

FOR LEASE

65 CITATION DR. VAUGHAN, ONTARIO



PROPERTY OVERVIEW



SITE AREA
± 1.2 ACRES



BUILDING AREA
± 22,231 SF



OFFICE AREA
± 16%



CLEAR HEIGHT
17'9"



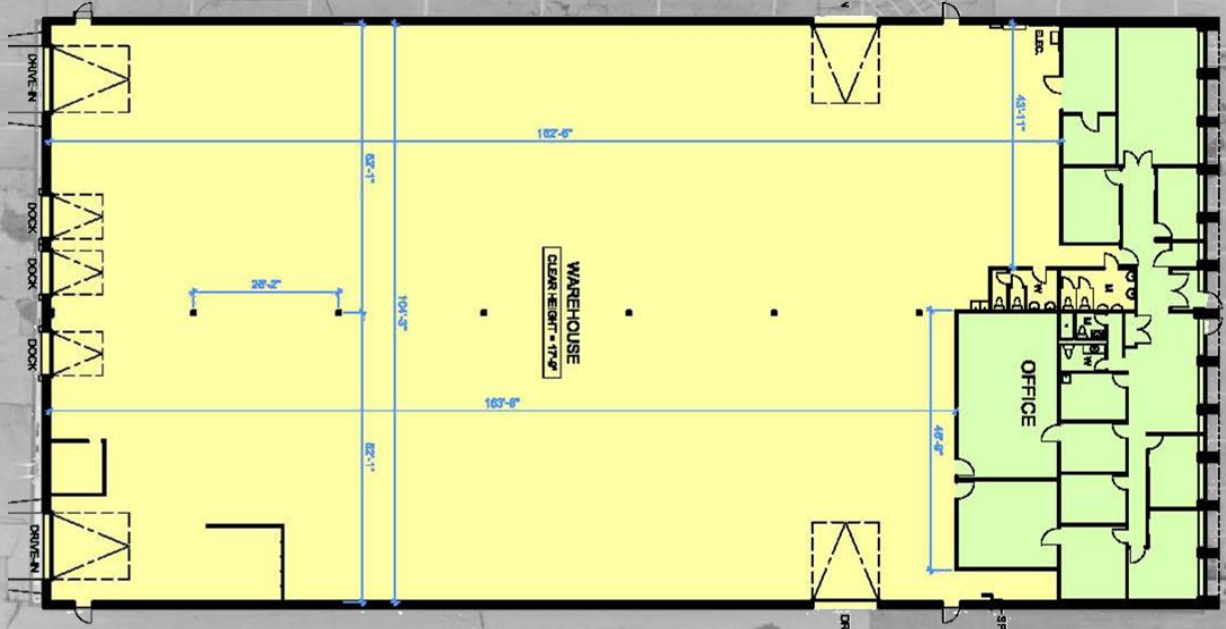
SHIPPING
3 – TL
4 – DI DOORS



TMI
± \$5.22 PSF
(+/- 4% NET
MANAGEMENT FEE)



FLOORPLAN



PROPERTY LOCATION

DRIVE TIMES

 **4** minutes

 **8** minutes

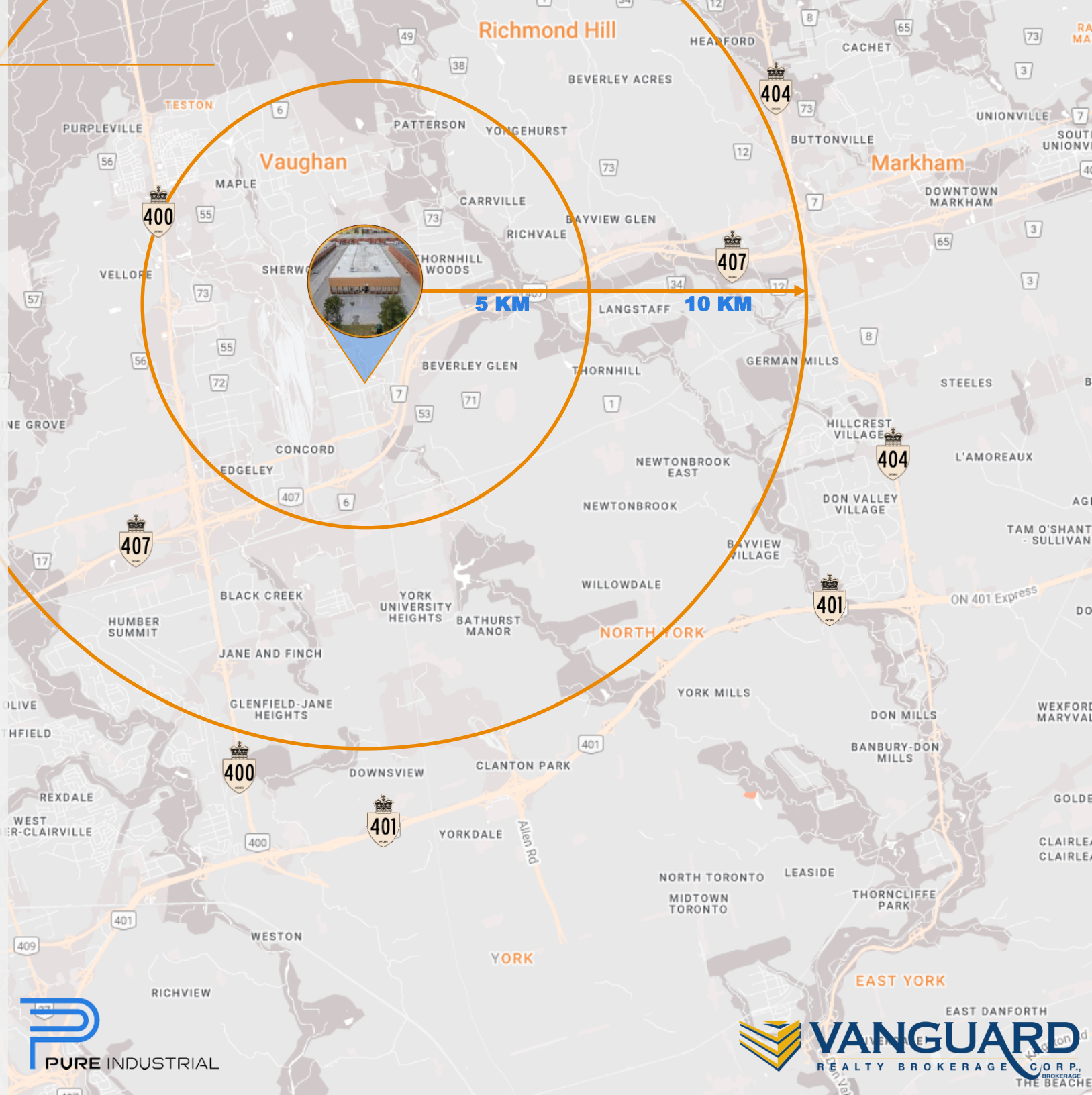
 **12** minutes

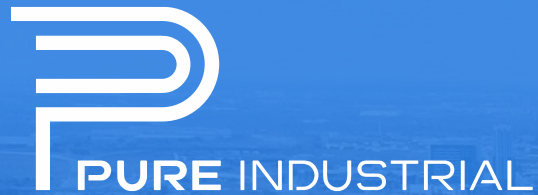
 **12** minutes

 **12** minutes
VAUGHAN METROPOLITAN CENTRE

 **22** minutes
PEARSON INTERNATIONAL AIRPORT

 **27** 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.

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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.

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For more information, please contact:



PURE INDUSTRIAL

PAUL MICELI

Salesperson | CEO | Partner

416.856.8111

pmiceli@vanguardrealty.ca

MARCELLO SCORZA

Broker of Record | Partner

416.856.8111

[mscorza@vanguardrealty.ca](mailto:m scorza@vanguardrealty.ca)

CARLO LA VALLE

Salesperson

416.856.8111

clavalle@vanguardrealty.ca



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