

# FOR LEASE 140 BRADWICK DR.

VAUGHAN, ONTARIO





# PROPERTY OVERVIEW

UNIT AREA  
±4,400 SF



OFFICE AREA  
±17%



CLEAR HEIGHT  
18'0"



SHIPPING  
2 DI DOORS



UNIT  
12-13



ASKING RATE (\$ PSF NET)  
**\$18.00**



ADDITIONAL RENT (\$ PSF TMI)  
**\$5.39**



# FLOORPLAN

## 140 BRADWICK DR. UNIT 12-13



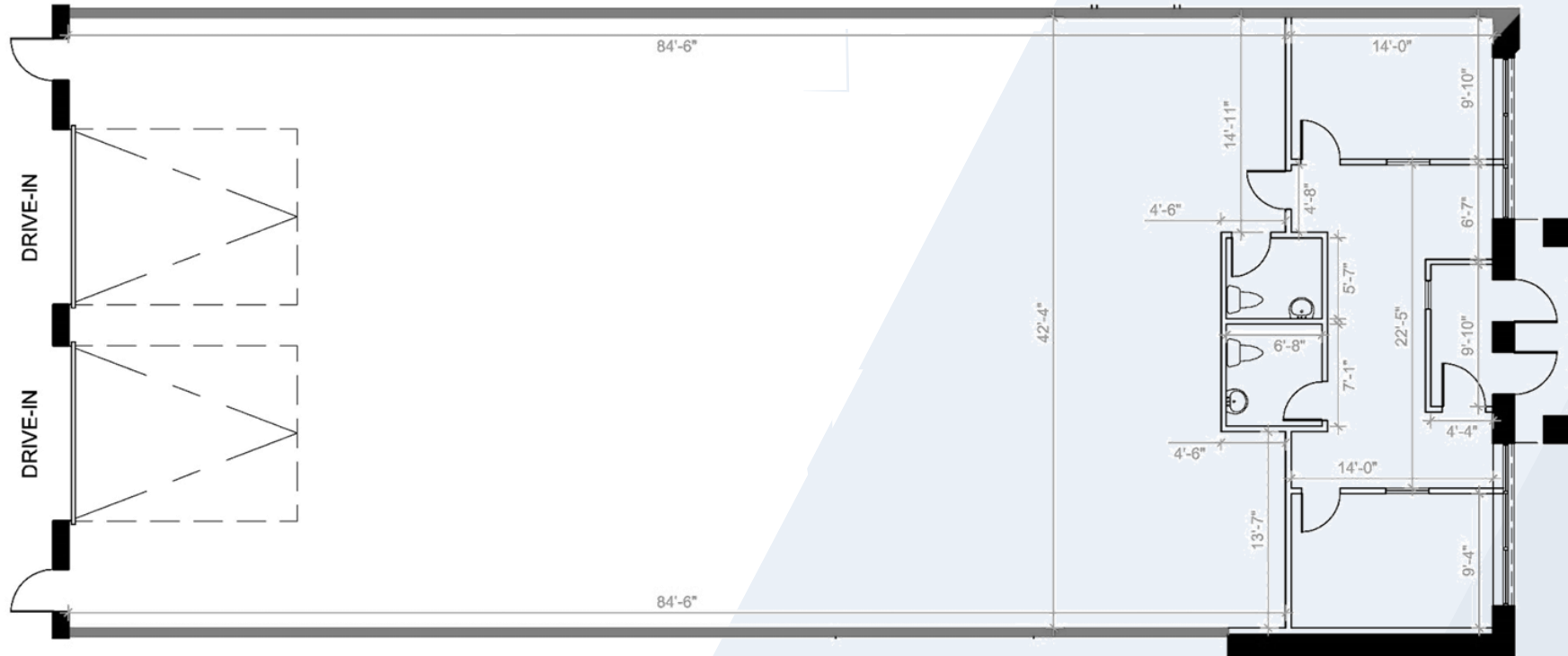
Strategically Located 20 Minutes from  
Toronto Pearson Airport



Excellent Proximity to 400  
Series Highways



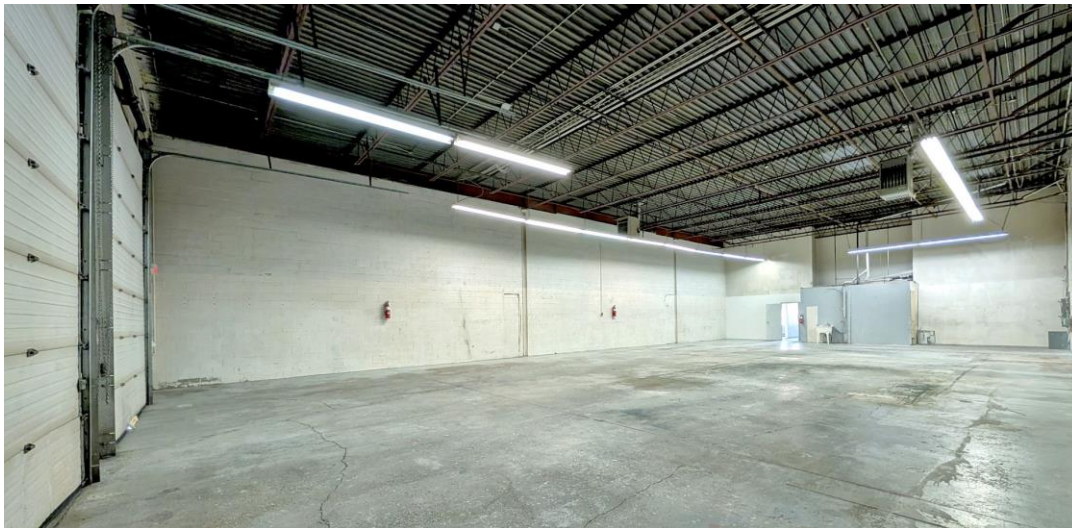
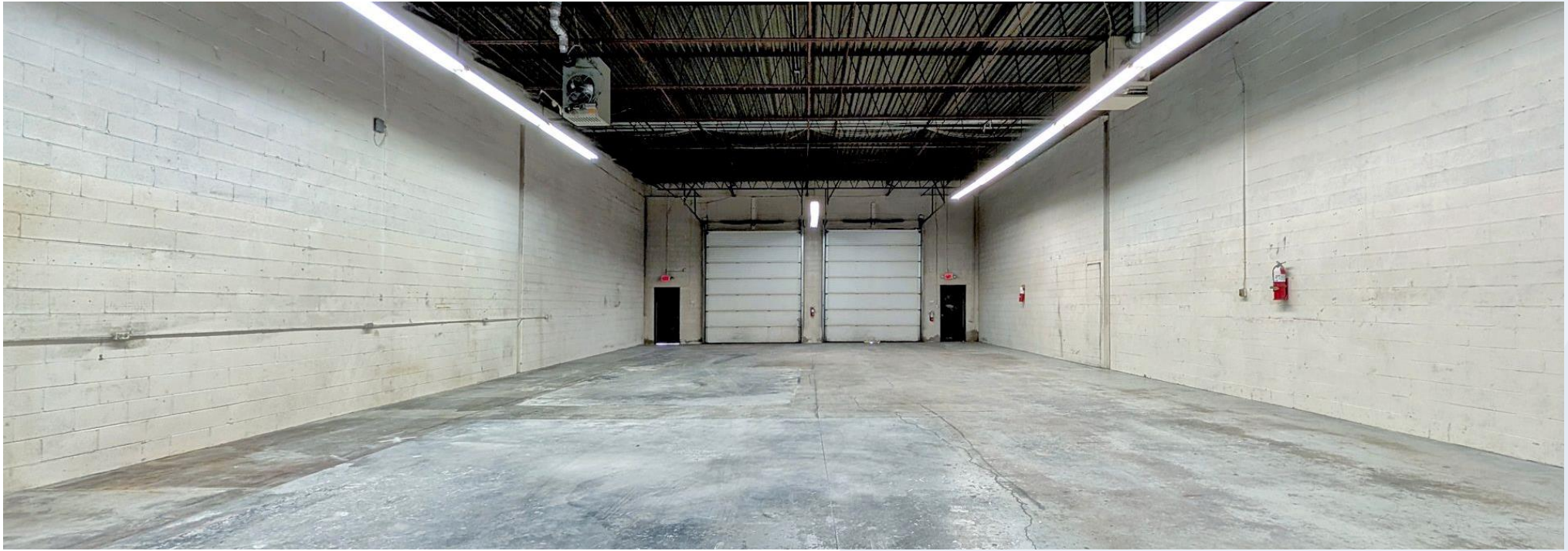
Professionally owned and  
operated



FOR DISCUSSION PURPOSES ONLY



## PICTURES



### DRIVE TIMES

Vaughan  
Metropolitan  
Centre

**13 Min.**

Toronto Pearson  
International  
Airport

**21 Min.**

Union Station

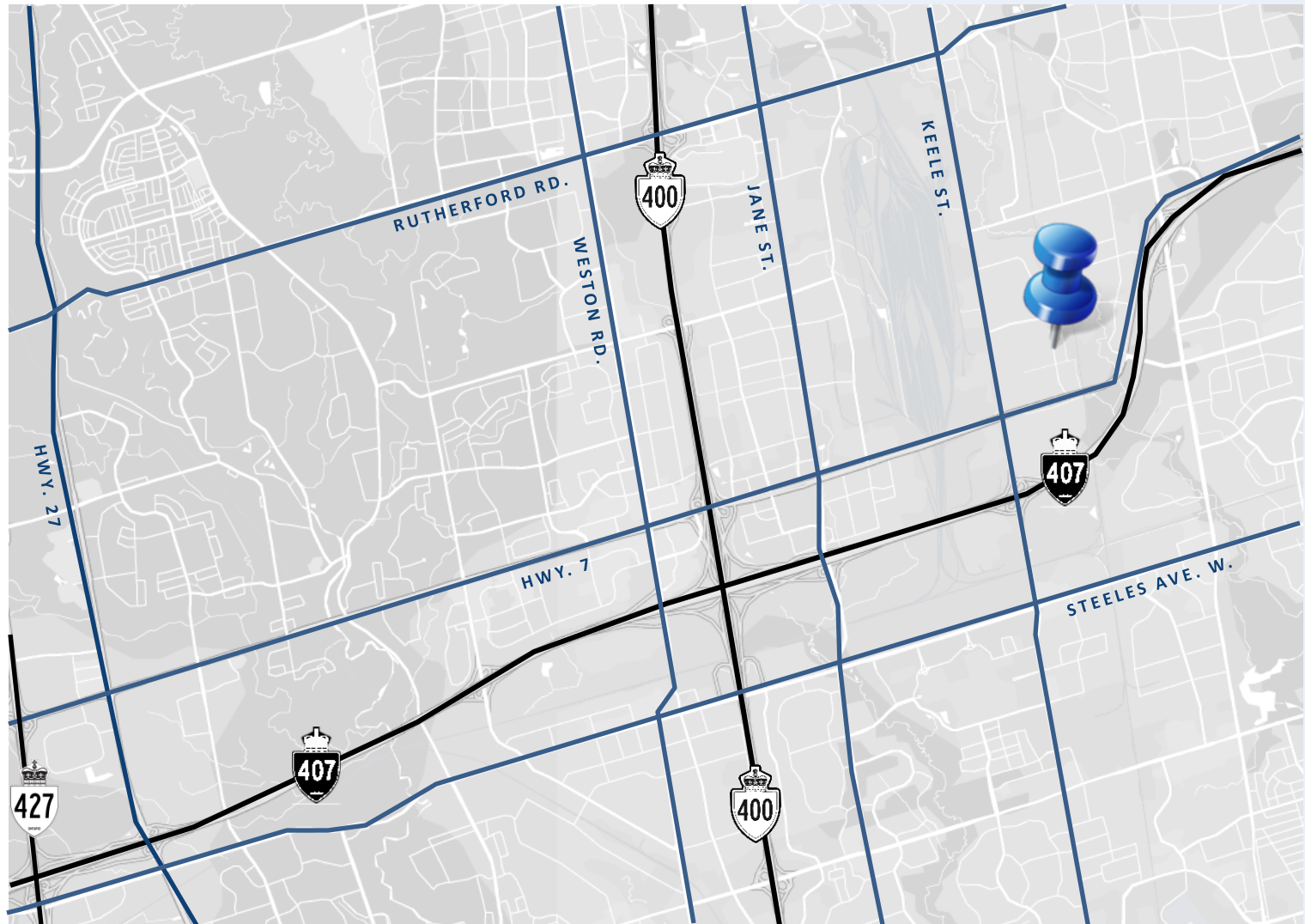
**38 Min.**

407 ETR  
Highway

**5 Min.**

400 Highway

**8 Min.**







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With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth.

We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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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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