

**FOR LEASE**  
INDUSTRIAL UNITS

**1 WHITMORE RD.**  
VAUGHAN, ONTARIO





# PROPERTY OVERVIEW



Conveniently located  
Near Vaughan Metropolitan Centre



Strategically Located 20 Minutes  
from Toronto Pearson Airport



Excellent Proximity to  
400 Series Highways

Unit	18
Total Area	± 1,920 SF
Office Area	± 60%
Ceiling Height	16'6"
Shipping	1 DI
TMI	\$5.92 psf
Asking Price	\$19.95 psf NET

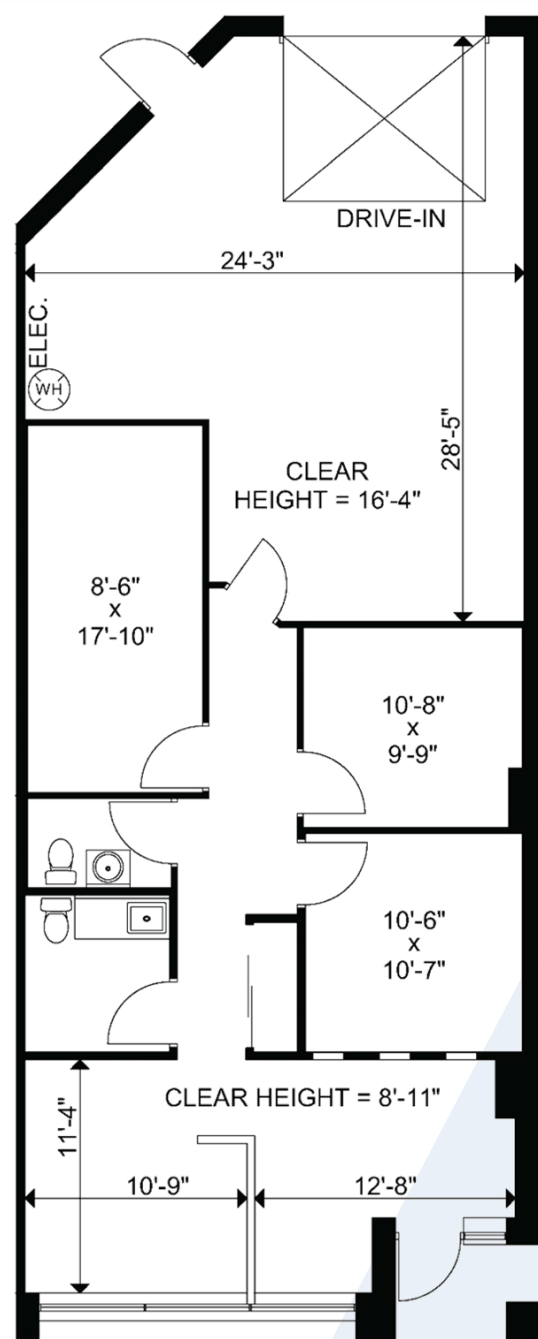
Unit	4
Total Area	± 1,624 SF
Office Area	± 48%
Ceiling Height	16'10"
Shipping	1 DI
TMI	\$5.92 psf
Asking Price	\$19.95 psf NET

Unit	9
Total Area	± 1,521 SF
Office Area	± 60%
Ceiling Height	16'4"
Shipping	1 DI
TMI	\$5.92 psf
Asking Price	\$19.95 psf NET



# FLOORPLAN

## 1 WHITMORE RD. UNIT 9

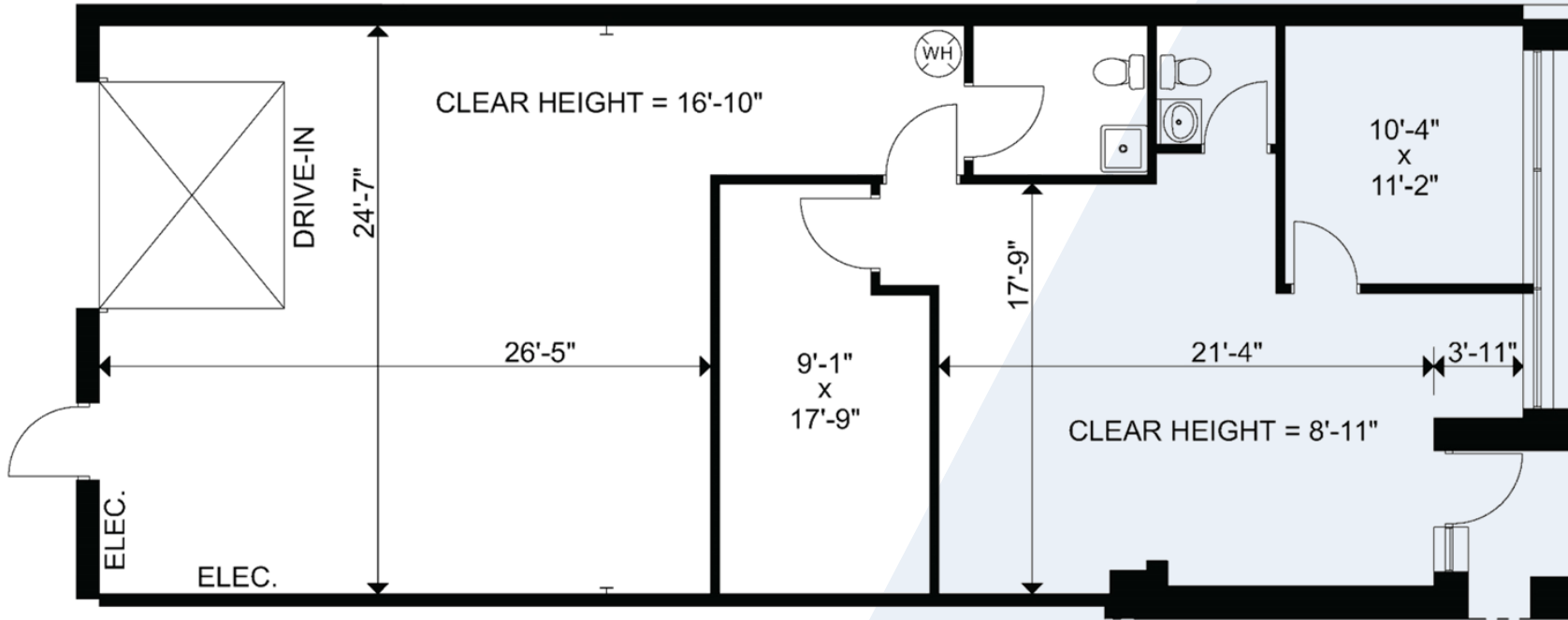


	RENTABLE AREA
OFFICE	921.74 sq ft
WAREHOUSE	598.55 sq ft
TOTAL	1,520.29 sq ft

AREA CERTIFIED BY EXTREME MEASURES INC. IN ACCORDANCE WITH THE BOMA 2019 FOR INDUSTRIAL BUILDINGS STANDARD METHOD OF MEASUREMENT (ANSI/BOMA Z65.2-2019)

# FLOORPLAN

## 1 WHITMORE RD. UNIT 4



	RENTABLE AREA
OFFICE	777.16 sq ft
WAREHOUSE	846.86 sq ft
TOTAL	1,624.02 sq ft

AREA CERTIFIED BY EXTREME MEASURES INC. IN ACCORDANCE WITH THE BOMA 2019 FOR INDUSTRIAL BUILDINGS STANDARD METHOD OF MEASUREMENT (ANSI/BOMA Z65.2-2019)

# FLOORPLAN

## 1 WHITMORE RD. UNIT 18





# PROPERTY LOCATION

## DRIVE TIMES



 **4** minutes

 **5** minutes

 **7** minutes

 **10** minutes

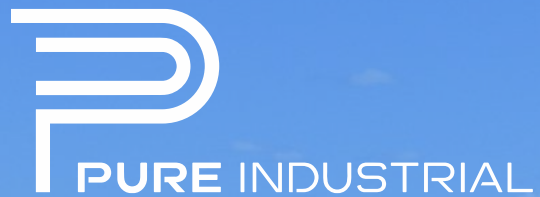
 **11** minutes  
VAUGHAN METROPOLITAN CENTRE

 **14** minutes  
PEARSON INTERNATIONAL AIRPORT

 **33** minutes  
DOWNTOWN TORONTO







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](http://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](http://VANGUARDREALTY.CA)





PURE INDUSTRIAL

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