Colliers

Premium Industrial Spaces **For Lease** in Vaughan

CanFirst CAPITAL MANAGEMENT

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Accelerating success.

For Lease

Current Availabilities

At a Glance

July 2026

20 Staffern Drive,
Unit 2, Vaughan

10,048 SF
Unit Size

1 TL
Shipping

15% / **85**%
Office / Warehouse

17'2"
Clear Height

$**17.25**
Net Rent

August 2026
Possession

Link to Property Profile

299 Basaltic Road, Unit 2,
Vaughan

5,251 SF
Unit Size

2 TL
Shipping

22% / **78**%
Office / Warehouse

24'3"
Clear Height

$**19.25**
Net Rent

Immediate
Possession

Link to Property Profile

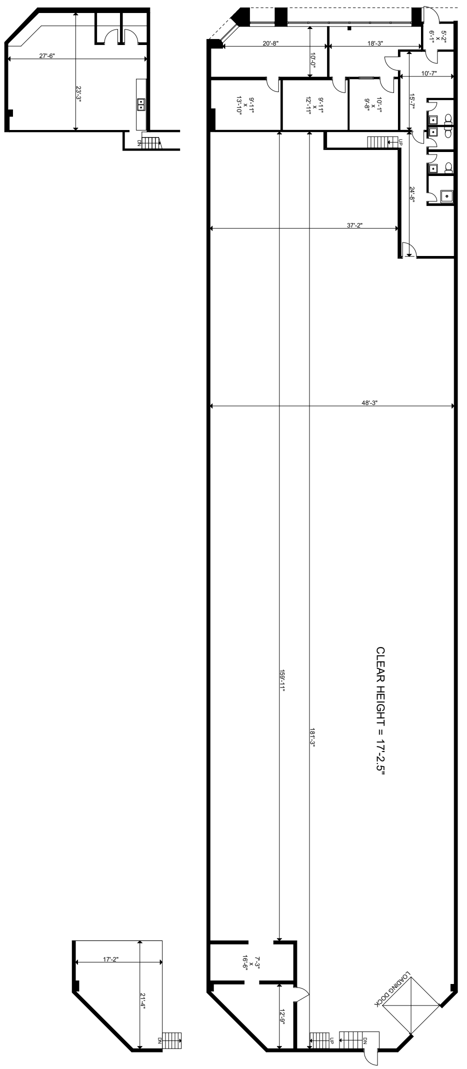
20 Staffern Drive, Unit 2

Property Overview

Location	Staffern Drive / Citation Drive
Unit Size	10,048 SF
Office Space	15%
Warehouse Space	85%
Shipping	1 Truck Level
Clear Height	17’2”
Zoning	EM1-142
Possession	August 2026
T.M.I.	$4.80 (2026)
Lease Rate	$17.25 Net

Floor Plan

20 Staffern Drive, Unit 2, Vaughan



Unit Highlights

- AAA Landlord
- EM1 Zoning with a wide variety of uses
- In close proximity to various amenities and transit

10,048

square feet available

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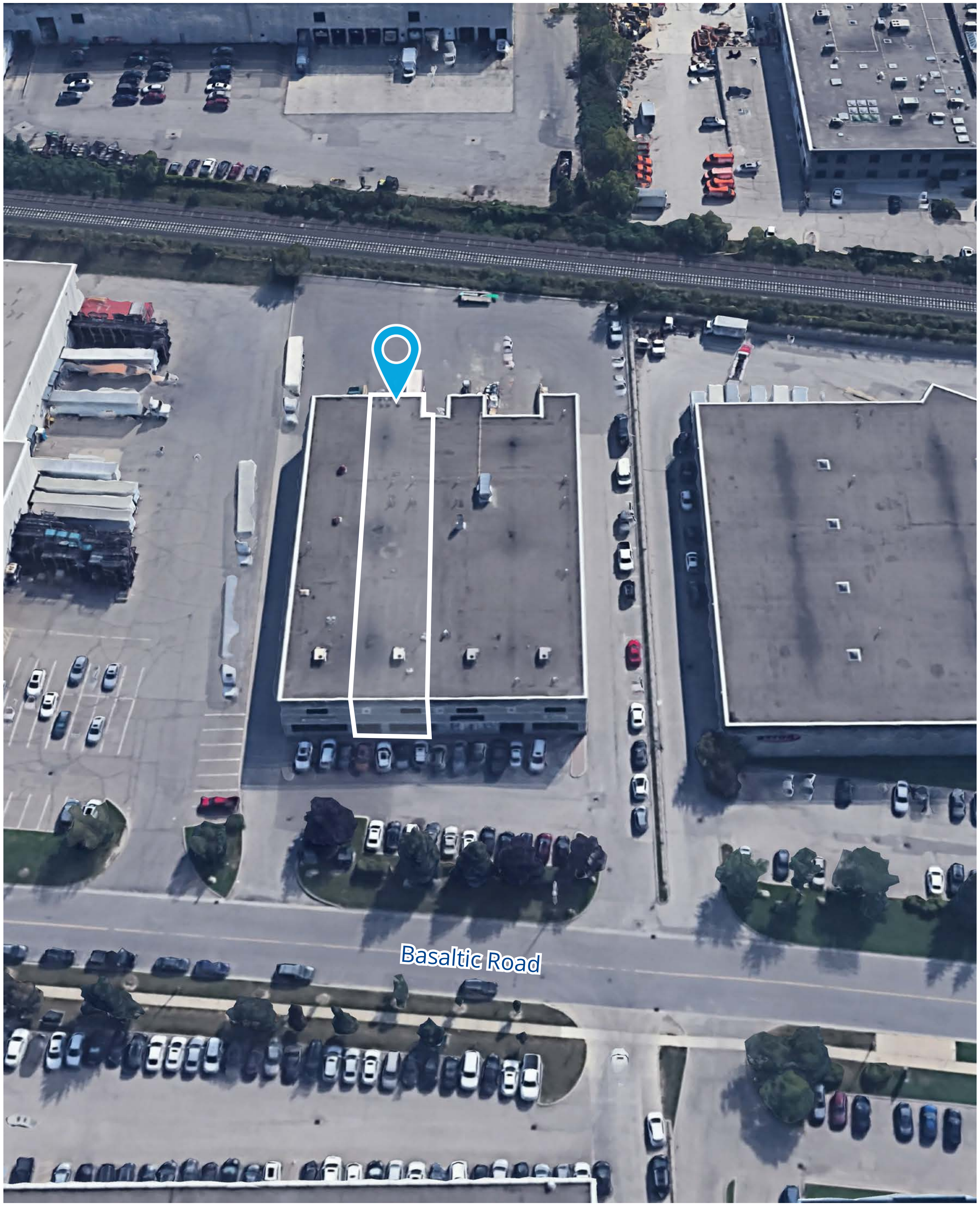
299 Basaltic Road, Unit 2

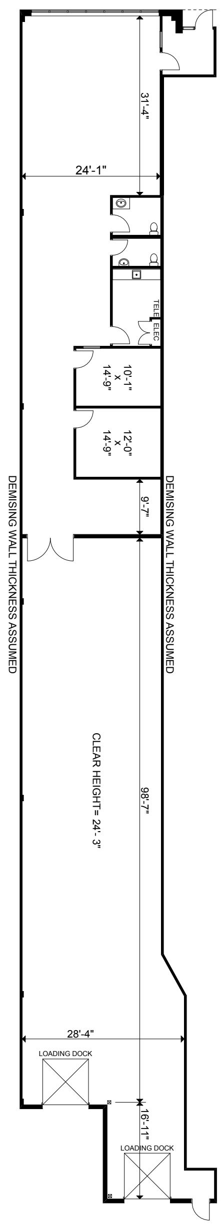
Property Overview

Location	Planchet Rd / Langstaff Rd
Unit Size	5,251 SF
Office Space	22%
Warehouse Space	78%
Shipping	2 Truck Level
Clear Height	24'3"
Zoning	EM2
Possession	Immediate
T.M.I.	$5.99 (2026)
Lease Rate	$19.25 Net



Floor Plan

299 Basaltic Road, Unit 2, Vaughan*



*Current Office Configuration differs from floorplan depicted. Speak with Listing Agents

Unit Highlights

- AAA Landlord
- EM2 Zoning with a wide variety of uses
- In close proximity to various amenities and transit

5,251

square feet available

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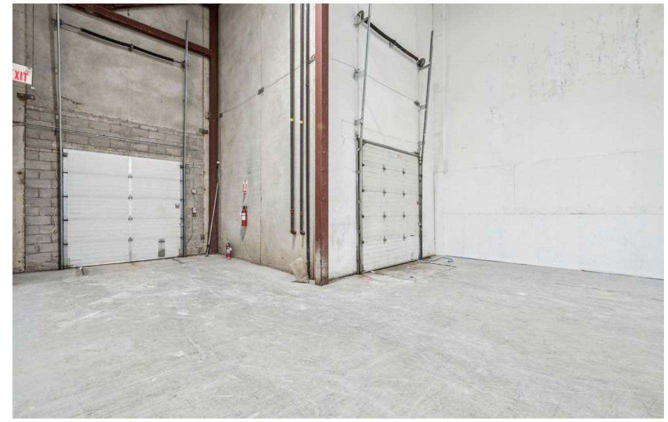
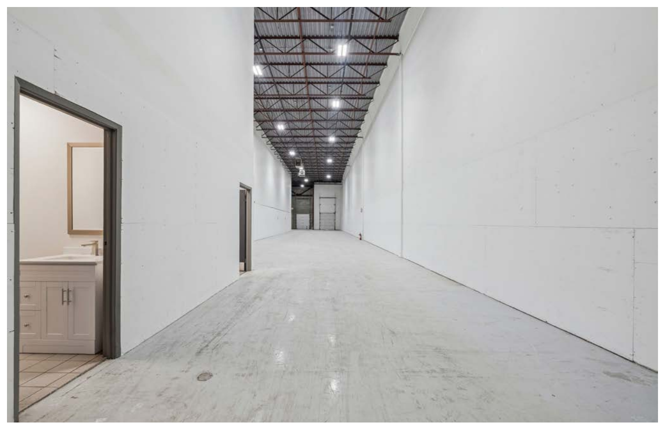
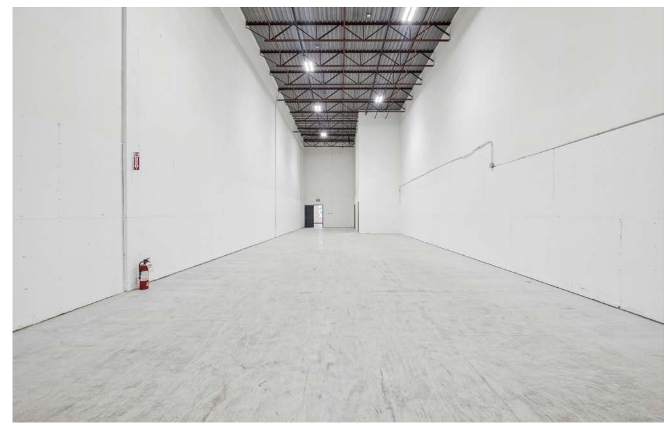
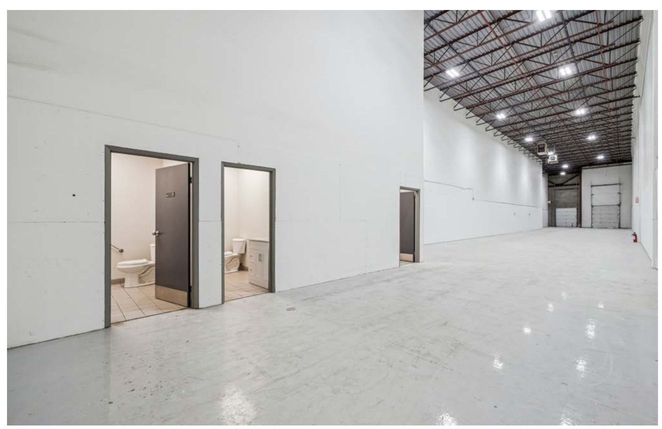
Property Photos

299 Basaltic Road, Unit 2, Vaughan








Site Access

Highway 407
2 minutes

Pearson Airport
35 minutes

Downtown Toronto
52 minutes

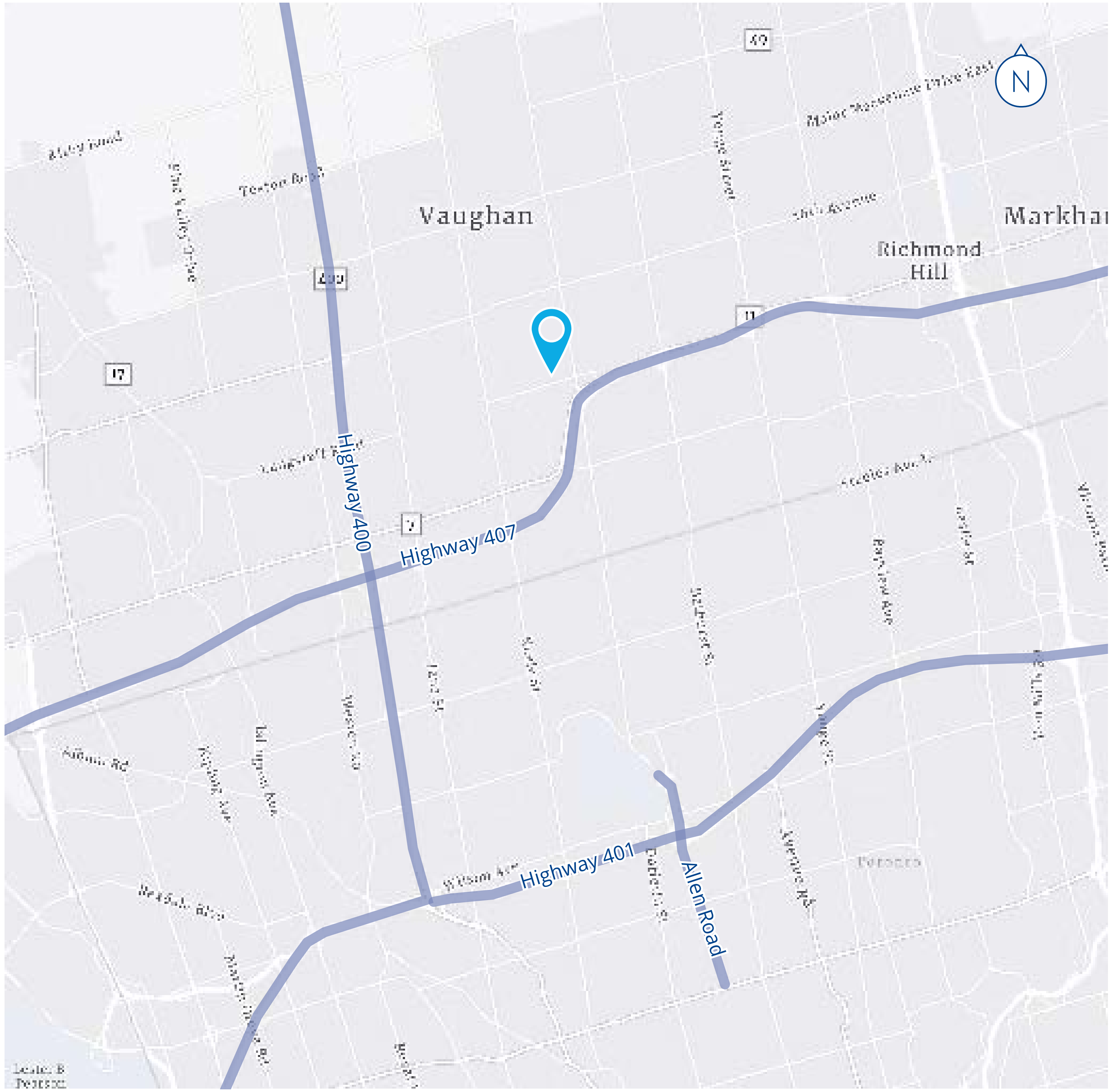
Highway 407
2 minutes

Highway 400
8 minutes

Highway 401
21 minutes

Highway 404
10 minutes

Highway 427
34 minutes



About The Landlord

CanFirst Capital Management was founded in 2002 and is an industry leader investing in commercial real estate. CanFirst forms real estate Funds that contain a portfolio of properties to provide diversification for its partners. The CanFirst team is focused on investing in assets that offer consistent and stable returns, while concurrently ensuring capital preservation and providing value add opportunities.

CanFirst employs a disciplined investment strategy that ensures investments are focused on specifically targeted properties. We co-invest with both institutional and private high net worth partners. Each Fund's structure ensures an alignment of interest between the fund advisor and our partners.

While the focus is on investment, the CanFirst Capital Management team has many years of experience in the real estate business including development, redevelopment, asset and property management, financing, leasing and construction. Utilizing all of these disciplines enables CanFirst to identify and analyze investment opportunities more effectively. Property management functions are outsourced to "best in class" companies in each of their respective markets.

CANFIRST.COM

CanFirst
CAPITAL MANAGEMENT

Commitment to Environmental Social Governance

SUPERIOR PORTFOLIO ESG PERFORMANCE

ESG Commitments

> Reduce utility consumption and greenhouse gas emissions at our properties
> Minimize waste generation
> Employ technology to offset carbon footprint
> Support the health and wellbeing of our tenants
> Improve tenant satisfaction and engagement
> Engage and contribute to local communities
> Source and procure property services ethically

ESG Implementation

> Invest in upgrades to reduce utility consumption and waste generation where appropriate
> Conduct energy, water, waste and air quality audits where appropriate
> Pursue third-party sustainable building certifications where appropriate
> Conduct risk evaluations
> Conduct tenant satisfaction surveys

CanFirst CAPITAL MANAGEMENT

About Vaughan

Vaughan is the fifth largest city in the GTA and the 17th largest city in Canada. Its globally competitive economy includes more than 19,000 businesses, employing approximately 236,000 individuals. Major city-building projects include the Vaughan Metropolitan Centre, Canada's first smart hospital - the Cortellucci Vaughan Hospital as well as the 900-acre North Maple Regional Park which continues to generate momentum and excitement. In the 2021 Census, Vaughan had a population of 323,103 which is a 5.5% increase from the 2016 census that had a population of 306,233.

Location Demographics

Population

2021	323,103
2016	306,233
2011	288,301

Average Household Income

2021	$124,000
2016	$105,351
2011	$93,816

Employment Rate

2021	57.7%
2016	64.6%
2011	65.2%

Median Age

2021	41.6
2016	40.2
2011	37.9

The Portfolio

The Portfolio consists of 710,389 square feet of multi-tenanted, small-bay industrial product across 13 properties.

The Portfolio occupies a key strategic location in the established Concord industrial area within Vaughan, Ontario. Located within a few minutes' drive of Highways 407 and 400, as well as Highway 7, the Properties feature a prime position in the GTA North industrial market due to its superior connectivity to the other municipalities within the GTA.

About Colliers

Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of $3.6 billion ($4.0 billion including affiliates) and $46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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