

FOR LEASE

INDUSTRIAL UNITS

130-160 BRADWICK DR.

VAUGHAN, ONTARIO





Strategically Located 20 Minutes from Toronto Pearson Airport



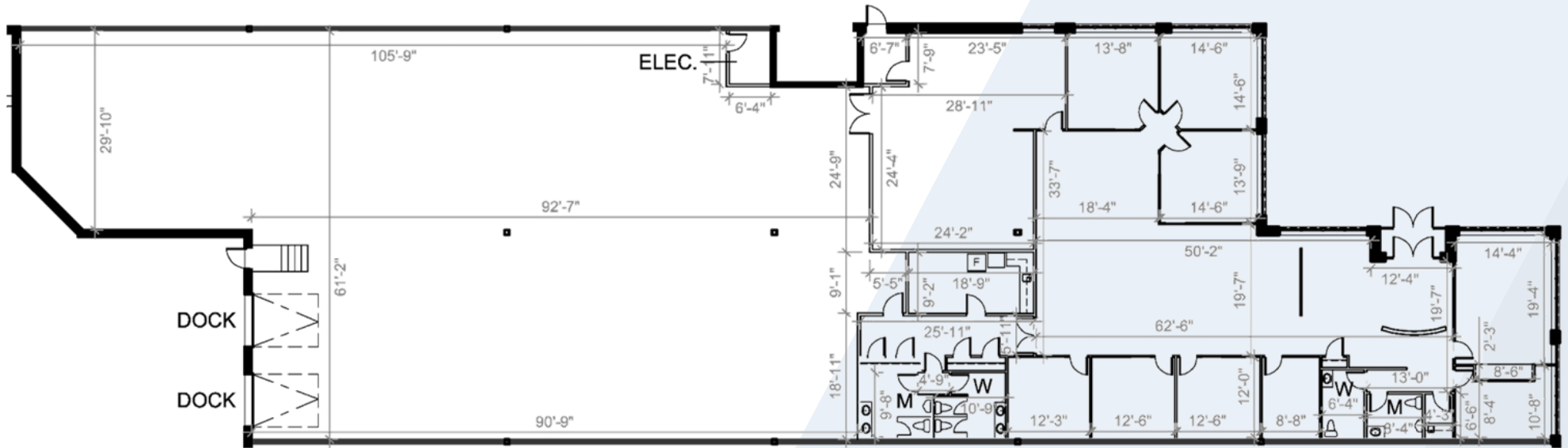
Excellent Proximity to 400 Series Highways



Professionally owned and operated

Unit	31
Total Area	± 11,931 SF
Office Area	± 43%
Ceiling Height	18'0"
Shipping	2 TL
TMI	\$5.39 psf
Asking Price	\$19.00 psf NET





AREA SUMMARY

	RENTABLE AREA
OFFICE	5,144 S.F.
WAREHOUSE	6,787 S.F.
TOTAL	11,931 S.F.

AREA CERTIFIED IN ACCORDANCE WITH: BOMA 2019 FOR INDUSTRIAL BUILDINGS, STANDARD METHOD OF MEASUREMENT ANSI / BOMA Z65.2 2019

DRIVE TIMES

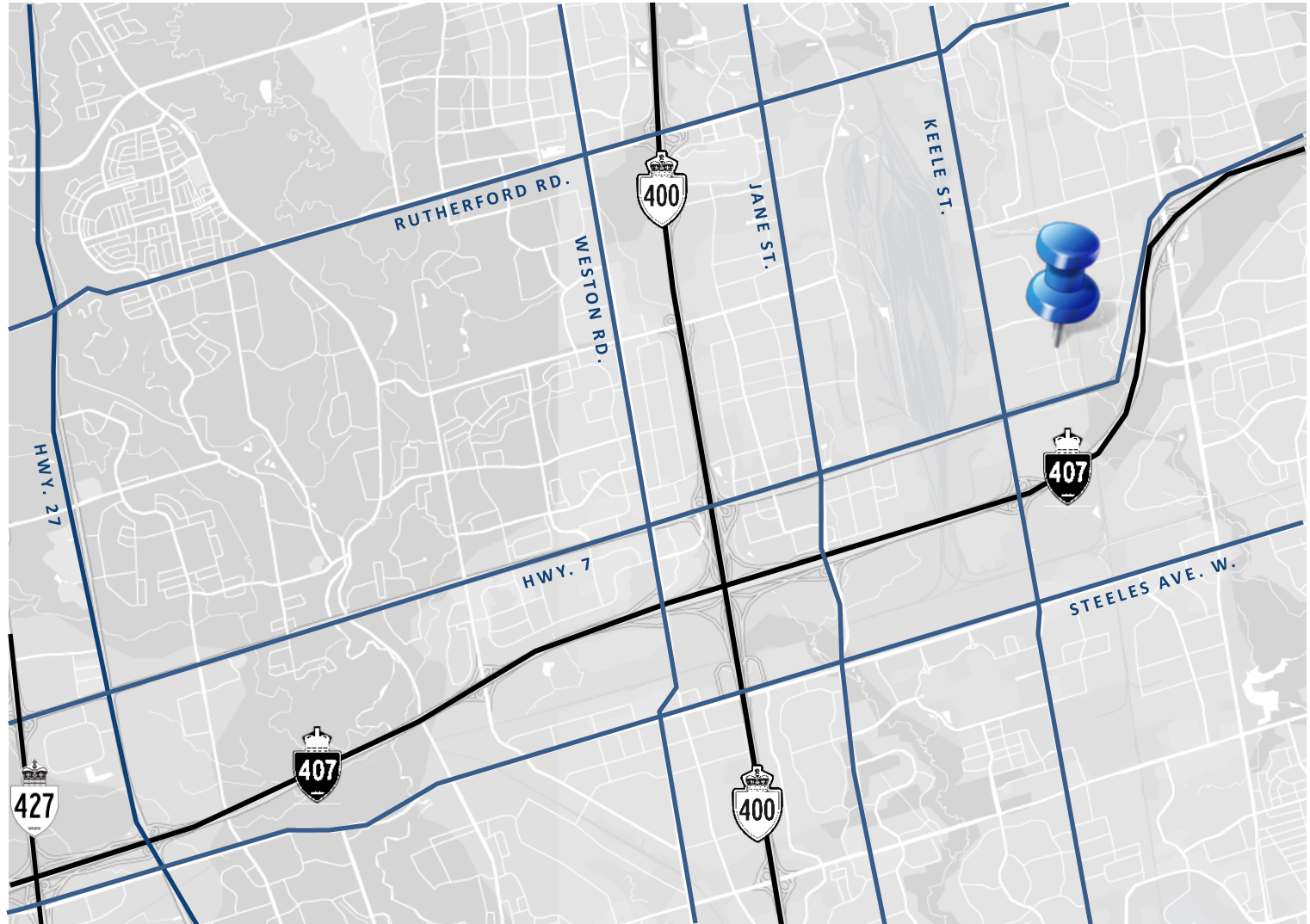
Vaughan Metropolitan Centre
13 Min.

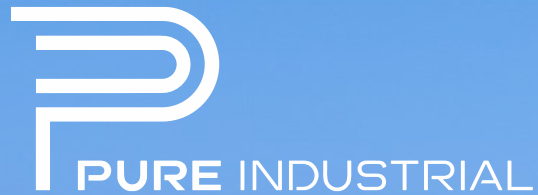
Toronto Pearson International Airport
21 Min.

Union Station
38 Min.

407 ETR Highway
5 Min.

400 Highway
8 Min.





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

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

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