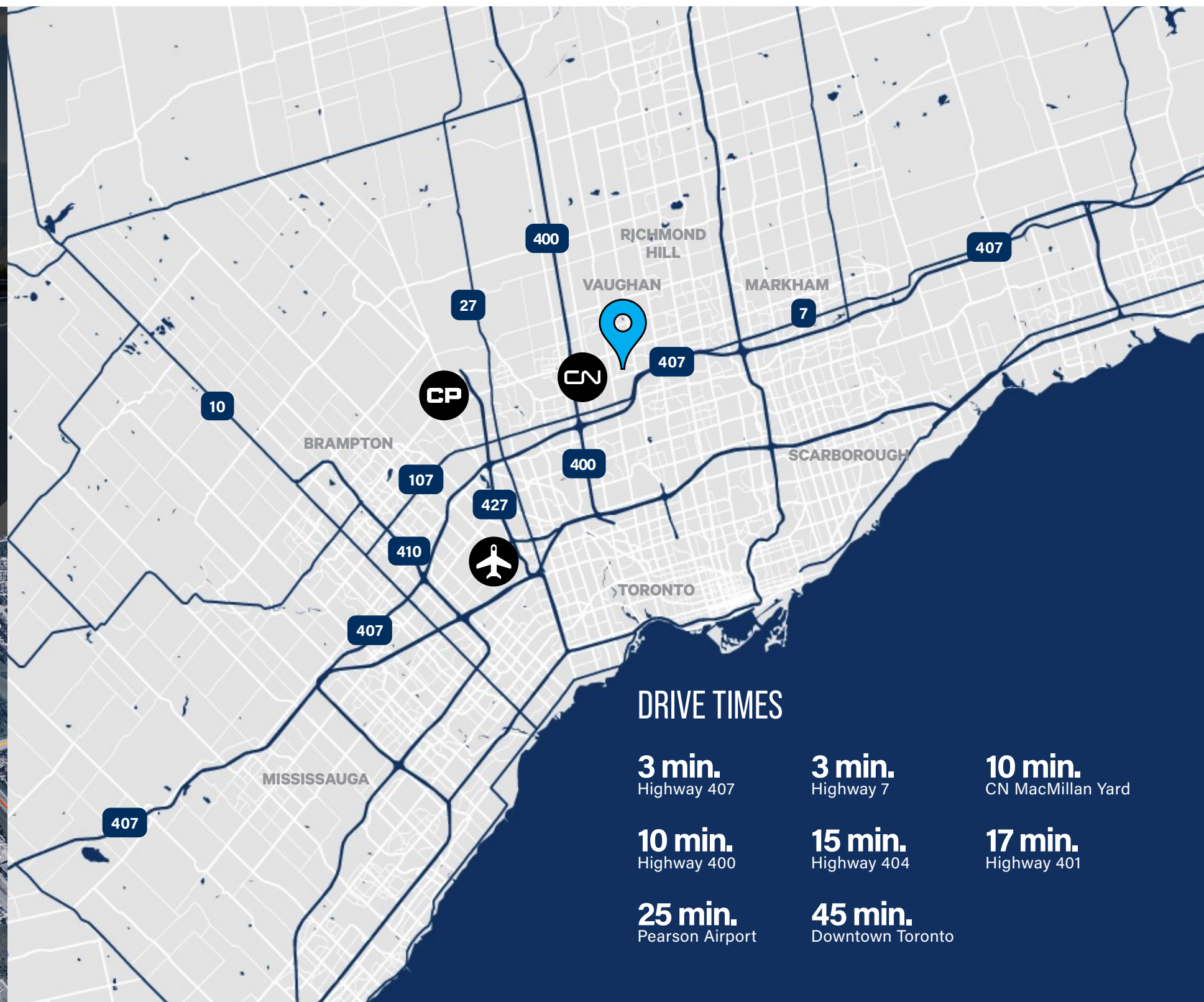
CLEAR HEIGHT	17 FT. +
SHIPPING	TRUCK-LEVEL & DRIVE-IN
ASKING PRICE	CONTACT LISTING AGENTS
FORECASTED CONDO REGISTRATION	Q2 2025
ZONING	EM1 - 142 (VIP84: EM2 - 142)



VIP131
131 CITATION DR

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.

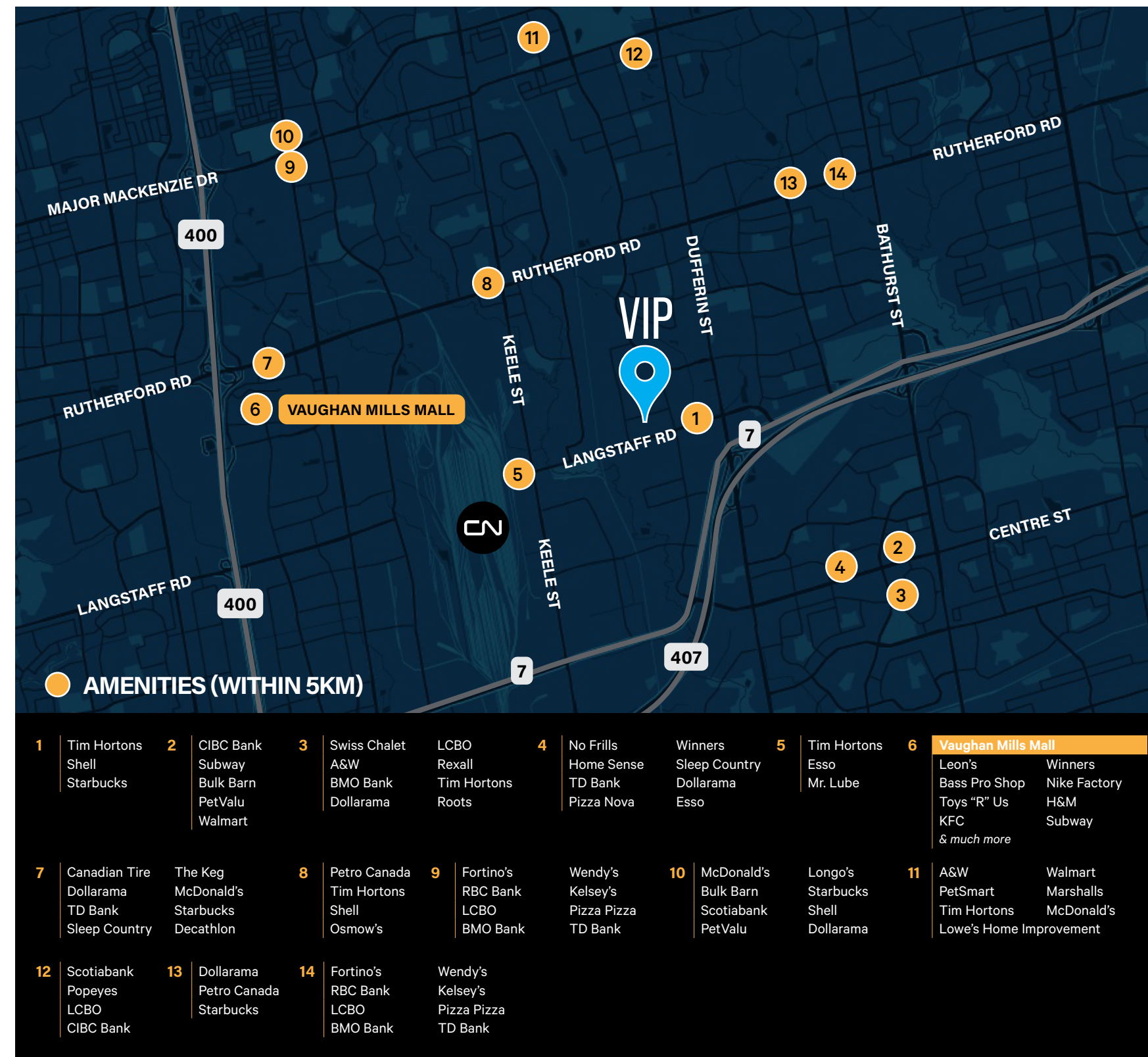
York Region is the fastest-growing municipality in Ontario, attracting around **25,000** new residents annually.

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



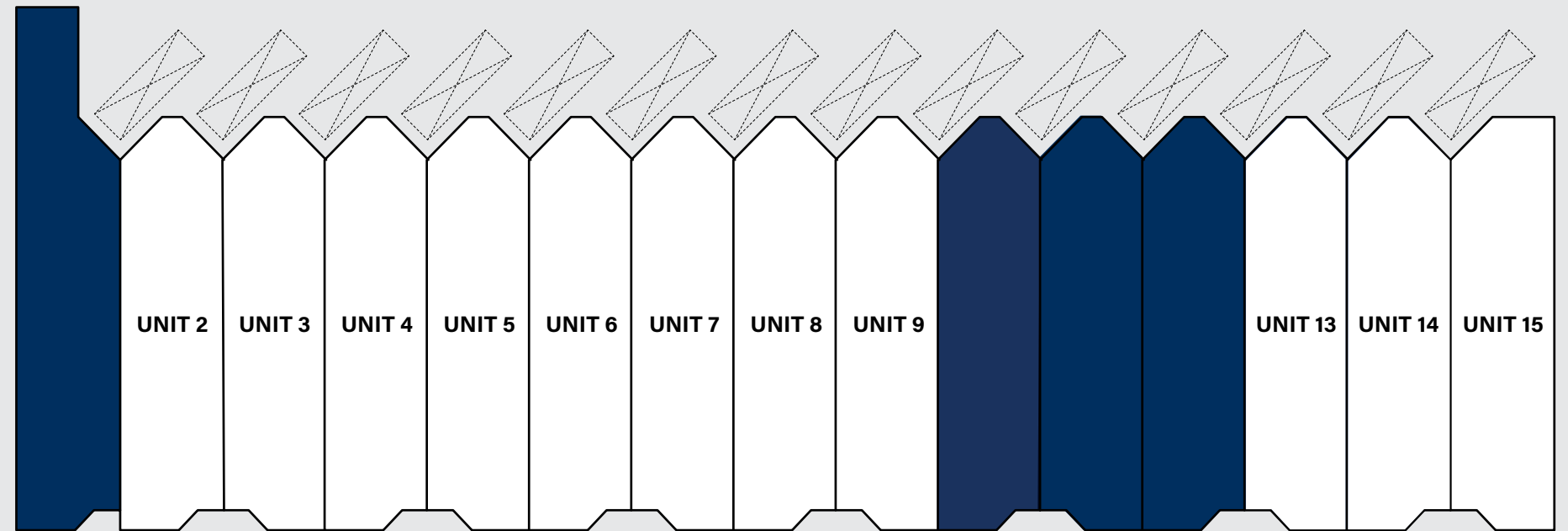
BUILDING IMPROVEMENTS

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)	



VIP84

84 CITATION DR



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY **SOLD**

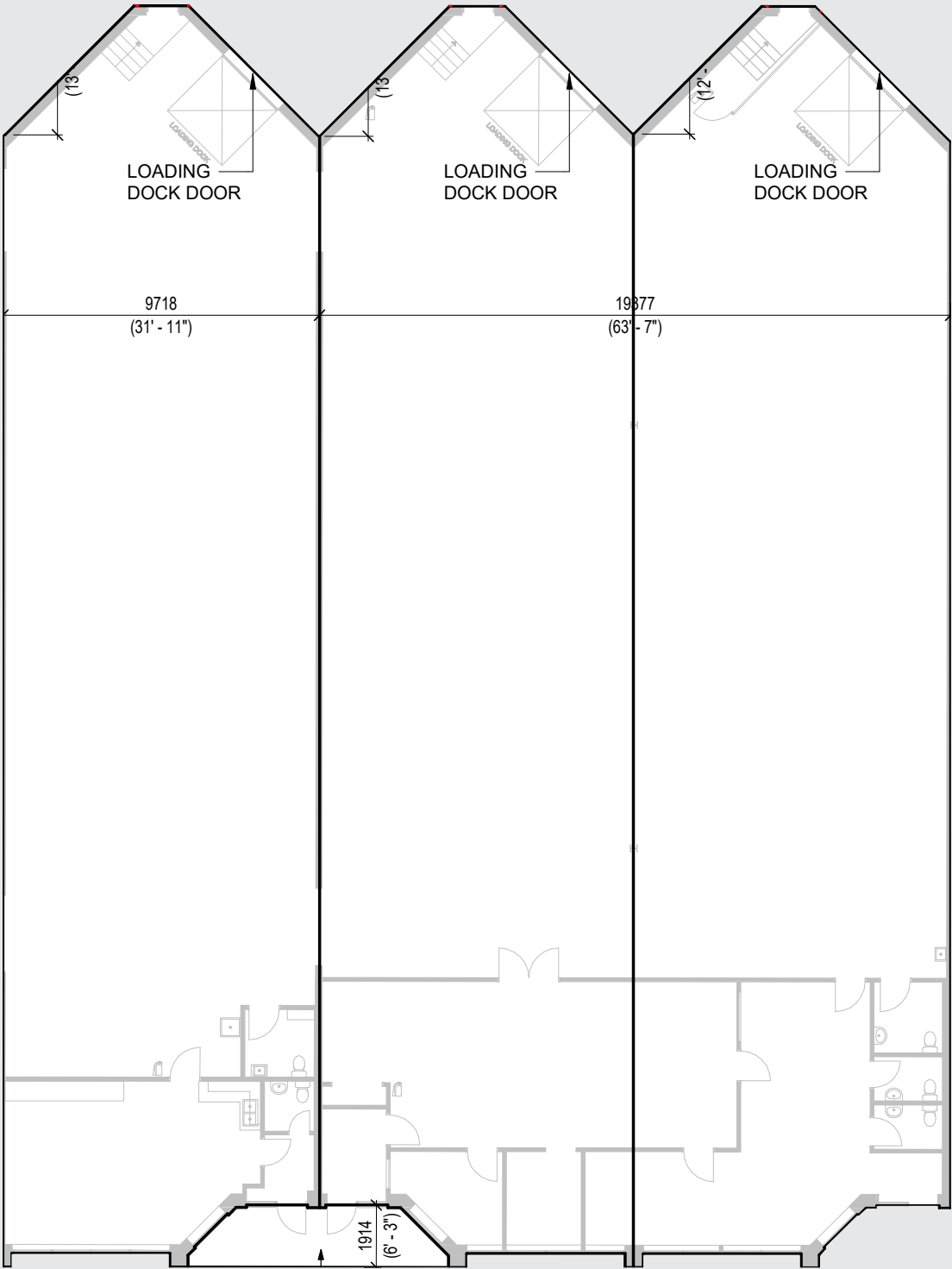
VIP84

84 CITATION DR

UNIT CONFIGURATIONS

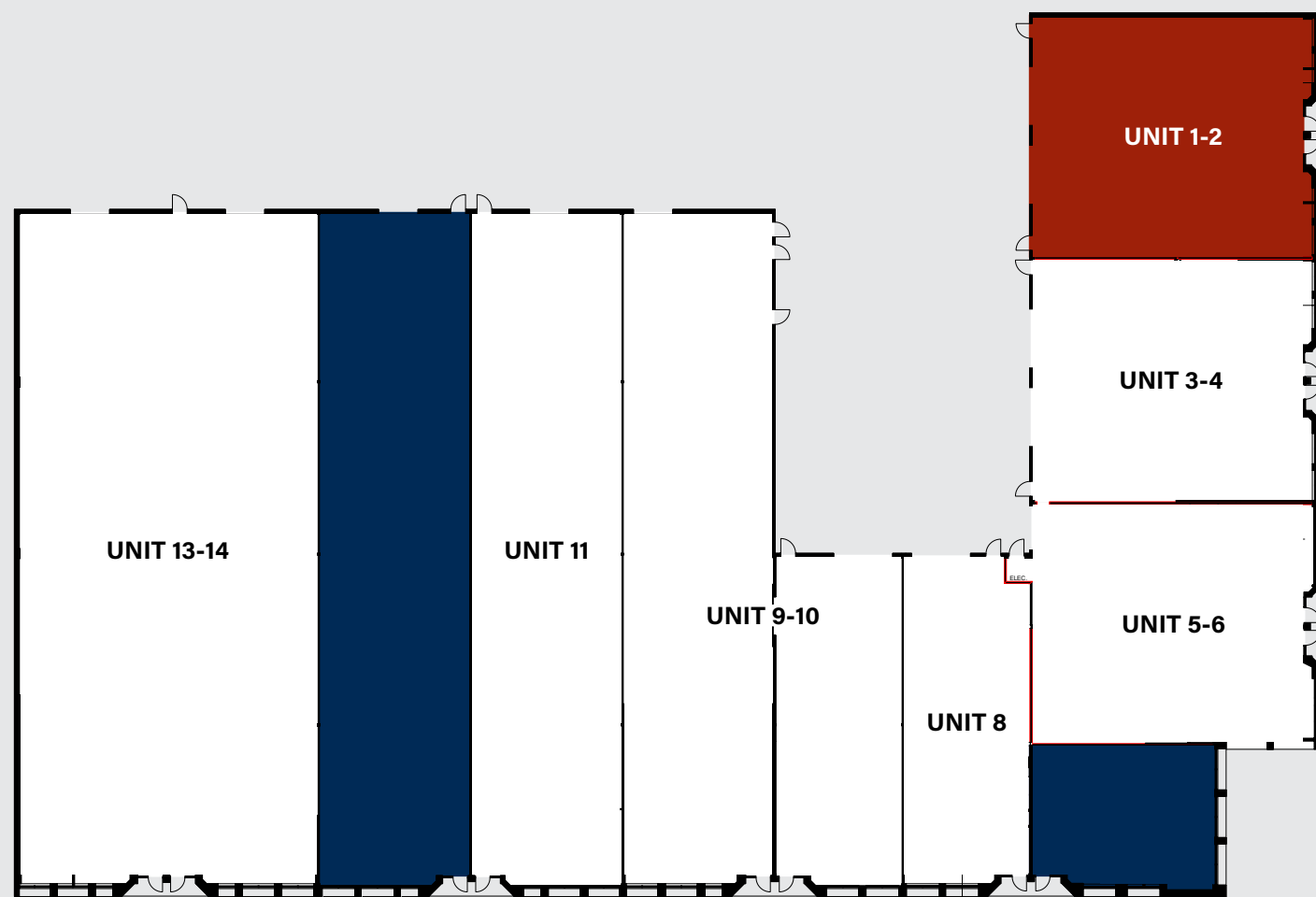
UNIT 10-12	
SIZE (SF)	± 11,330 SQ. FT.
SHIPPING	3 TRUCK-LEVEL DOORS

UNIT 11-12	
SIZE (SF)	± 7,550 SQ. FT.
SHIPPING	2 TRUCK-LEVEL DOORS



VIP101

101 CITATION DR



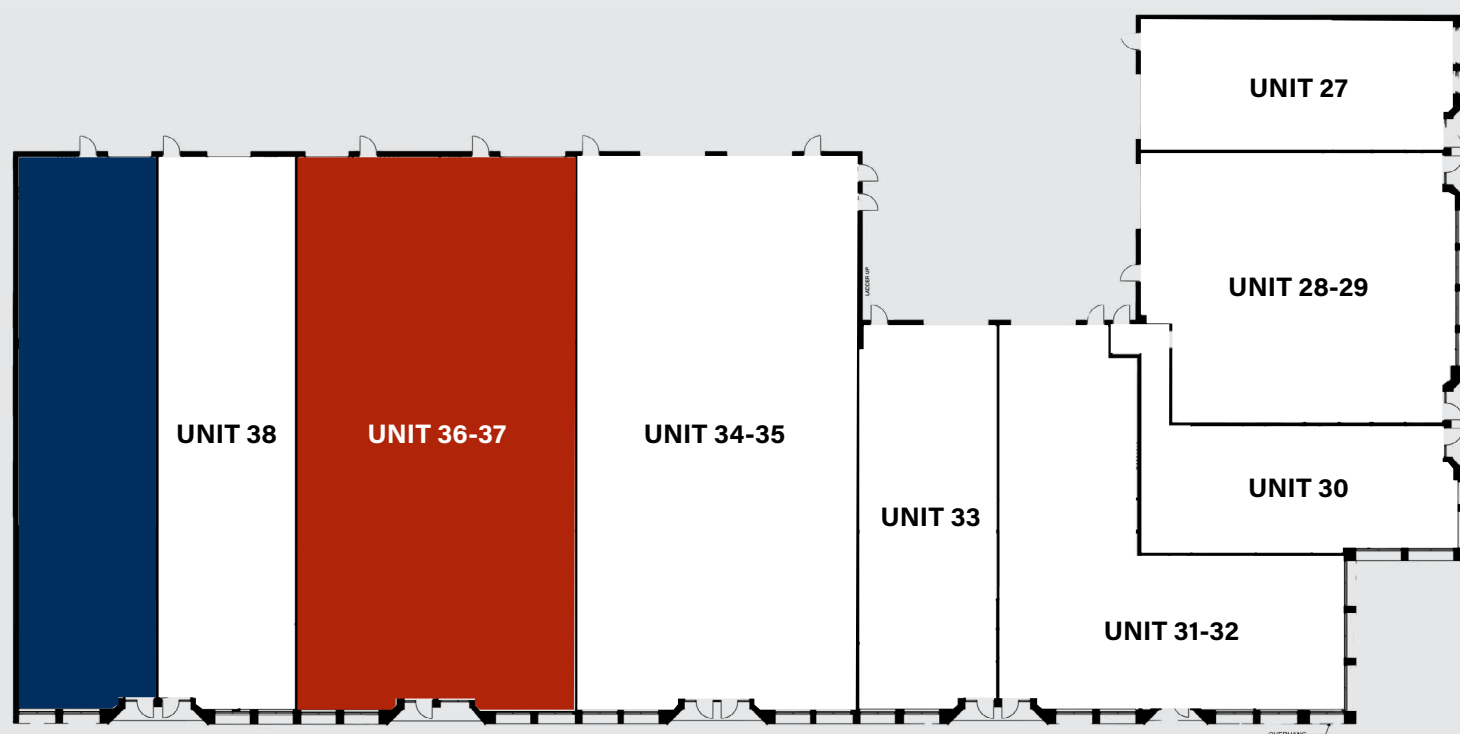
AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY

SOLD

VIP147

147 CITATION DR

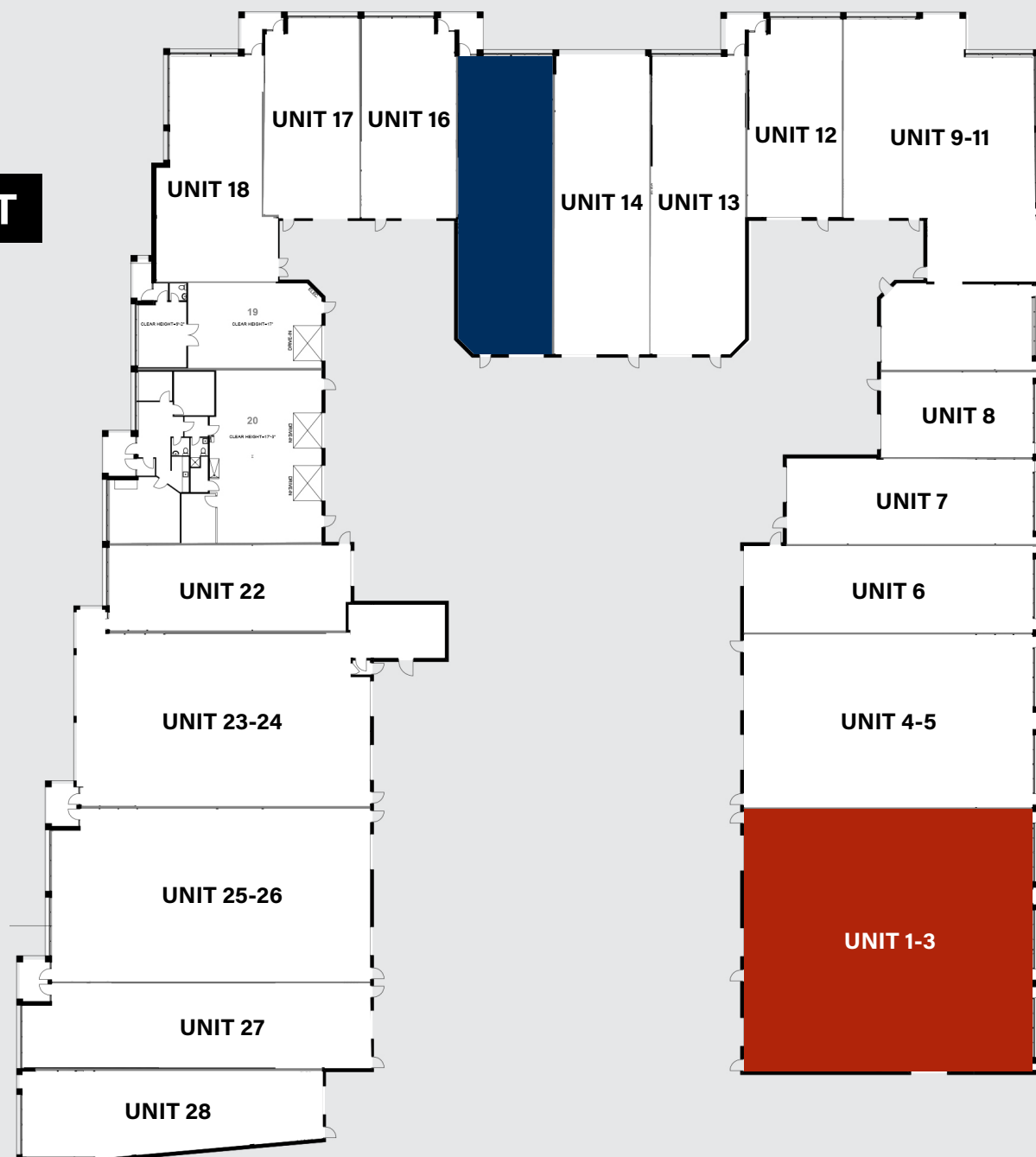


AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY **SOLD**

VIP75

75 FERNSTAFF CRT



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)	\$600	\$22.00
Total Purchase Price/Annual Rent	\$1,800,000	\$66,000
Payments over 10 years	\$1,043,768	\$792,403
Principal Paydown	\$319,248	\$0
Interest/Lease Payments	\$724,520	\$792,403
Property Appreciation (over 10 years)	\$548,591.73	\$0
Equity Built (over 10 years)	\$867,839.99	\$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.



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

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