

CALDARI SOUTH BUSINESS CENTRE

51 CALDARI ROAD

Building A Unit 12, Vaughan

4,252.76 SQ. FT.



DANNY RIZZO

Broker of Record
416 987 7500 x 202
dannyr@capitalnorthrealty.com

FRANK MASTRACCI

Sales Representative
416 987 7500 x 208
frankm@capitalnorthrealty.com





FOR LEASE

51 CALDARI ROAD

Building A, Unit 12

One unit with ample square footage and warehouse space. High clear height, office space, and large shipping doors for commercial use. Available for lease separately or together. Act now to secure this rare opportunity in Vaughan.

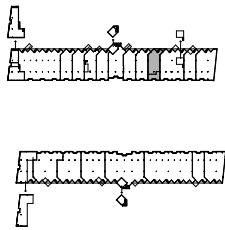
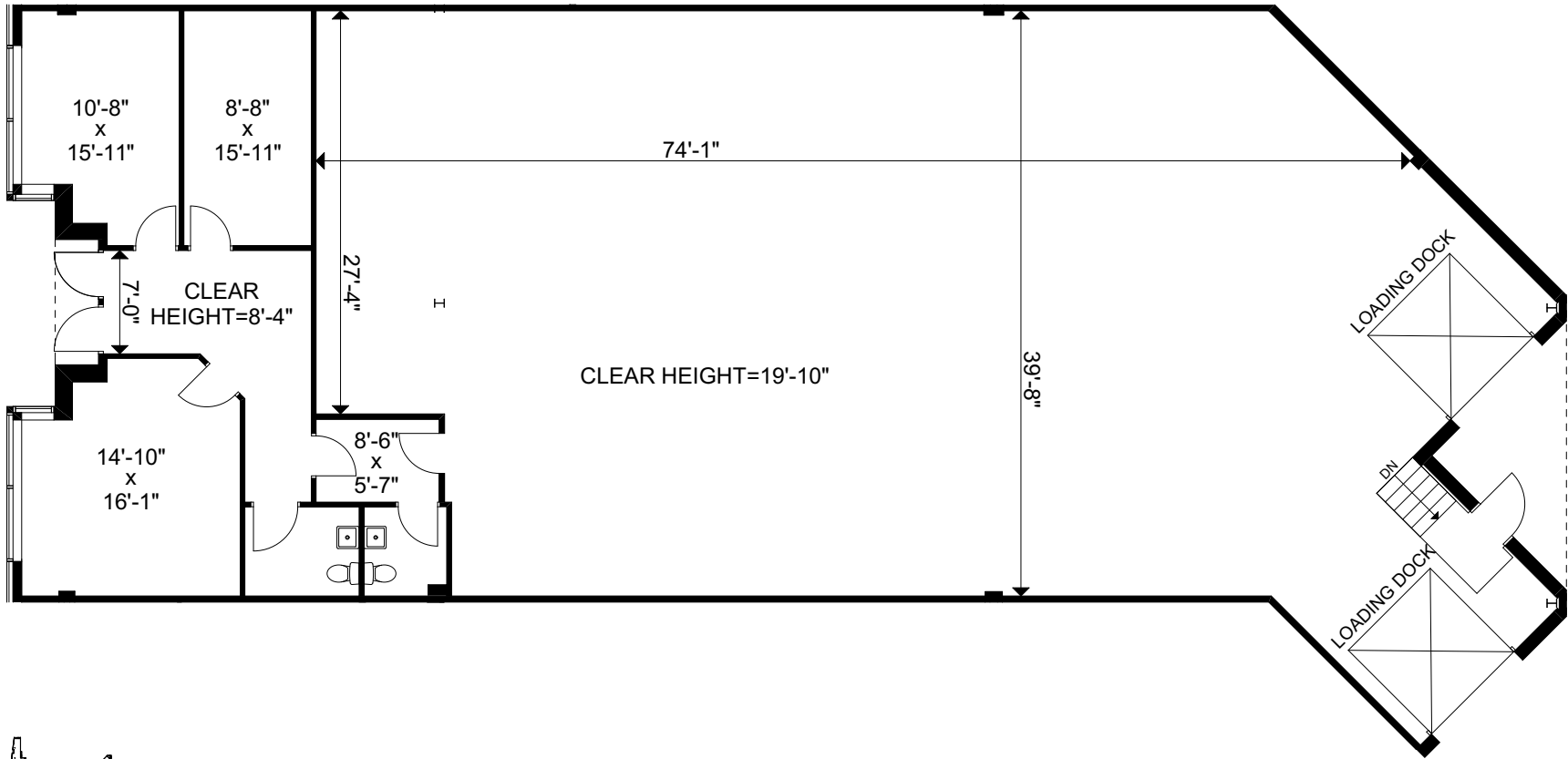
UNIT: 51 A #12

SQUARE FOOTAGE 4,252.76 Sq Ft

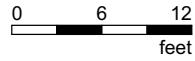
OCCUPANCY	Tenanted	OFFICE	891.50 SF 20%
LEASE	\$19 PSF Net	WAREHOUSE	3361.26 SF 80%
T.M.I.	\$5.40 PSF	SHIPPING DOORS	Two (2) Truck Level
CEILING HEIGHT	19' 10" Ft Clear	POWER	600 Volts 100 Amps

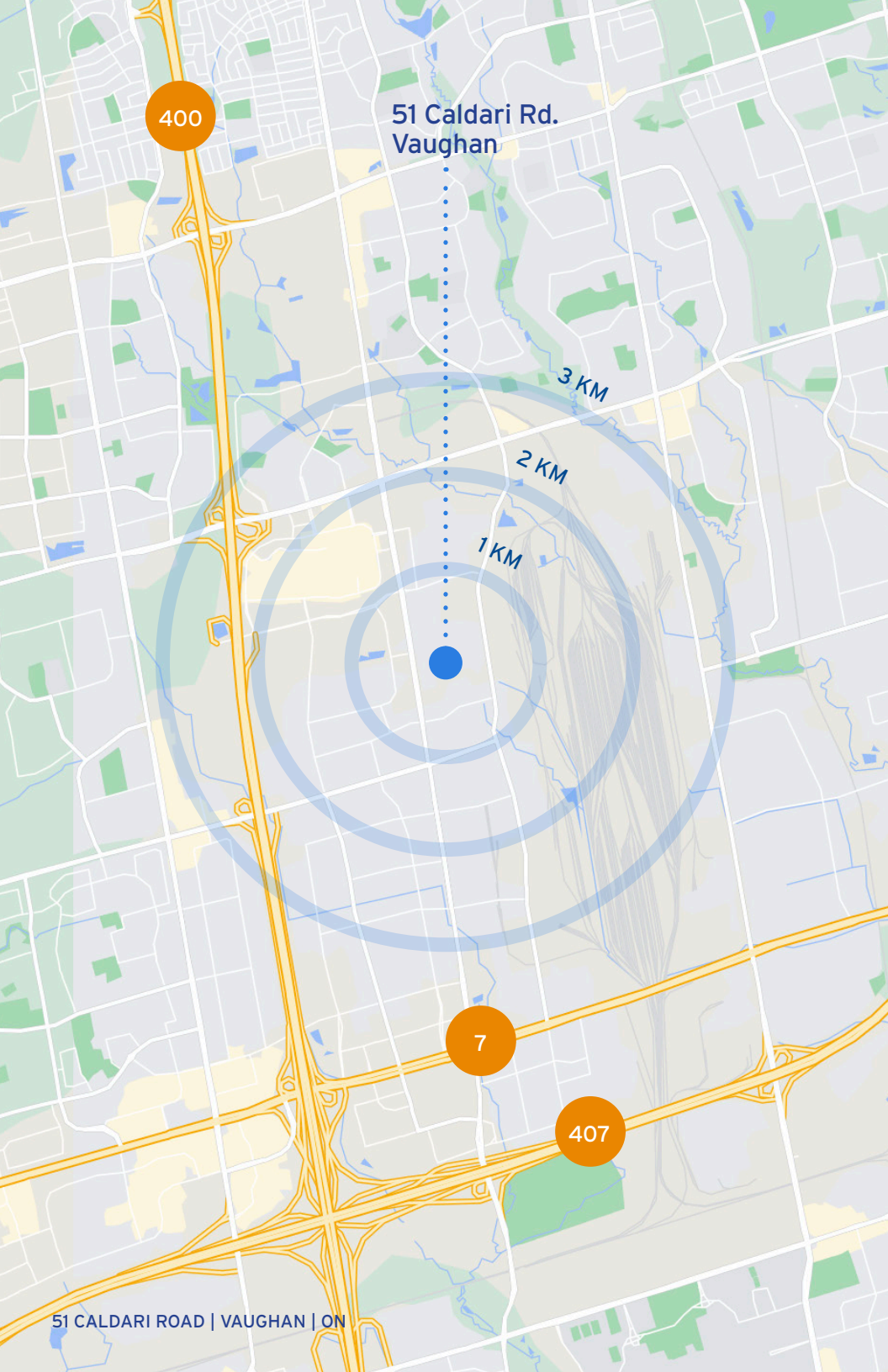
CALDARI RD.

UNIT: 51 A #12



	RENTABLE AREA
OFFICE	891.50 sq ft
WAREHOUSE	3,361.26 sq ft
TOTAL	4,252.76 sq ft





51 Caldari Rd.
Vaughan

400

7

407

51 CALDARI ROAD | VAUGHAN | ON

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



9 Minutes
CN Shipping Yard



16 Minutes
Pearson
International Airport

407

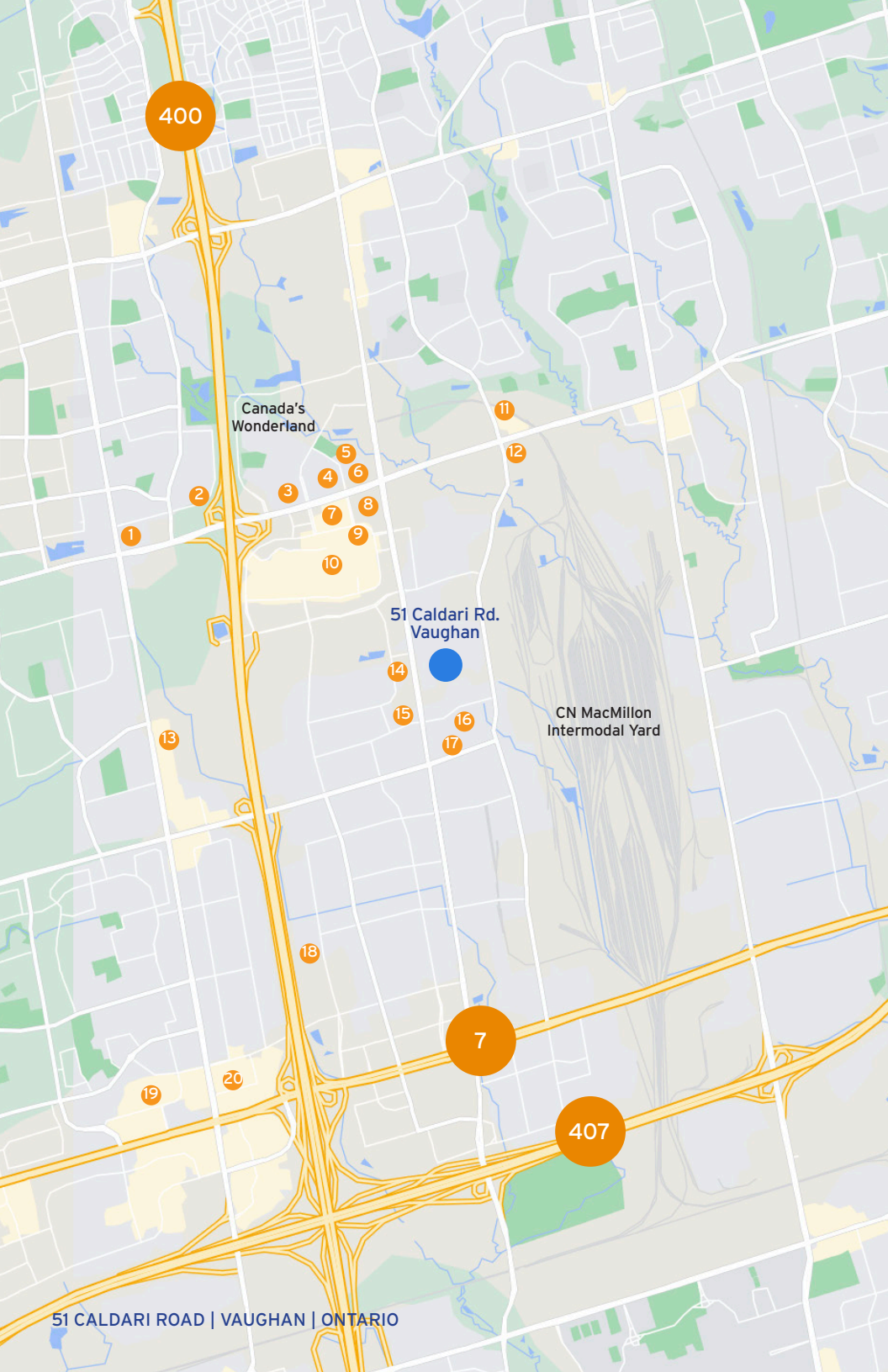
7 Minutes
Highway 407

401

10 Minutes
Highway 401



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. 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



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 12



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