



**FOR LEASE**

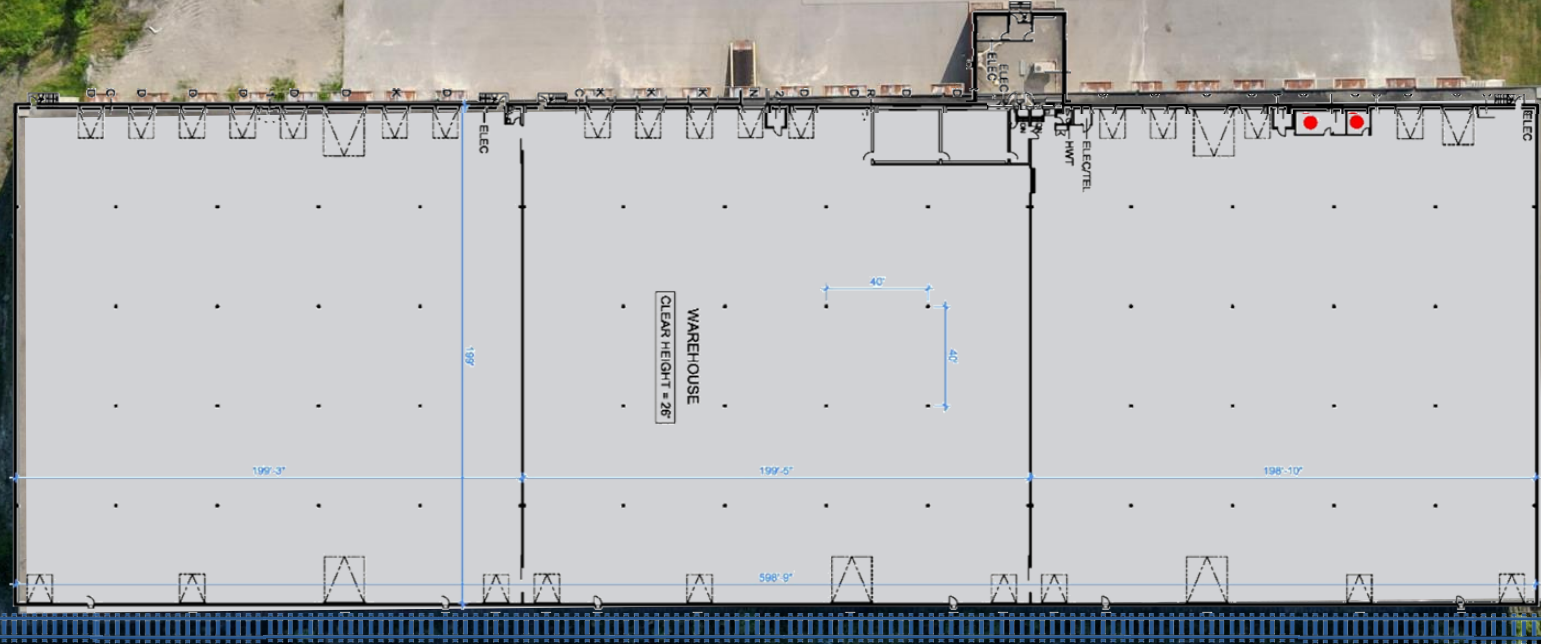
**55 DONEY  
CRESCENT**  
VAUGHAN, ONTARIO

For more information, please contact:

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## PROPERTY OVERVIEW



BUILDING AREA  
± 121,315 SF



OFFICE AREA  
± 3%



ZONING  
EM-1



TMI (2025)  
\$2.76 PSF



CLEAR HEIGHT  
± 26'0"



SHIPPING  
19 – TL  
1 – DI DOORS

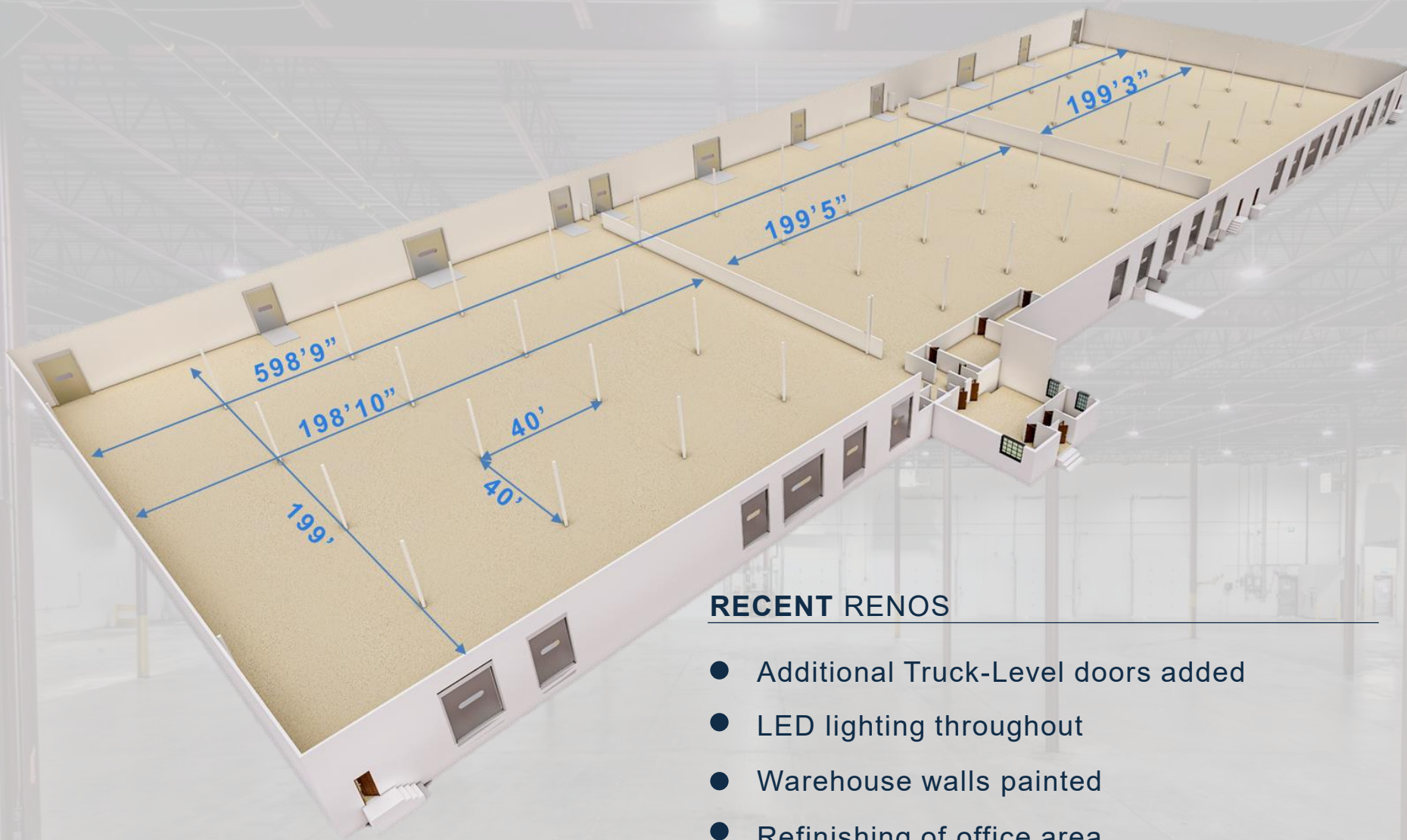


LIGHTING  
LED



ASKING NET RENT  
\$16.95 PSF

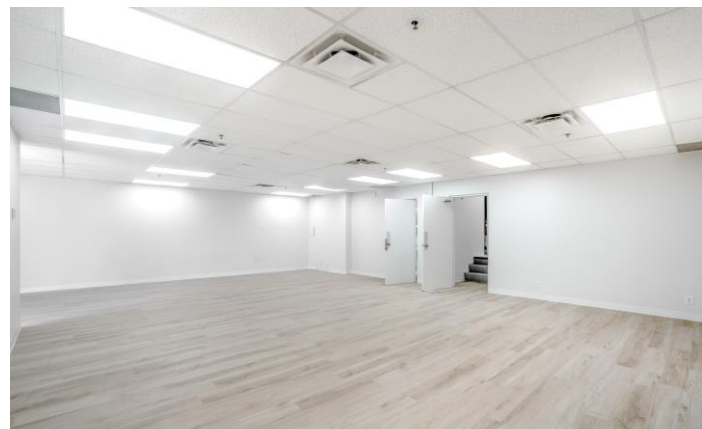
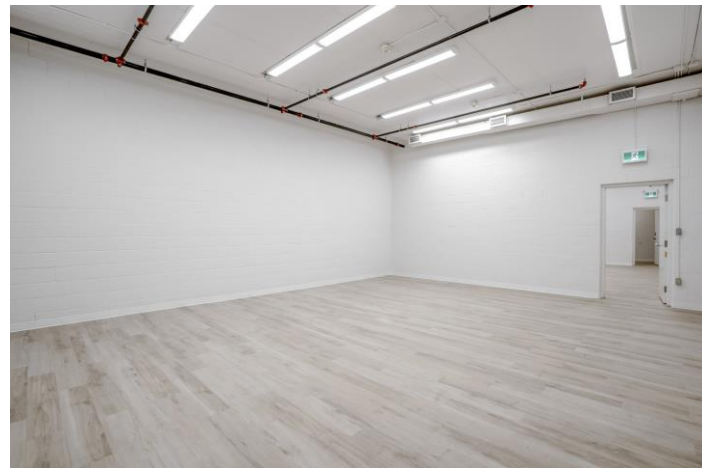
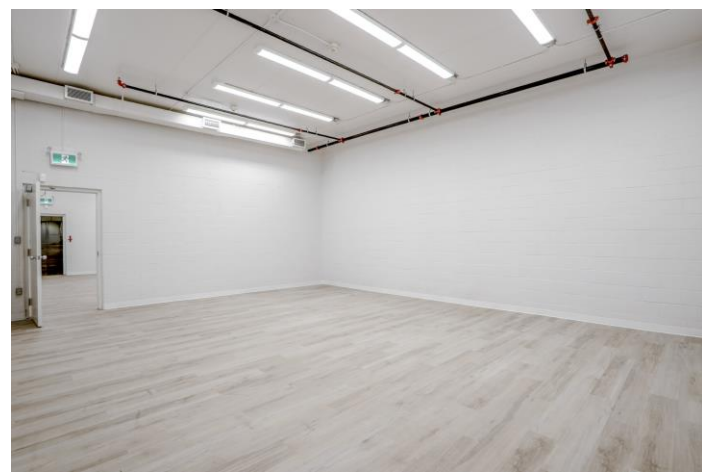
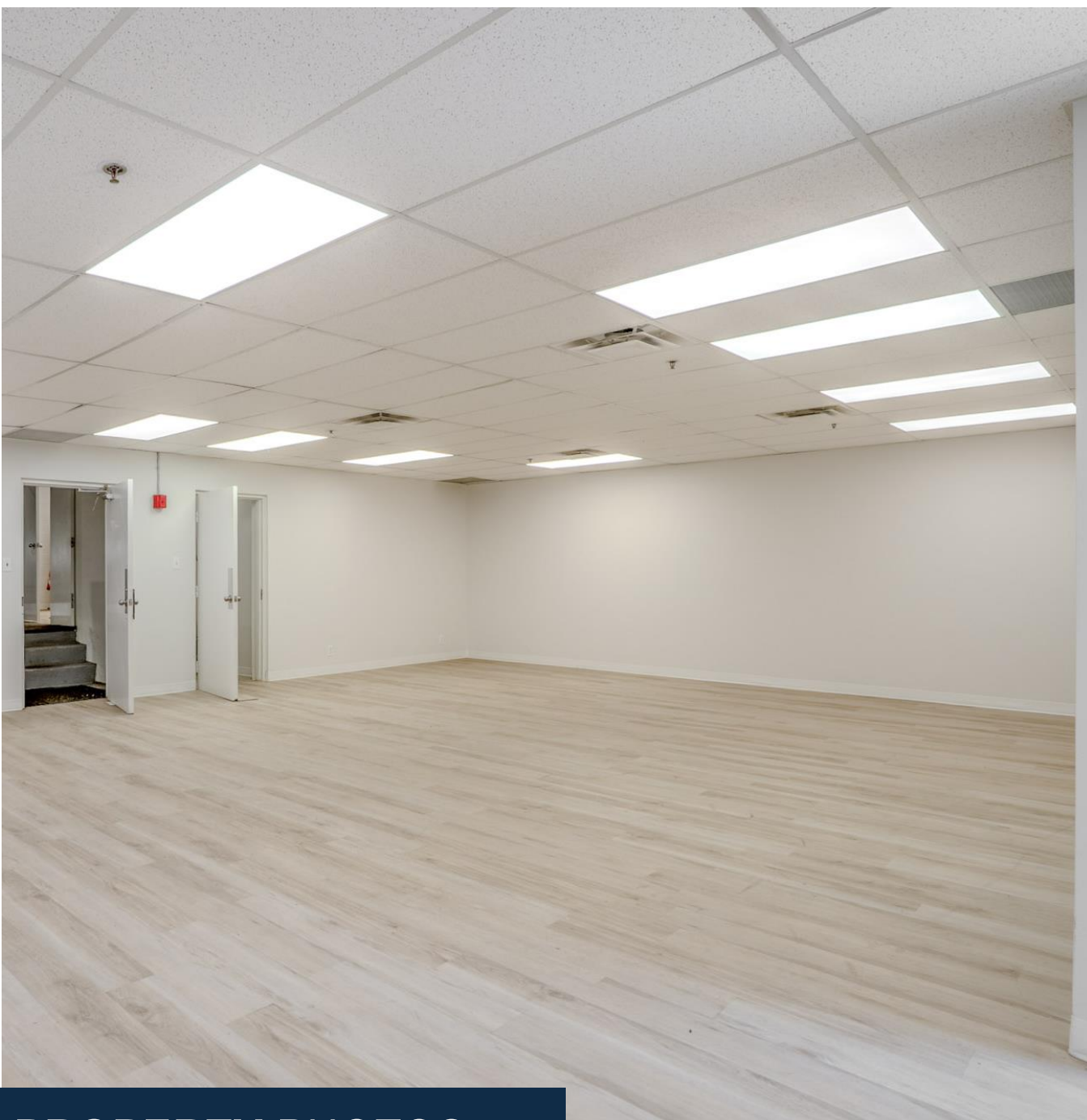




### RECENT RENOS

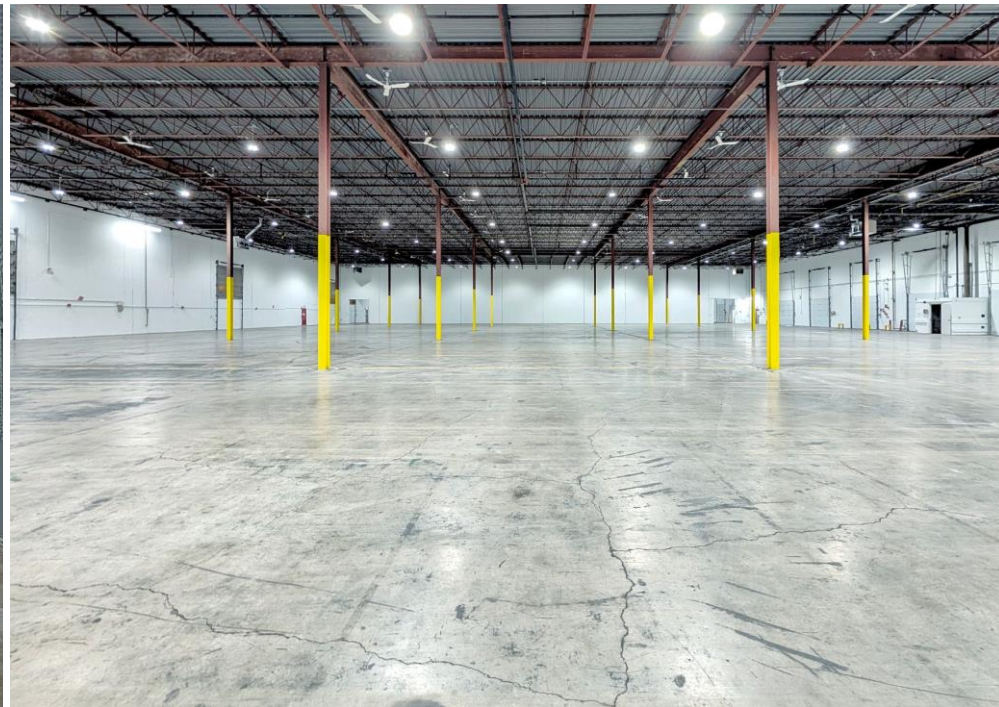
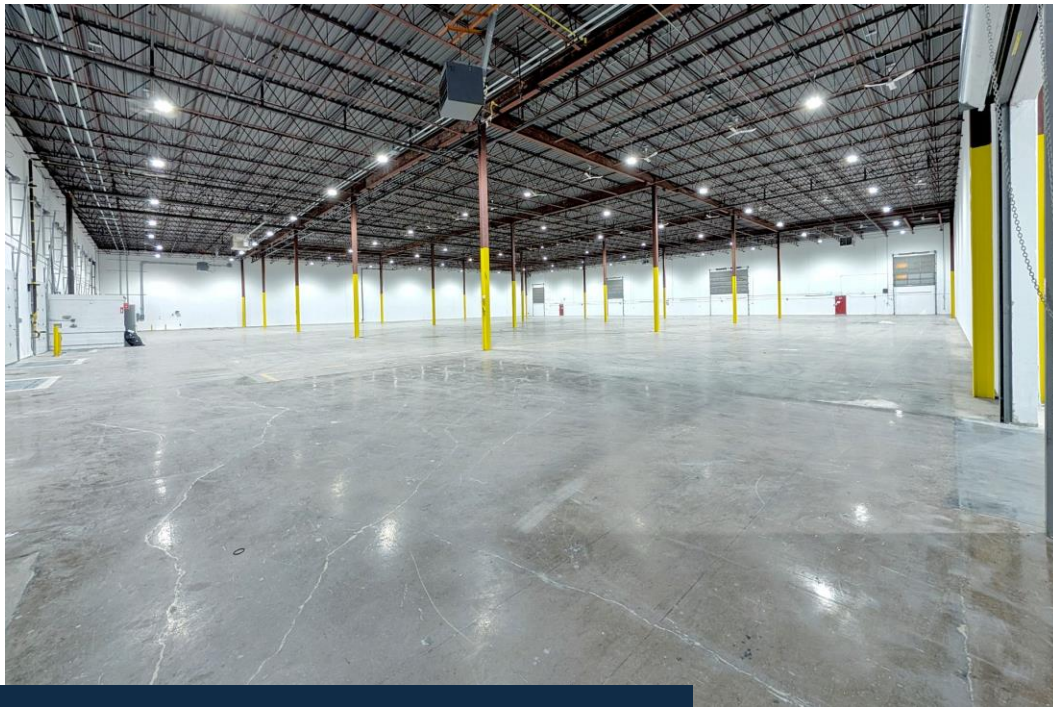
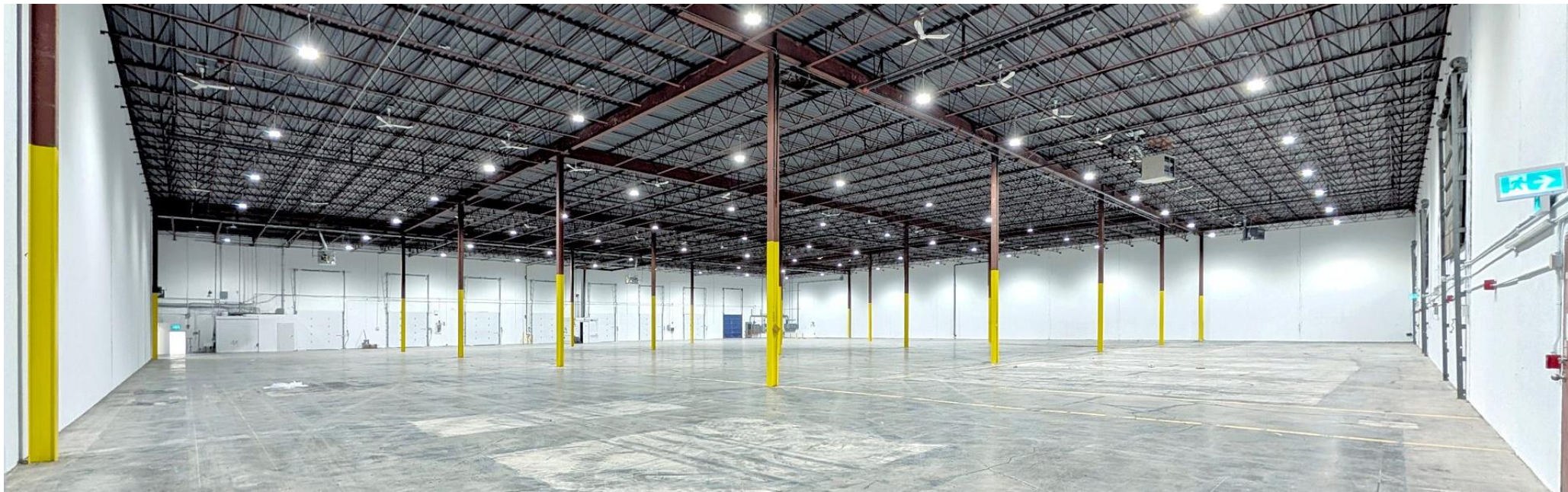
- Additional Truck-Level doors added
- LED lighting throughout
- Warehouse walls painted
- Refinishing of office area
- Upgraded office area with new flooring & paint
- Electrical Service – 1,600 Amps / 600 Volts (in progress)
- Paving to be extended for additional parking (in progress)

## FLOOR PLAN



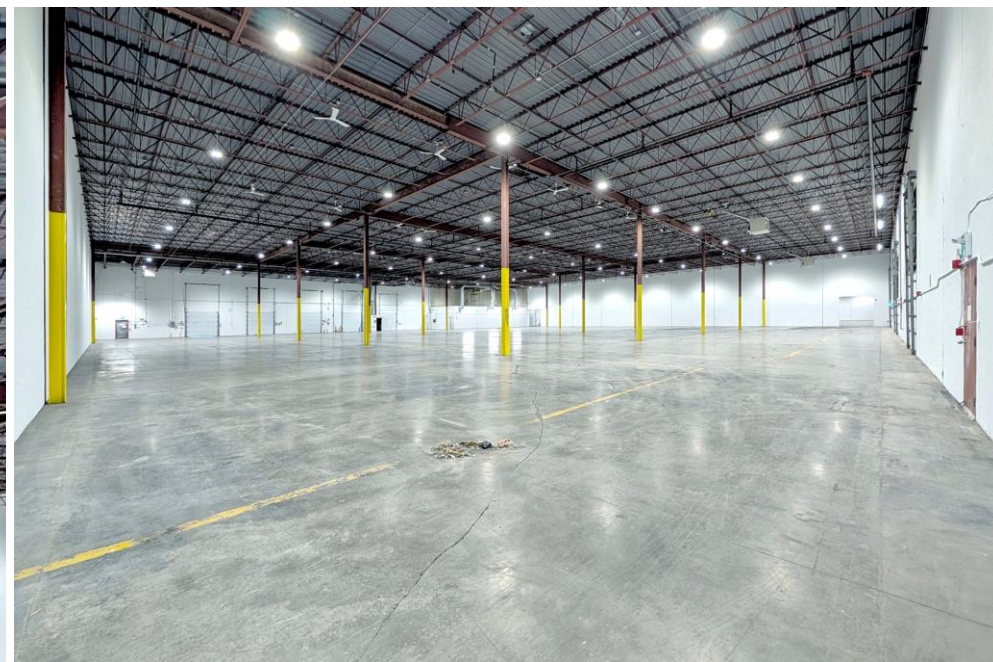
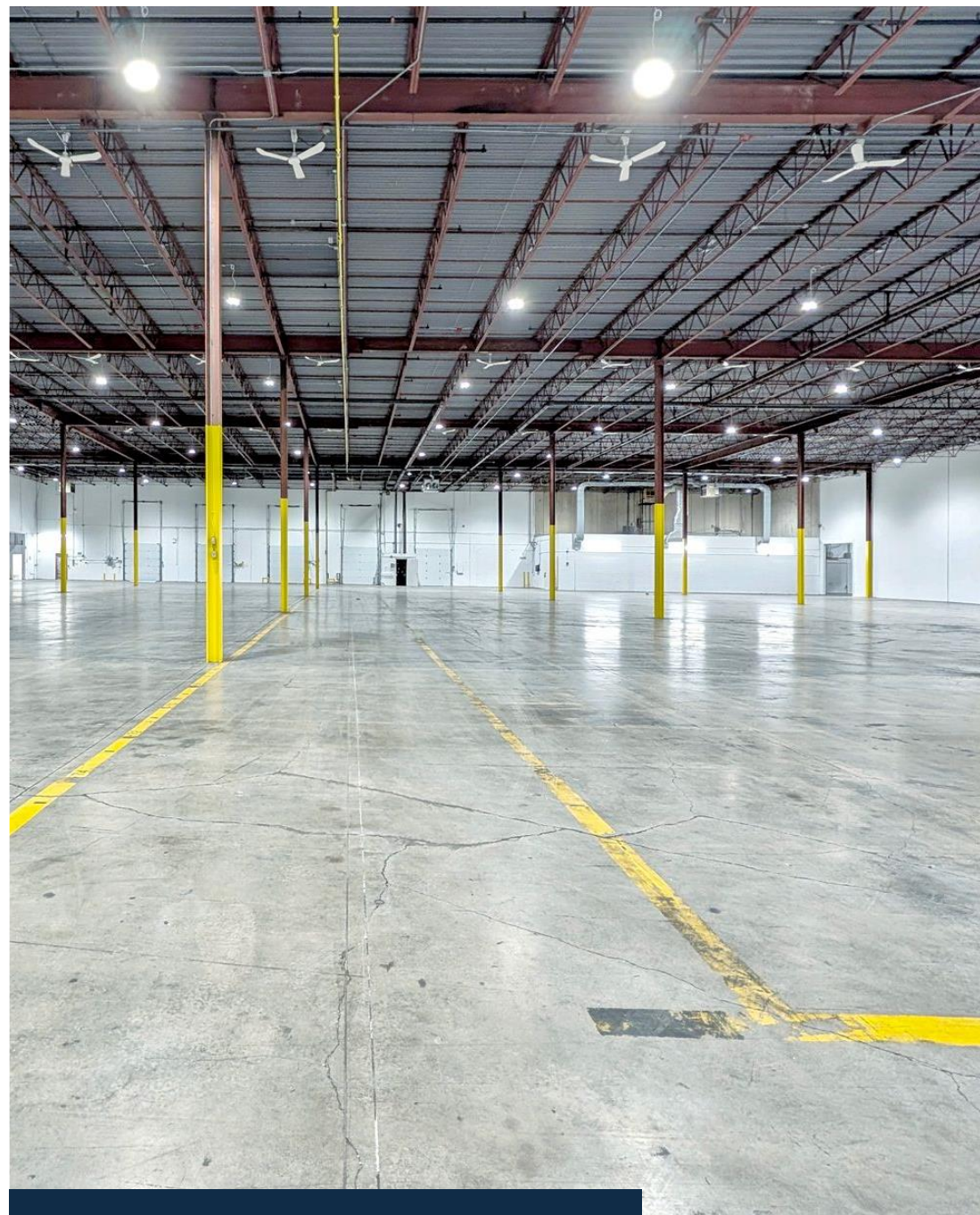
## PROPERTY PHOTOS





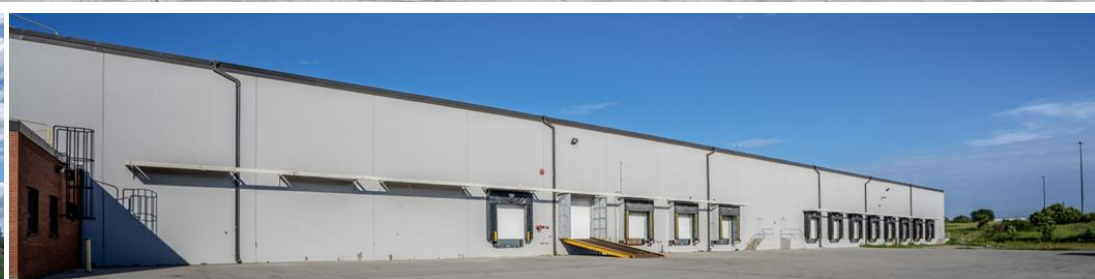
## PROPERTY PHOTOS





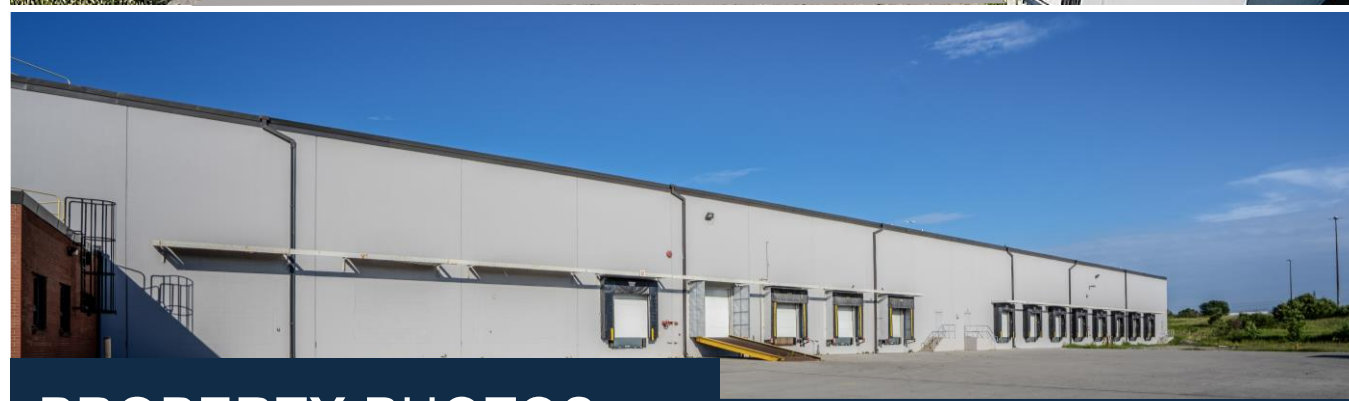
## PROPERTY PHOTOS





## PROPERTY PHOTOS





## PROPERTY PHOTOS



## DRIVE TIMES

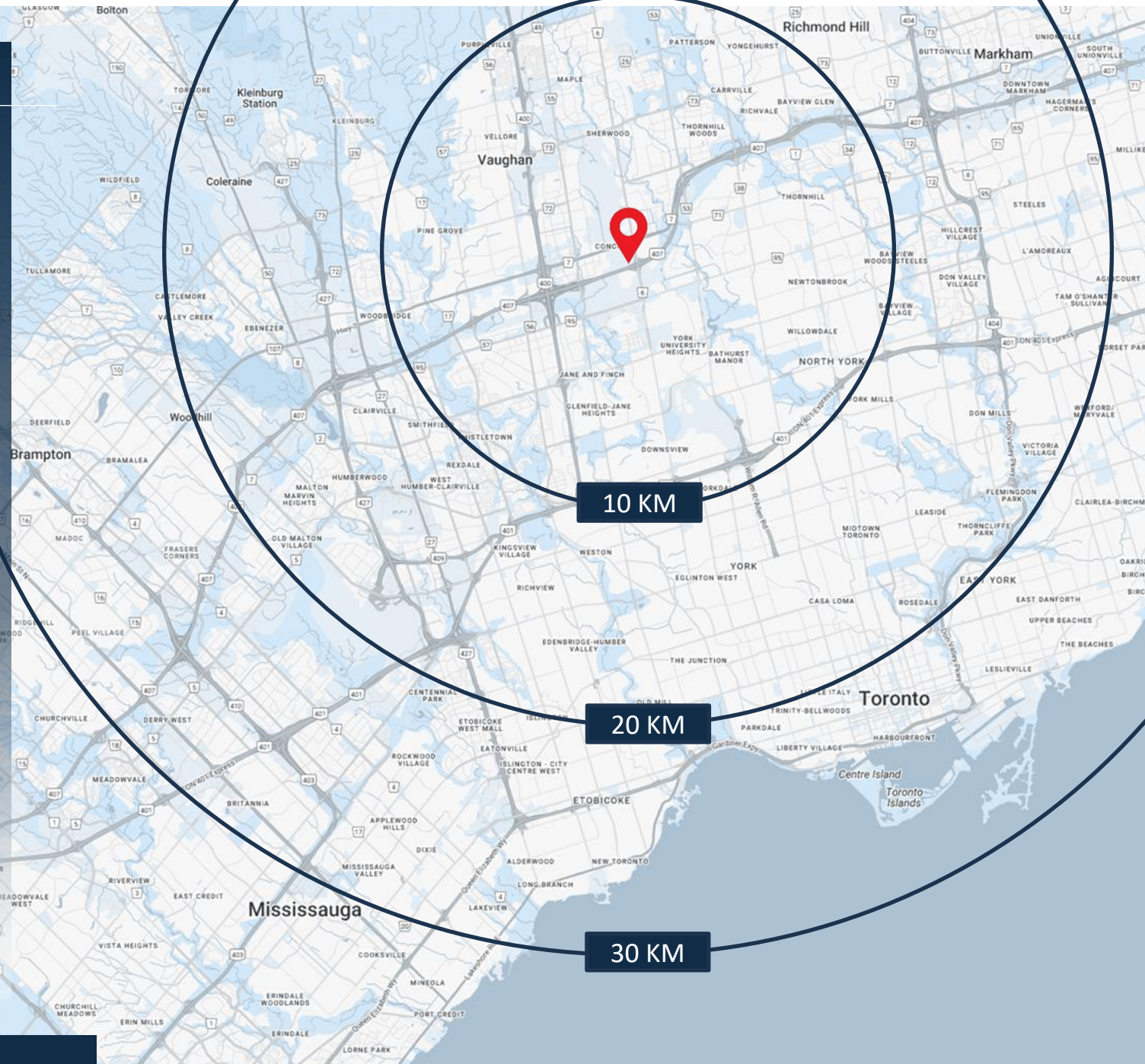
Hwy. 407	700 m   2 min
Hwy. 400	4 km   3 min
Hwy. 401	11 km   10 min
Hwy. 427	12.2 km   8 min
Hwy. 404	14.1 km   10 min

**Vaughan Metropolitan Centre**  
3.9 km | 9 min

**CN MacMillan Yard**  
6.6 km | 13 min

**Toronto Pearson Airport**  
21.0 km | 15 min

**Union Station**  
40.8 km | 55 min



## LOCATION MAP





Pure Industrial is a leading provider of industrial real estate in Canada, headquartered in Toronto with regional offices in Montreal, Quebec City, and Vancouver. The company owns and manages a diverse portfolio of 40 million square feet, spanning from small-bay warehouses to large-scale industrial developments. Pure Industrial's strategic approach is centered on delivering premium industrial spaces in key logistics hubs essential to Canada's supply chain—from the first mile to the last. The company is committed to building long-term relationships by offering responsive, personalized service through its experienced, customer-focused team.



Vanguard Realty is a trusted name in real estate, offering over 100 years of combined experience in the sale and leasing of commercial, industrial, investment, resale, and new construction properties. With a hands-on, client-focused approach, Vanguard is actively involved in marketing and transacting real estate daily.

The company is built on a foundation of professionalism, integrity, and service excellence. Every team member is carefully selected and brings deep market knowledge and a strong commitment to client success. Vanguard's mission is to deliver results through personalized service, no matter the size or complexity of the transaction.

## THE TEAM







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