



Viceroy Industrial Park

Improved Multi-Size Industrial Units Ready for Immediate Occupancy

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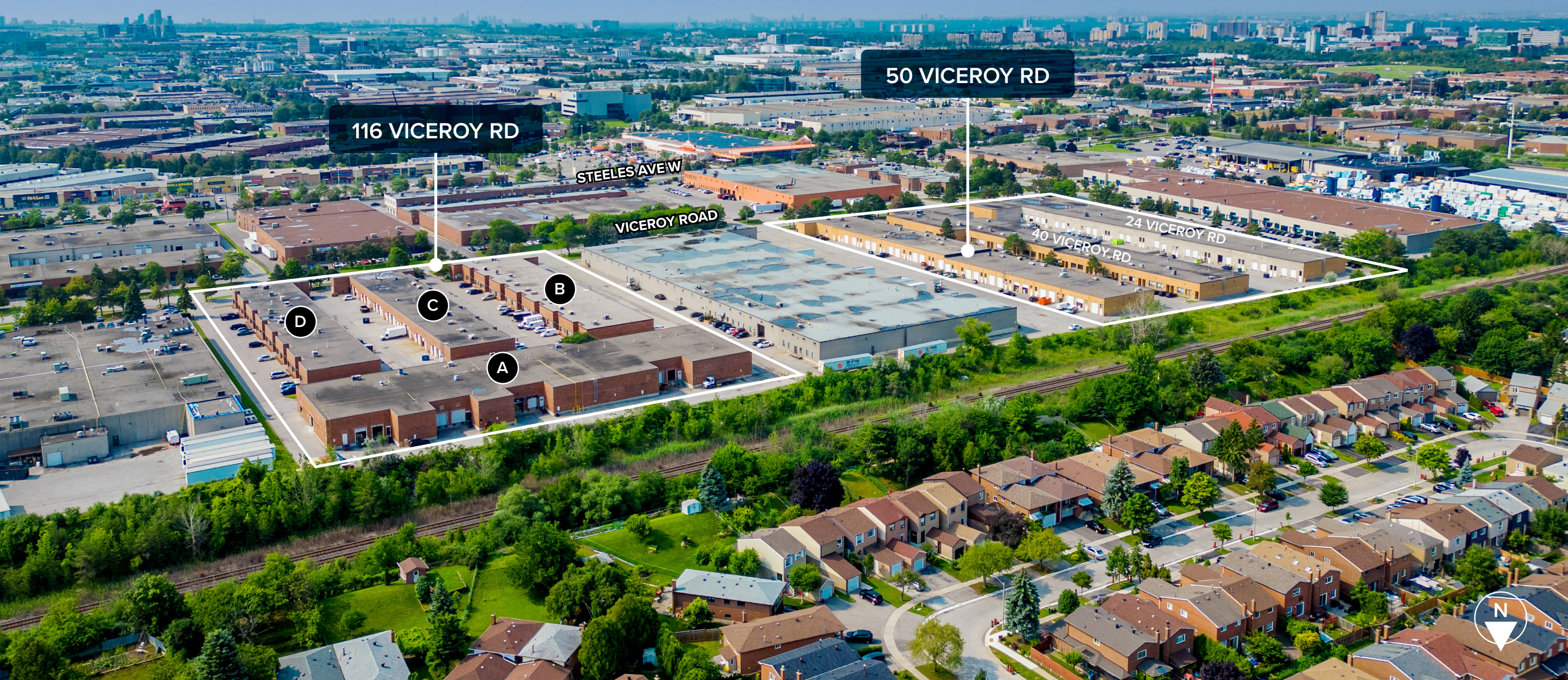


*Sales Representative

Efficiency & Productivity at its core.

Welcome to Viceroy Industrial Park

CBRE and Epic Investment Services are pleased to introduce Viceroy Industrial Park, strategically located in Vaughan just minutes to Highway 407. This Industrial park offers an array of improved units with multiple size configurations and immediate availability. Contact our leasing team and find out how Viceroy Industrial Park can fit your needs.



Strategically located, unparalleled connections.

Viceroy Industrial Park is optimally located with ease of access to major highways that reach every corner of the Greater Toronto Area and beyond. It is a 6-minute drive to Highway 407, a 9-minute drive to Highway 7, and an 11-minute drive to Highway 400. Viceroy Industrial Park is conveniently located in close proximity to Vaughan Metropolitan Centre TTC Subway Station connecting to multiple transit routes providing an easy commute for employees. Viceroy Industrial Park is within a 10-minute walk to the numerous amenities on Steeles Ave West where employees can enjoy a choice of retail services and places to eat and shop. This property is connected to an industrial community with a highly skilled labour force and with Pearson Airport and Downtown Toronto less than an hour away, Viceroy Industrial Park offers an exceptional opportunity to support your business.

NEARBY AMENITIES

Restaurants

- East Side Mario's
- Montana's
- Wild Wing
- Wimpy's Diner
- Freshii
- Suliko Restaurant
- Thai Room Dufferin
- Emily's Palace Caribbean
- Mary Brown's Chicken
- Wendy's
- Thai Express
- Fresh Burger
- Thai Bamboo
- Pho Foodie
- Deer Garden Signatures
- Kavkaz Restaurant

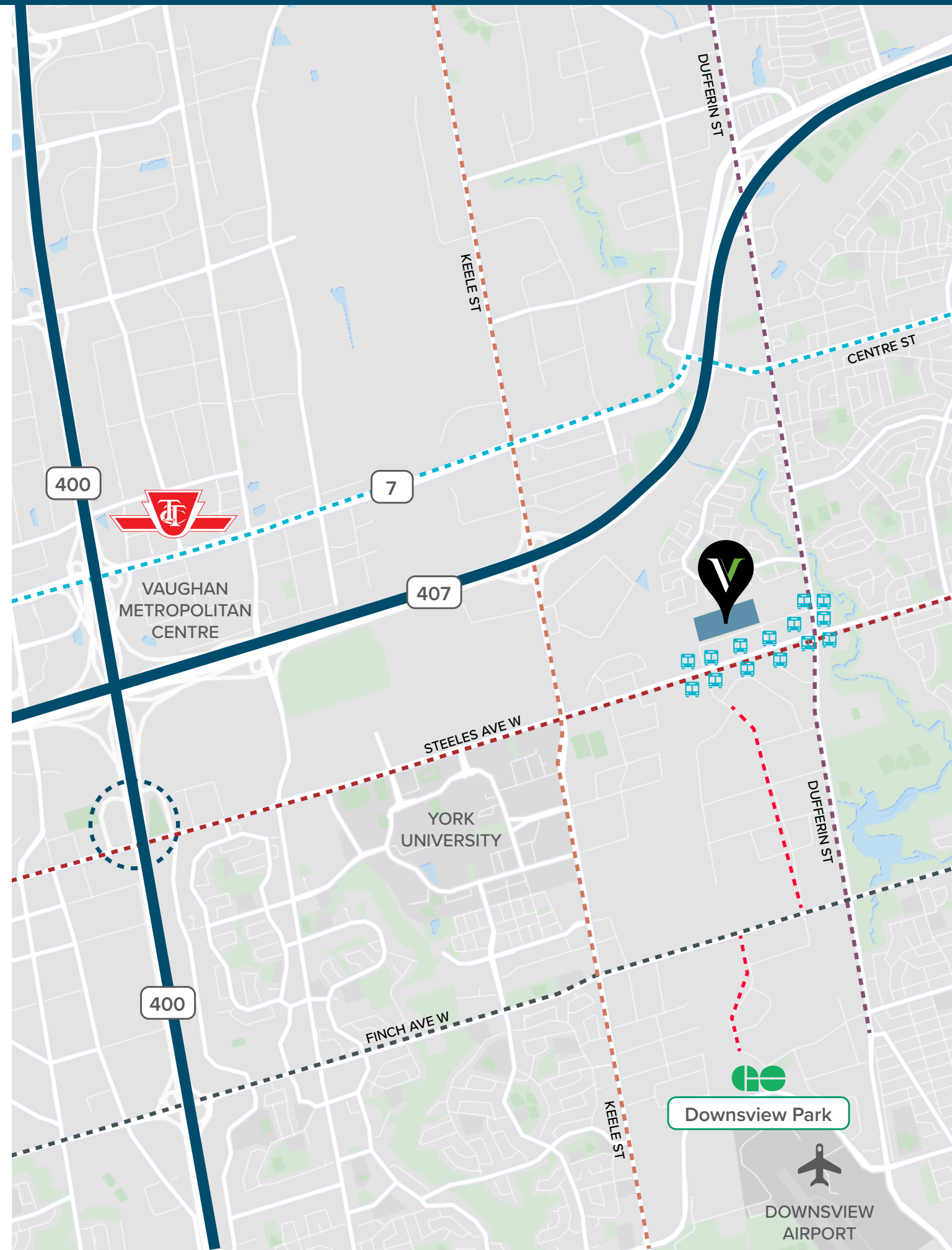
- Max's Restaurant
- Teriyaki Experience
- Shawarma Royale
- Michael Angelo's Pizza
- Tim Horton's
- Starbucks

Services

- Harmony Women's Clinic
- LMC Healthcare Vaughan
- 101 Medical Centre
- Wonderland Day Care
- Petro Canada
- Mr. Lube + Tires
- Fit 4 Less

Shop

- Real Canadian Superstore
- Home Depot
- LCBO
- Dollarama
- Winners
- Wine Rack
- Joe Fresh



DRIVE TIMES:

HIGHWAY 407
6 MIN | 2.9KM

HIGHWAY 7
9 MIN | 3.8KM

HIGHWAY 400
11 MIN | 5.1KM

HIGHWAY 401
14 MIN | 14.3KM

PEARSON AIRPORT
18 MIN | 22.2KM

DOWNTOWN TORONTO
49 MIN | 20KM



Bus 960

Bus 107

Bus 77

Bus 105

Bus 36

Bus 96

GO Train Service

Transit Stops

TTC Subway Station

50 Viceroy Road

AVAILABILITY

UNIT	UNIT 09	UNIT 20
SIZE (SQ. FT.)	1,942	1,546
OFFICE	29%	31%
CLEAR HEIGHT	15'15"	16'
SHIPPING	1 Drive-in Door	1 Drive-in Door
ASKING PRICE	\$23.00 per sq. ft.	\$23.00 per sq. ft.
TMI	\$5.75	\$5.75 per sq. ft.
POSESSION	Immediate	Immediate



116 Viceroy Road

AVAILABILITY

UNIT	UNIT 3A	UNIT 8B	UNIT 6C	UNIT 13C	UNIT 9D	UNIT 12D
SIZE (SQ. FT.)	3,314	1,728	1,491	1,463	1,434	1,464
OFFICE	26%	49%	20%	18%	73%	0%
CLEAR HEIGHT	18' 6"	16'	16'	16'	16'	16'
SHIPPING	1 Truck Level Door	1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	1 Drive-in Door
ASKING PRICE	\$23.00 per sq. ft.	\$23.00 per sq. ft.	\$23.00 per sq. ft.	\$23.00 per sq. ft.	\$23.00 per sq. ft.	\$23.00 per sq. ft.
TMI	\$5.57 per sq. ft.	\$5.50 per sq. ft.	\$5.57 per sq. ft.	\$5.57 per sq. ft.	\$5.50 per sq. ft.	\$5.57 per sq. ft.
POSESSION	Immediate	October 1st, 2023	Immediate	Immediate	Immediate	Immediate



*Outlines are approximate



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VAUGHAN, ON

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