

Concept rendering only

# 865 Gibraltar Road

VAUGHAN, ON



**FOR LEASE**

**STATE-OF-THE-ART INDUSTRIAL FACILITY**

865 Gibraltar Road  
Vaughan, ON

# Property Overview

Available Space	Phase 1: 170,880 sq. ft. (UNIT 1) 99,637 sq. ft. (UNIT 1A) 74,566 sq. ft. (UNIT 1B) 119,618 sq. ft. (UNIT 3)
Clear Height	40 ft.
Shipping Doors	Unit 1: 170,880 sq. ft. - 1 Drive in, 21 Truck Level Unit 1A: 99,637 sq. ft. - 1 Drive in, 10 Truck Level Unit 1B: 74,566 sq. ft. - 1 Drive in, 9 Truck Level <del>Unit 2: 73,400 sq. ft. - 1 Drive in, 7 Truck Level - LEASED</del> Unit 3: 119,618 sq. ft. - 1 Drive in, 17 Truck Level <del>Unit 4: 175,900 sq. ft. - 1 Drive in, 19 Truck Level - LEASED</del>
Zoning	Prestige Employment - EM1
Sprinklers	Yes - ESFR
Asking Rate	Unit 1: \$18.75 per sq. ft. Unit 1A: \$18.95 per sq. ft. Unit 1B: \$18.95 per sq. ft. Unit 3: \$18.95 per sq. ft.
TMI (2025)	\$3.30 per sq. ft. (TMI is estimated)
Status & Occupancy	June 1, 2025
Expected Lease Term	10 to 15 years with renewal options



State-of-the-art  
warehouse facility



Vaughan Enterprise Zone -  
One of Canada's largest  
industrial markets



Incredible clear height  
40 ft.



Easy access to  
Hwy 427 and 407



865 Gibraltar Road

# Zoning Information

## PERMITTED USES

### Prestige Employment Zone (EM1):

- + Automotive Detailing
- + Commercial school
- + Manufacturing or processing facility
- + Office
- + Research and development
- + Vertical farming
- + Car wash
- + Warehousing and distribution facility
- + Day care centre
- + Accessory office
- + Accessory retail
- + Ancillary retail
- + Intermodal container
- + Police Station
- + Printing Establishment
- + Production Studio
- + Public Works Yard
- + Service Shop
- + Software Development and Processing
- + Warehouse
- + Wholesaling use

### Permitted Use- with Conditions:

- + Motor vehicle body repair
- + Motor vehicle repair
- + Office
- + Motor vehicle rental
- + Motor vehicle sales

# Building Specifications

- Clear Height to underside of structural steel – 40 ft.
- Architectural Precast Perimeter
- Mezzanine Balcony - Unit 1 and 4
- LED lighting throughout office & warehouse (interior and exterior) – Standard lighting plan with 32 FC lighting intensity at warehouse floor
- Warehouse heating – Cambridge Heating System c/w radiant heaters in the staging bay adjacent to the dock doors
- Electrical - 3,000 amps 575 volt main service (more power available if necessary) - reduced service for multi-unit (800 amps)
- Roofing System – 4-ply roofing system
- ESFR Sprinkler system with back-up emergency generator
- Elevator - only as applicable
- Office Finishes – 3% (GFA) office finishes as per Landlord Spec and Samples (at \$150/sf allowance)
- All structural steel, precast and block demising walls in warehouse painted white
- Warehouse Floor—9 in. steel fibre reinforced concrete floor with Cure and Seal
- Fibre optic to building available (once tenant has contracted with service provider for service)
- Dock Levelers and Drive In Doors as per the attached plan (40,000 lb. standard hydraulic dock package)

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Vaughan, ON

# Amenities

Haggar  
Canada Co

Das Metal  
Products

Costco  
Wholesale

Easy access to  
HWY 427

← 1 min drive to HWY 50

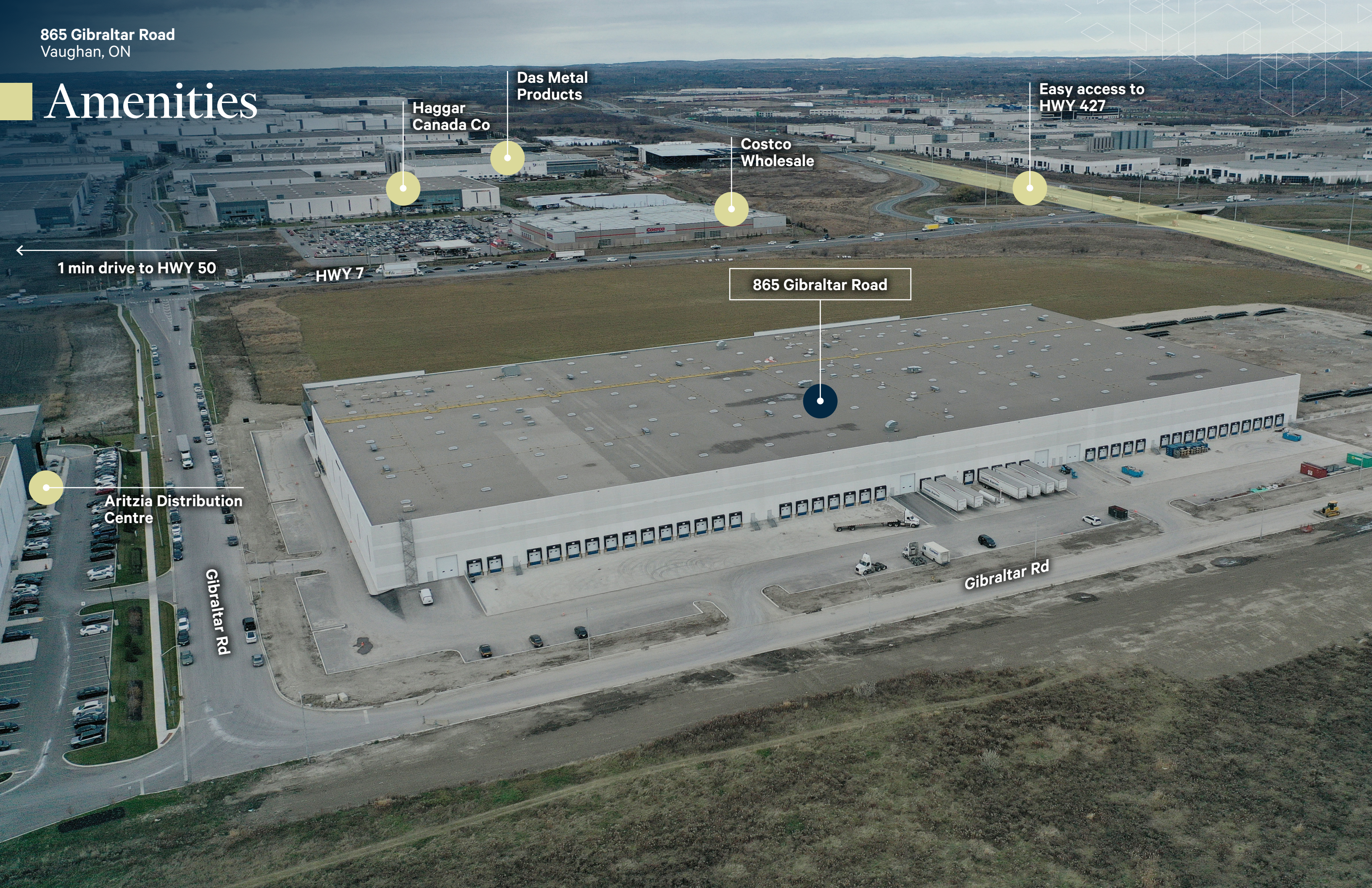
HWY 7

865 Gibraltar Road

Aritzia Distribution  
Centre

Gibraltar Rd

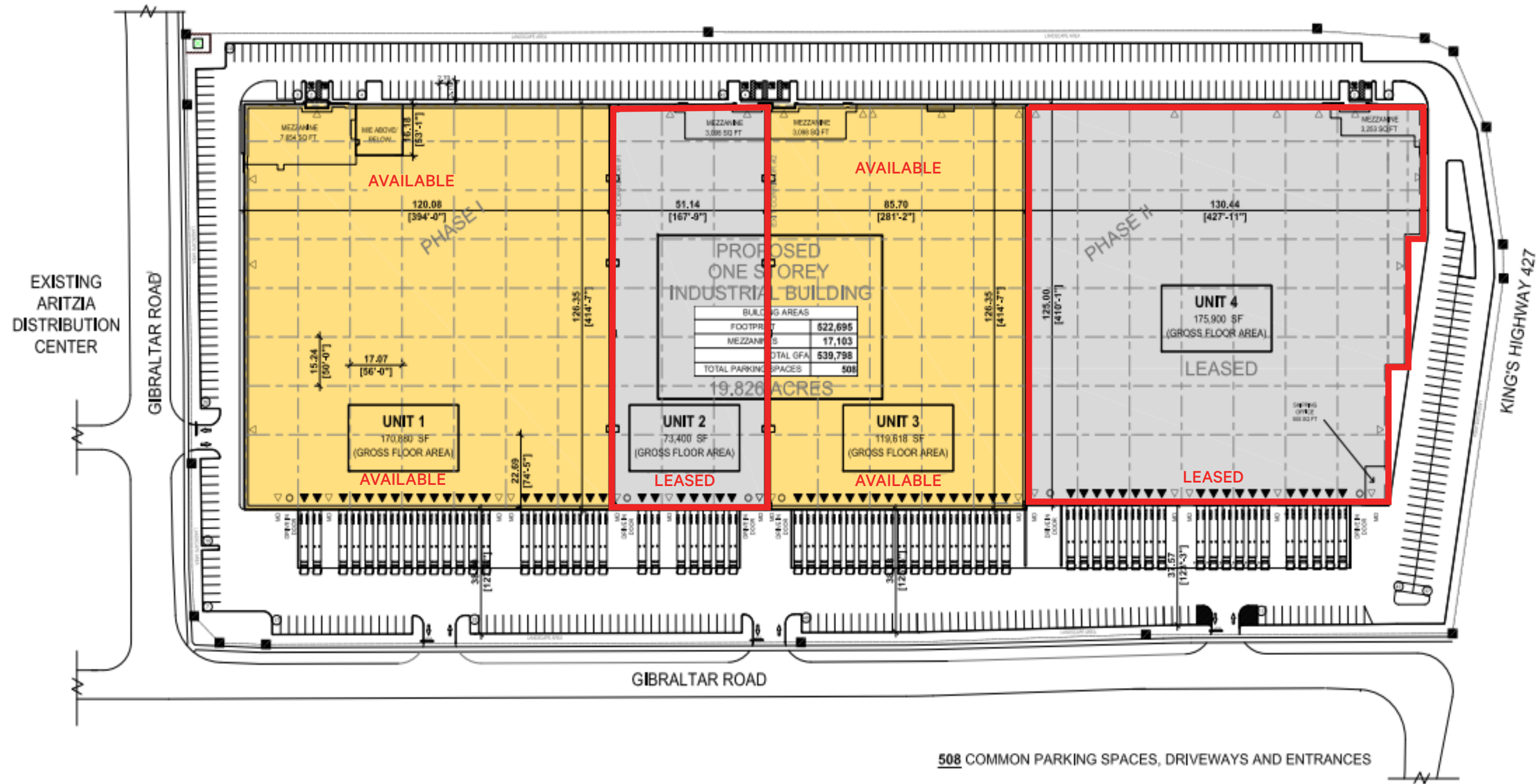
Gibraltar Rd



# Floor & Site Plan



FUTURE REGIONAL COMMUTER STATION





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VAUGHAN, ON

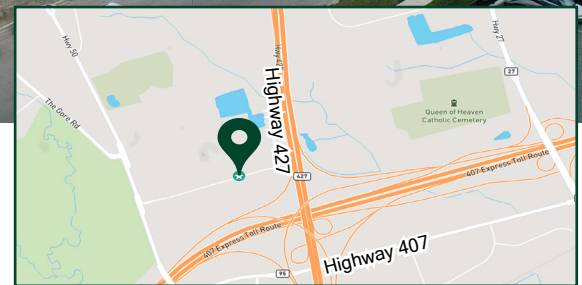


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