

# FOR LEASE

INDUSTRIAL UNITS

# 130-160 BRADWICK DR.

VAUGHAN, ONTARIO



# PROPERTY OVERVIEW



Strategically Located 20 Minutes from Toronto Pearson Airport



Excellent Proximity to 400 Series Highways



Professionally owned and operated

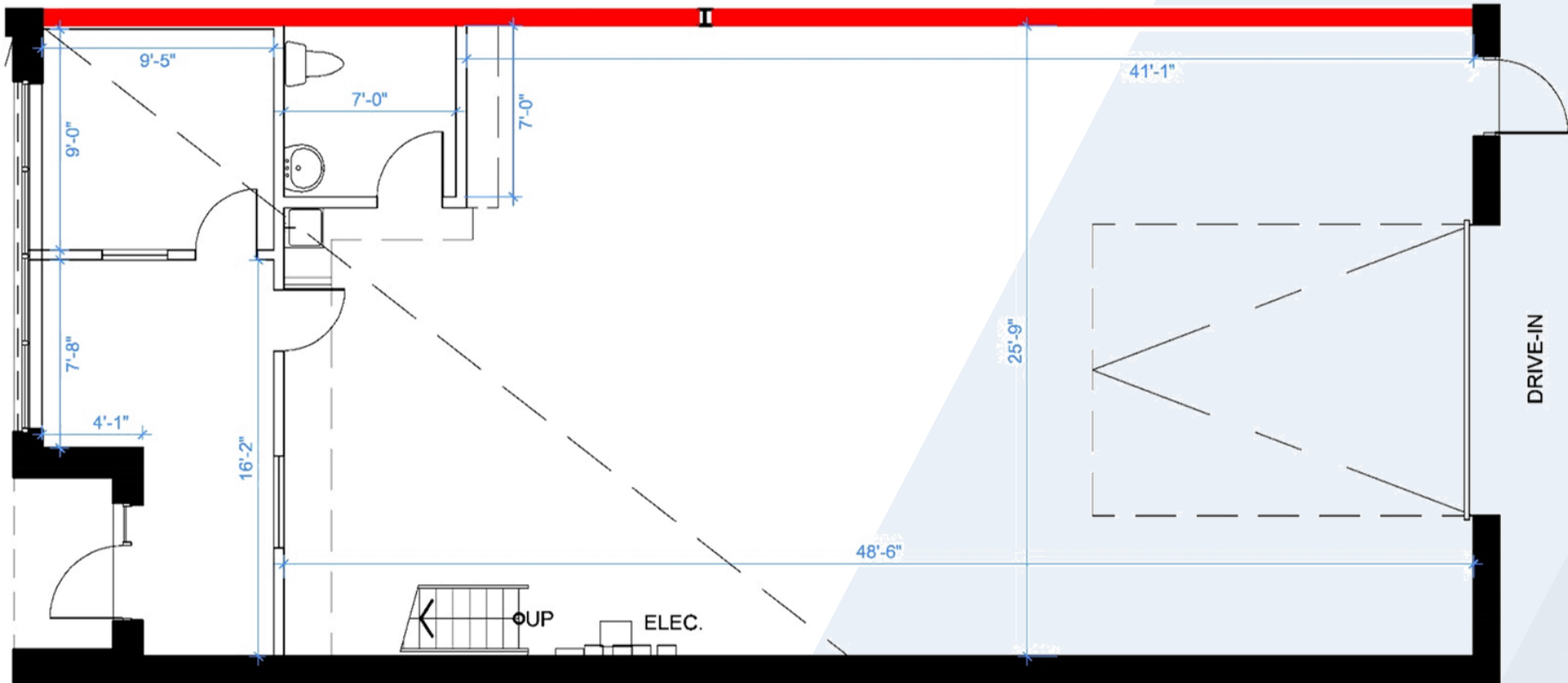
Unit	29
Total Area	± 3,243 SF
Office Area	± 23%
Ceiling Height	18'0"
Shipping	1 DI
TMI	\$5.08 psf
Asking Price	\$18.95 psf NET

Unit	22
Total Area	± 1,620 SF
Office Area	± 16%
Ceiling Height	18'0"
Shipping	1 DI
TMI	\$5.08 psf
Asking Price	\$19.50 psf NET



# FLOORPLAN

150 BRADWICK DR. UNIT 22



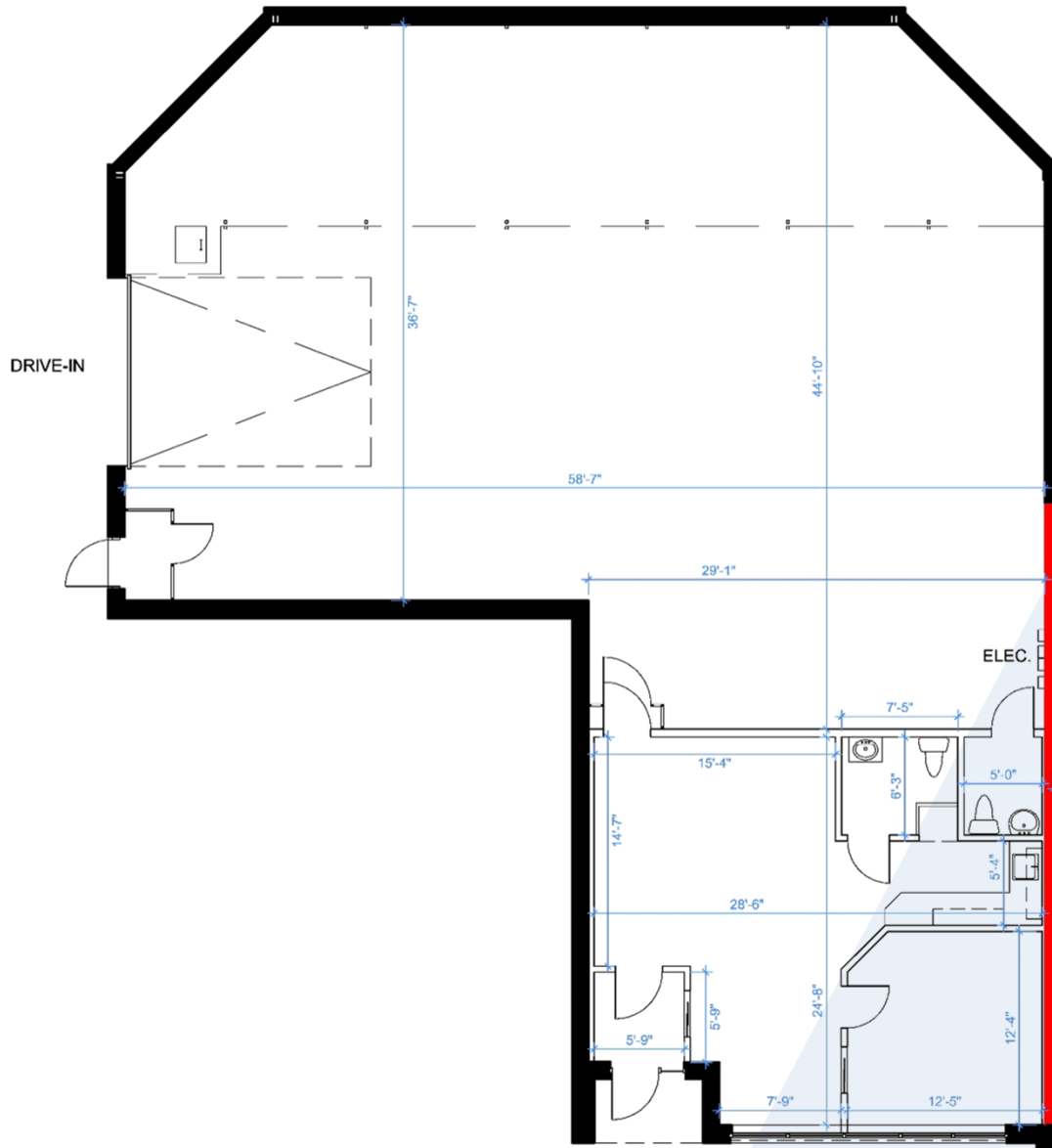
## AREA SUMMARY

	RENTABLE AREA
OFFICE	259 S.F.
WAREHOUSE	1,361 S.F.
TOTAL	1,620 S.F.

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

# FLOORPLAN

## 150 BRADWICK DR. UNIT 29



### AREA SUMMARY

	RENTABLE AREA
OFFICE	759 S.F.
WAREHOUSE	2,484 S.F.
TOTAL	3,243 S.F.

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

## DRIVE TIMES

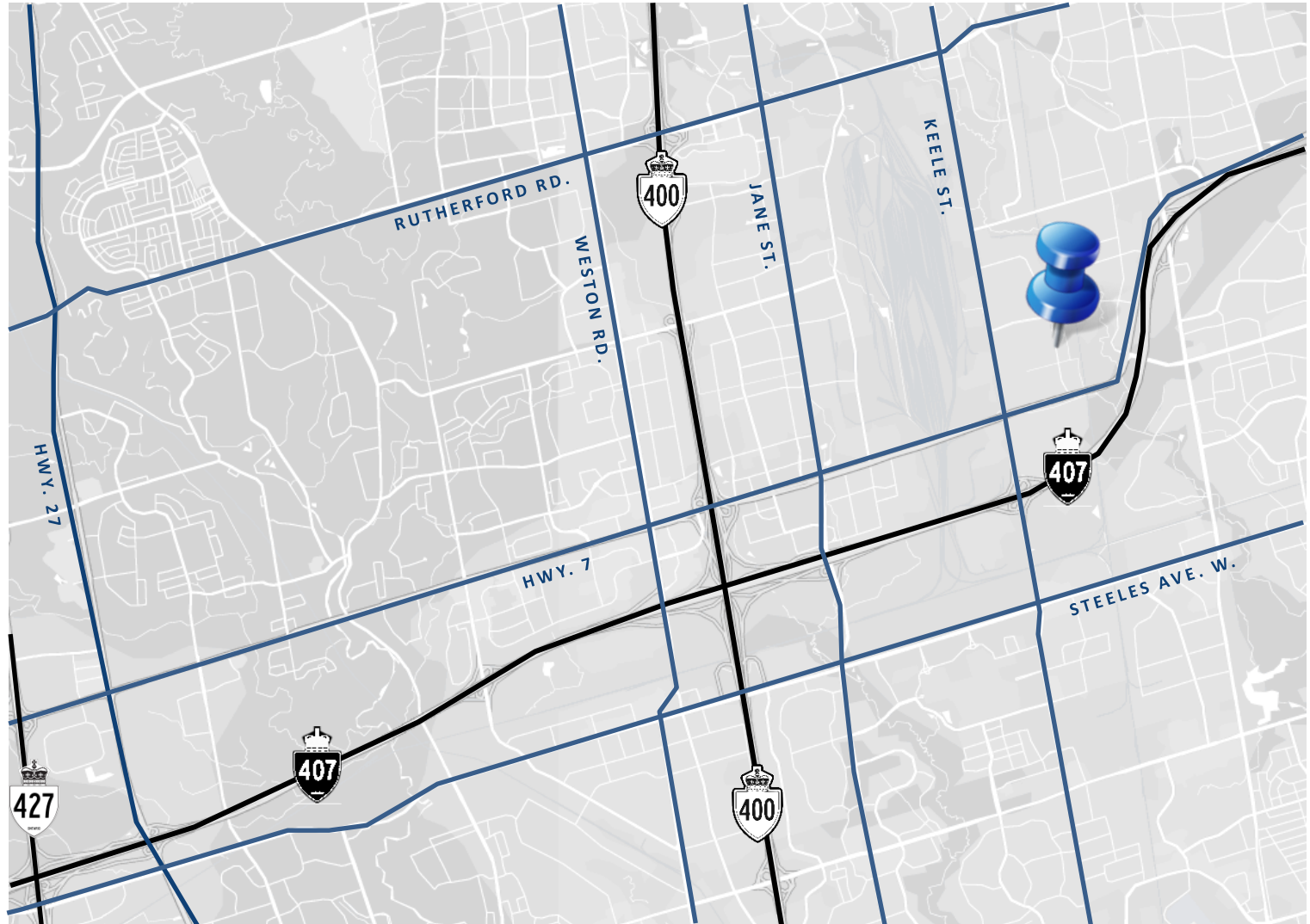
Vaughan  
Metropolitan  
Centre  
**13 Min.**

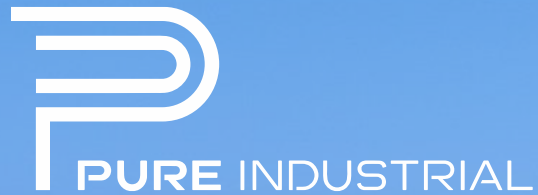
Toronto Pearson  
International  
Airport  
**21 Min.**

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](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)

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