

FOR LEASE

55 DONEY CRES.

VAUGHAN, ONTARIO



PROPERTY OVERVIEW



SITE AREA
± 8.9 ACRES



BUILDING AREA
± 121,315 SF



OFFICE AREA
± 3%



CLEAR HEIGHT
26'0"



SHIPPING
3 - TL
1 - DI DOORS



ZONING
EM-1



TMI
± \$2.66 PSF
(+/- 4% NET
MANAGEMENT FEE)





KEELE ST.

407 ETR
Express Toll Route

POTENTIAL TO RECOMMISSION RAIL SPUR



+/- 2.3 ACRES ADDITIONAL LAND AVAILABLE



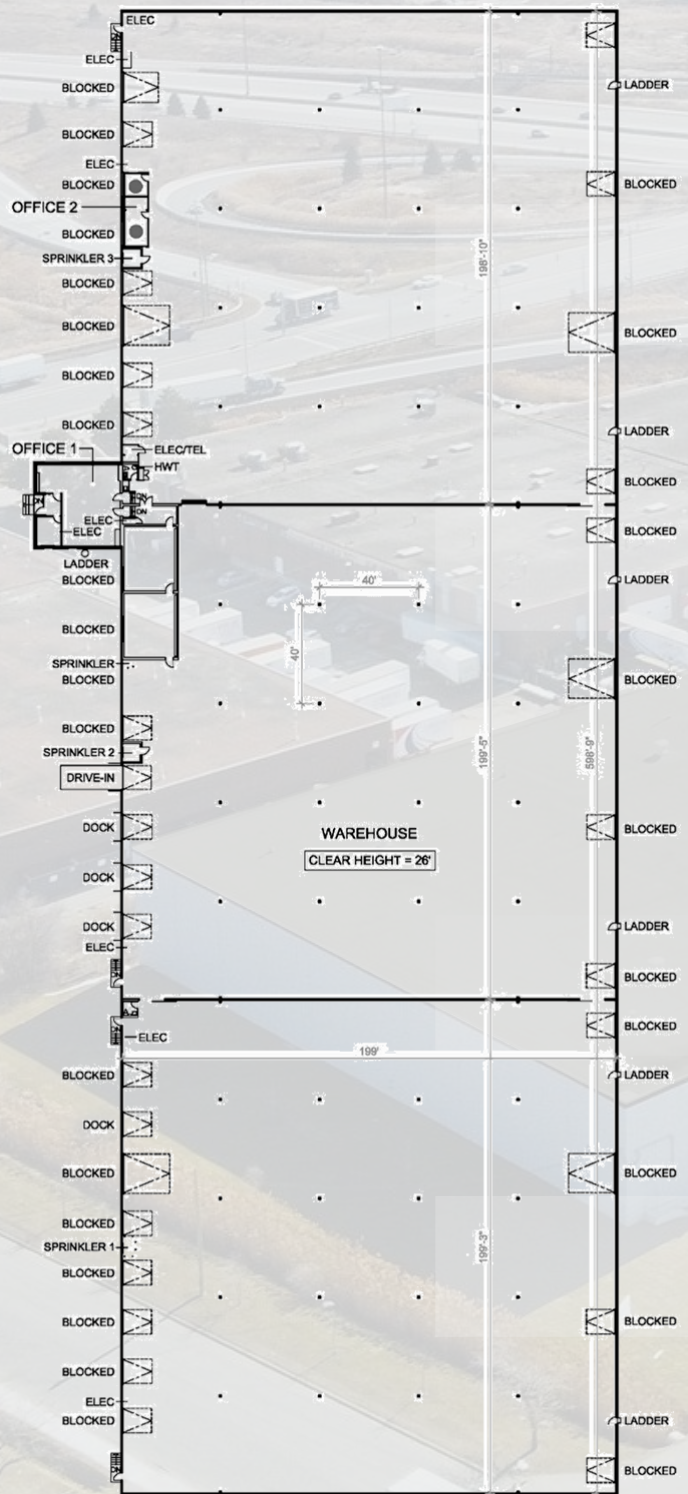
POTENTIAL TO ADD SHIPPING RAIL SPUR DOORS



POTENTIAL TO ADD SHIPPING DOORS



FLOOR PLAN



PURE INDUSTRIAL

PROPERTY LOCATION

DRIVE TIMES



 **2** minutes

 **4** minutes

 **8** minutes

 **8** minutes

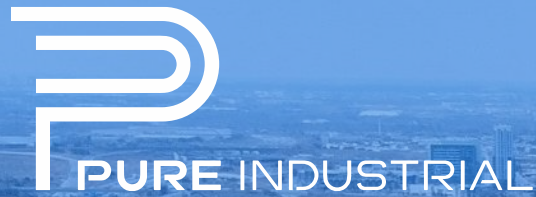
 **7** minutes
CN – MACMILLAN YARD

 **8** minutes
VAUGHAN METROPOLITAN CENTRE

 **15** minutes
PEARSON INTERNATIONAL AIRPORT

 **35** minutes
DOWNTOWN TORONTO





Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

PUREINDUSTRIAL.CA

Having over 100 years of combined sales and leasing management experience related to marketing, leasing and sale of Investment-Commercial-Industrial, Re-Sale Homes and New Construction properties.

Vanguard is proud of their dynamic Team; as each member has a strong commitment to customer service and dedicated to satisfy client needs, as a top priority.

In fact, Vanguard Realty Brokerage Corp. adheres to a strict code of superior service and higher results, regardless of the complexity or size of the assignment, undertaking or transaction.

Vanguard Realty is directly involved and successfully selling, leasing and marketing properties on a daily basis. Their Team is not only qualified and knowledgeable, but also hand-picked by management. Ensuring the highest level of quality service and expertise is dedicated to their clients' projects.

VANGUARDREALTY.CA



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