

PINE VALLEY BUSINESS PARK
625 ROWNTREE DAIRY ROAD
UNIT 1



Listing Team:

CHARLES PINT

Sales Representative

Direct: +1 416 620 2865

charles.pint@colliers.com

MARC KIRSHENBAUM, SIOR

Executive Vice President

Sales Representative

Direct: +1 416 620 2879

marc.kirshenbaum@colliers.com

Presented By:



WELCOME TO

625 ROWNTREE DAIRY ROAD UNIT 1

Rare warehousing opportunity with this 15,280 SF property in Vaughan, with convenient access to highways and amenities and professionally managed and owned.



Half of a freestanding building in Vaughan



16'2" clear height



Strategically located in close proximity to major 400 series arterial highways



1 drive in door
2 truck level doors



Close proximity to Pearson International Airport and Vaughan's CN intermodal yard



June 1, 2023 possession



New LED lighting & recently painted warehouse with epoxy flooring



Office reduction to approximately 10%



PROPERTY PROFILE

Class A Landlord

Available Area	15,280 SF
Office	10%
Warehouse	90%
Clear Height	16'2"
Shipping	1 Drive In Door 2 Truck Level Doors
Electrical	200 Amps / 600 Volts
Zoning	EM2
Estimate TMI (2023)	\$4.56
Occupancy	June 1, 2023
Rental Rate	Please Inquire Through Listing Agents

LEGEND

- Warehouse Area
- Office Area
- Total Area

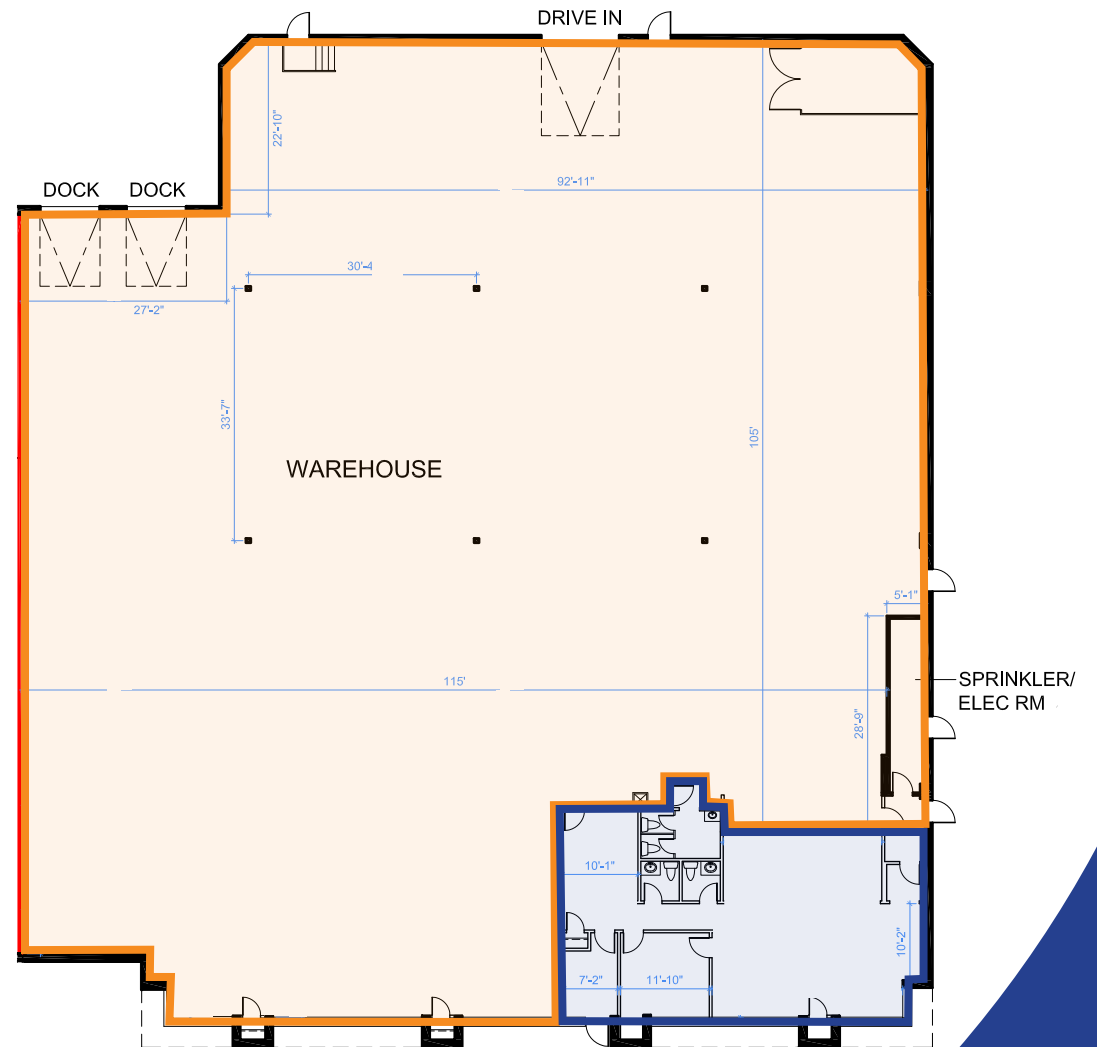


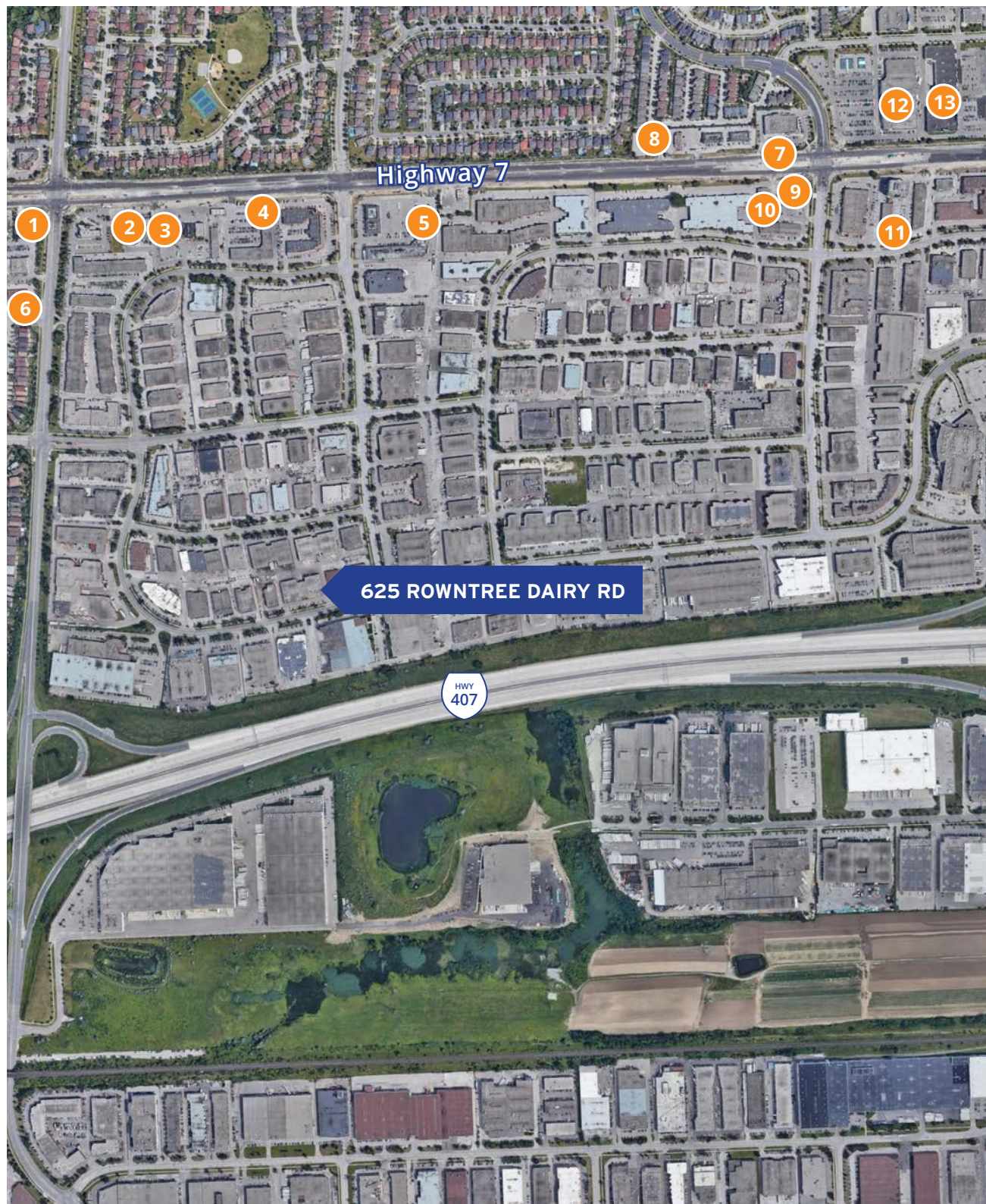
PHOTO GALLERY

Warehouse / Office



AMENITIES

- 1 Tim Hortons
- 2 Burrito Boyz
- 3 Taco Bell
- 4 Harvey's
- 5 Pho Viet Xpress
- 6 That's Italian Ristorante
- 7 Shoppers Drug Mart
- 8 Wendy's
- 9 Tim Hortons
- 10 Pita Land
- 11 Mila Mexican
- 12 Fortinos
- 13 Chapters



PURE MOVEMENT

Connecting to GTA's Central Transportation Corridor

625 Rowntree Dairy Road is ideally situated in central Vaughan, just north of Toronto. Vaughan is the fifth largest city in the GTA and is one of Canada's fastest growing cities. Home to about 335,000 people, its globally-competitive economy includes more than 12,000 businesses, employing approximately 222,000 individuals. Vaughan traces its roots back to the historic communities of Concord, Kleinburg, Maple, Thornhill and Woodbridge. The Vaughan Metropolitan Centre is the city's emerging downtown. Its distinct, iconic and towering skyline is shaping the entire Toronto Region.



DRIVE TIMES


12 Minutes
Vaughan Metropolitan
Centre


16 Minutes
Toronto Pearson
International Airport


32 Minutes
Union Station


4 Minutes
Highway 407


5 Minutes
Highway 400


10 Minutes
Highway 401

OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

PUREINDUSTRIAL.CA



Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

COLLIERSCANADA.COM





CONTACT

CHARLES PINT

Sales Representative

Direct: +1 416 620 2865
charles.pint@colliers.com

MARC KIRSHENBAUM, SIOR

Executive Vice President

Sales Representative

Direct: +1 416 620 2879
marc.kirshenbaum@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.