

123 Ashbridge Circle

Vaughan | ON

116,968 SQ. FT. OF VERSATILE SPACE IDEAL FOR WAREHOUSING AND MANUFACTURING

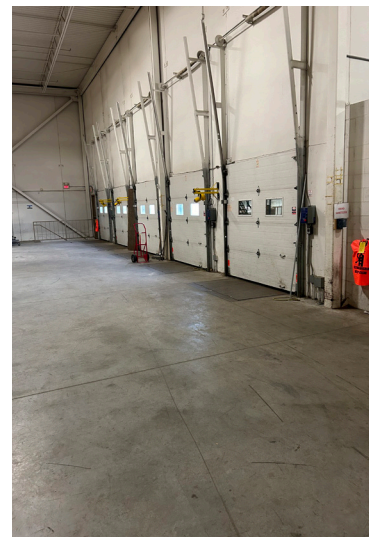
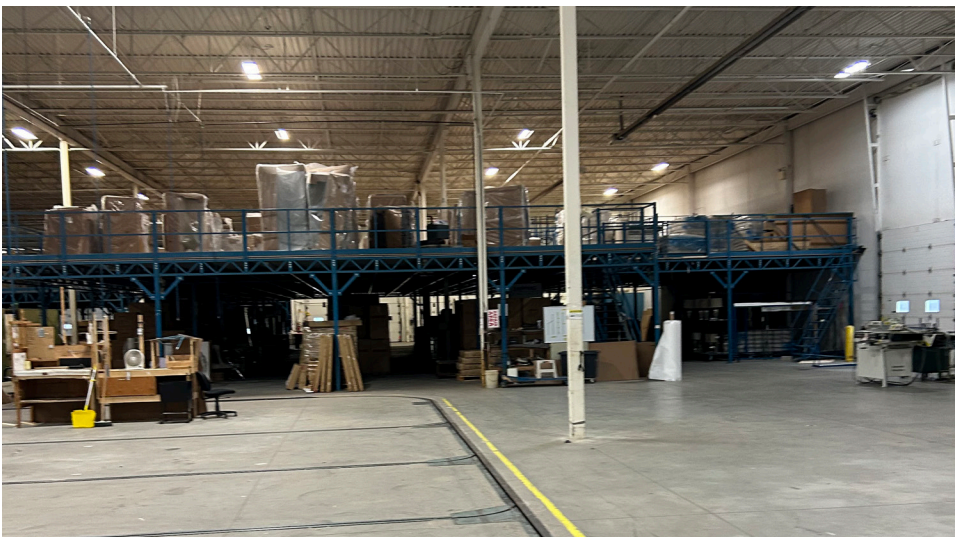
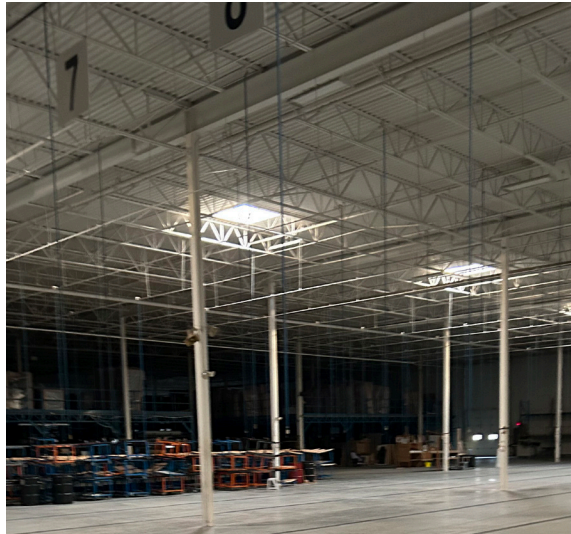


Property Details

TOTAL BUILDING SIZE	116,968 Sq. Ft.
OFFICE	25,000 Sq. Ft.
INDUSTRIAL	91,968 Sq. Ft.
LOT SIZE	4.48 Acres
LEASE PRICE	Discuss with listing agent
ZONING	EMU
BUILDING USE	Warehousing/Manufacturing
OUTSIDE STORAGE	No
SHIPPING	Truck Level: 14 (all have levelers) Drive-In: 4
CLEAR HEIGHT	24' Ft.
POWER	1200 AMPS / 600 VOLTS
HEAT	Gas Forced Air Closed
FREESTANDING	Yes
COMMENTS	Fronts onto Highway 7, East of highway 27. 2 story office, designed as showroom and executive offices. Racking and mezzanine available.

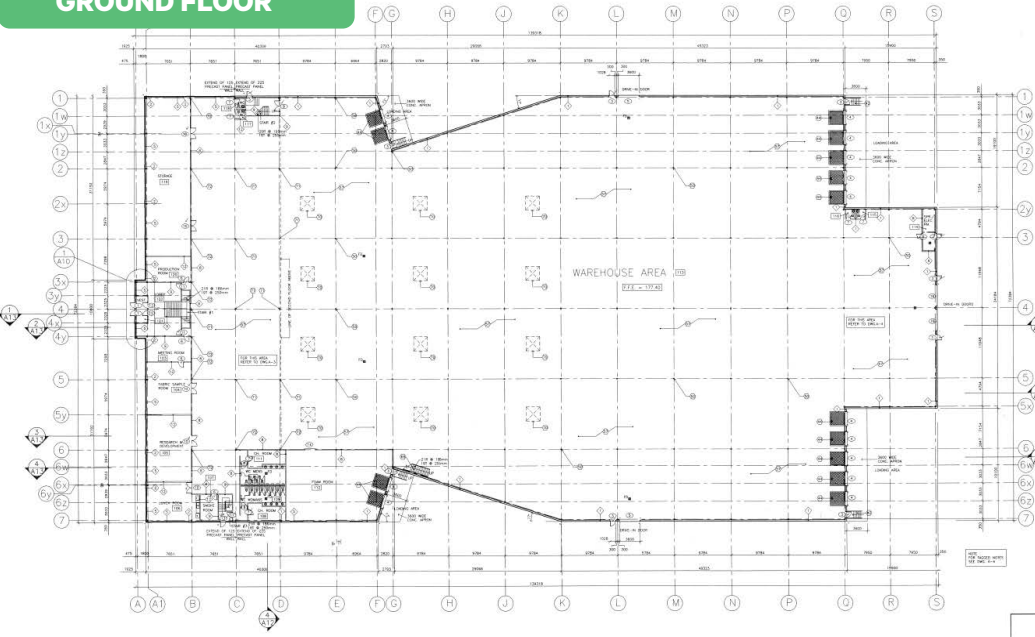


Property Photos



Floor Plan

GROUND FLOOR



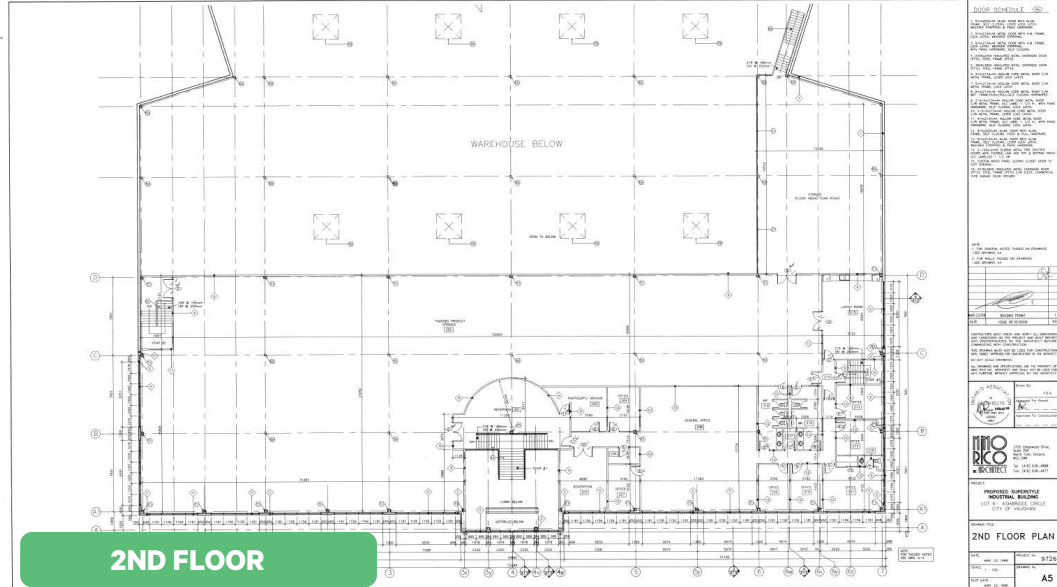
FLOOR SCHEDULE

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PROPOSED SUPERSTILE INDUSTRIAL BUILDING
123 ASHBRIDGE CIRCLE
CITY OF VAUGHAN

GROUND FLOOR PLAN

2ND FLOOR



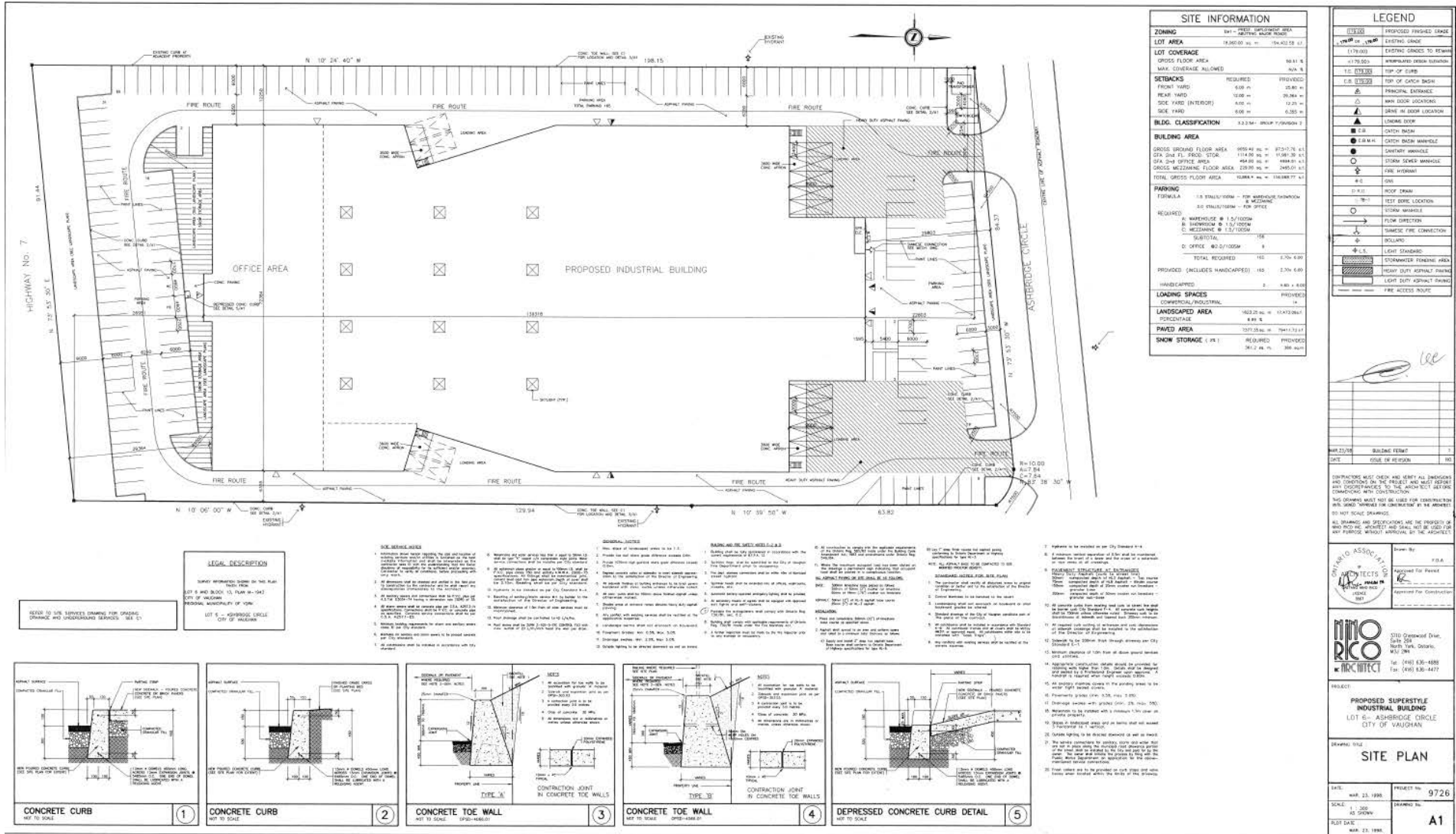
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2ND FLOOR PLAN

Site Plan



SITE INFORMATION	
ZONING	194 - DIST. IMPROVED AREA
LOT AREA	18,967.00 sq. ft. = 164,422.58 sq. ft.
LOT COVERAGE	
GROSS FLOOR AREA	84,311 sq. ft.
MAX. COVERAGE ALLOWED	50% sq. ft.
SETBACKS	REQUIRED PROVIDED
FRONT YARD	5.00 ft. 25.80 ft.
REAR YARD	10.00 ft. 29.84 ft.
SIDE YARD (INTERIOR)	8.00 ft. 12.20 ft.
SIDE YARD	5.00 ft. 6.55 ft.
BUILD. CLASSIFICATION	3.2.3.4 - GROUP 1 (DIVISION 2)
BUILDING AREA	
GROSS GROUND FLOOR AREA	9559.49 sq. ft. = 87,517.76 sq. ft.
GFA 2ND FL. FLOOR, STOR.	1114.00 sq. ft. = 11,681.39 sq. ft.
GFA 2ND FL. OFFICE AREA	454.00 sq. ft. = 4,884.81 sq. ft.
GROSS MECHANICAL FLOOR AREA	125.00 sq. ft. = 1,345.51 sq. ft.
TOTAL GROSS FLOOR AREA	10,853.49 sq. ft. = 100,989.47 sq. ft.
PARKING	
FORMULA	1.0 STALL/TOTUM - FOR WORKSHOP/REPAIRSHOP & WAREHOUSE
REQUIRED	3.0 STALL/TOTUM - FOR OFFICE
MINIMUM	1.5/TOTUM
MAXIMUM	1.5/TOTUM
MECHANICAL	1.5/TOTUM
SUBTOTAL	158
D. OFFICE	82.0/TOTUM
TOTAL REQUIRED	160
PROVIDED (INCLUDES HANDICAPPED)	165
HANDICAPPED	2
LANDING SPACES	PROVIDED
COMMERCIAL/INDUSTRIAL	
LOADING AREA	1622.25 sq. ft. = 17,473.26 sq. ft.
PERCENTAGE	8.91 %
PAVED AREA	1077.35 sq. ft. = 11,473.26 sq. ft.
SNOW STORAGE (1 FT.)	REQUIRED PROVIDED
	368 sq. ft.

LEGEND	
	PROPOSED FINISHED GRADE
	EXISTING GRADE
	PROPOSED EROSION SOLUTION
	TOP OF CATCH BASIN
	PRINCIPAL ENTRANCE
	MAIN DOOR LOCATION
	DRIVE-IN DOOR LOCATION
	LOADING DOCK
	CATCH BASIN MANHOLE
	SANITARY MANHOLE
	STORM SEWER MANHOLE
	FIRE HYDRANT
	SEWER
	STORM DRAIN
	TEST BORE LOCATION
	STORM MANHOLE
	FLOW DIRECTION
	SUBMERGED FIRE CONNECTION
	ELEVATION
	LIGHT STANDARD
	STORMWATER RETENTION AREA
	HEAVY DUTY ASPHALT PAVING
	LIGHT DUTY ASPHALT PAVING
	FIRE ACCESS ROUTE

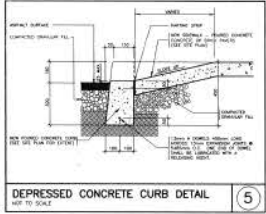
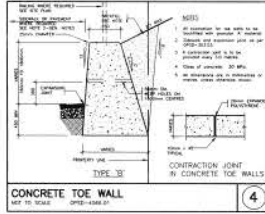
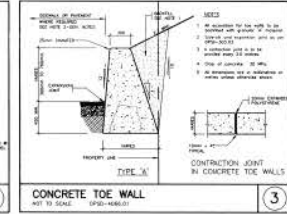
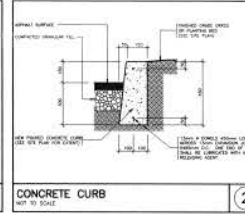
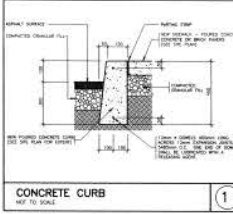
LEGAL DESCRIPTION
 TOWN OF VAUGHAN
 LOT 5 AND BLOCK 15, PLAN M-1942
 CITY OF VAUGHAN
 PARTIAL, MUNICIPALITY OF "ONE"
 LOT 6 - ASHBRIDGE CIRCLE
 CITY OF VAUGHAN

SEND TO THE SURVEYOR'S OFFICE FOR GRADING, DRAINAGE AND UNDERGROUND SERVICES - SEE C.

- SEE WORKSHEETS**
1. All work of construction shall be in accordance with the City of Vaughan Engineering Department's Standard Specifications for Construction.
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- GENERAL NOTES**
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- REVISIONS**
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PROPOSED SUPERSTYLE INDUSTRIAL BUILDING
 LOT 6 - ASHBRIDGE CIRCLE
 CITY OF VAUGHAN

SITE PLAN

DATE: MAR. 23, 1998 PROJECT NO: 9726
 SCALE: 1" = 30' DRAWING NO.:
 PLOT DATE: MAR. 23, 1998 A1



123
ASHBRIDGE CIRCLE
 VAUGHAN, ON

TRANSIT

TTC
 TORONTO

- 60** - Steeles West
- 960** - Steeles West Express

YRT
 YORK REGION

- 13** - Islington
- 77** - Highway 7
- 7** - Martin Grove
- VIVA Orange**

BTR
 BRAMPTON

- 23** - Sandelwood
- 50** - Gore Road
- 1** - Queen
- 35** - Clarkway
- 501** - ZUM Queen

5 KM

10 KM

15KM

**Total
Population
(Est. 2024)**

154,824	585,826	1,398,215
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**Average
Household
Income**

\$137,859	\$131,886	\$132,179
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DRIVE TIMES

Highway 427:	2.4 KM	5 Mins
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Highway 407:	3.2 KM	6 Mins
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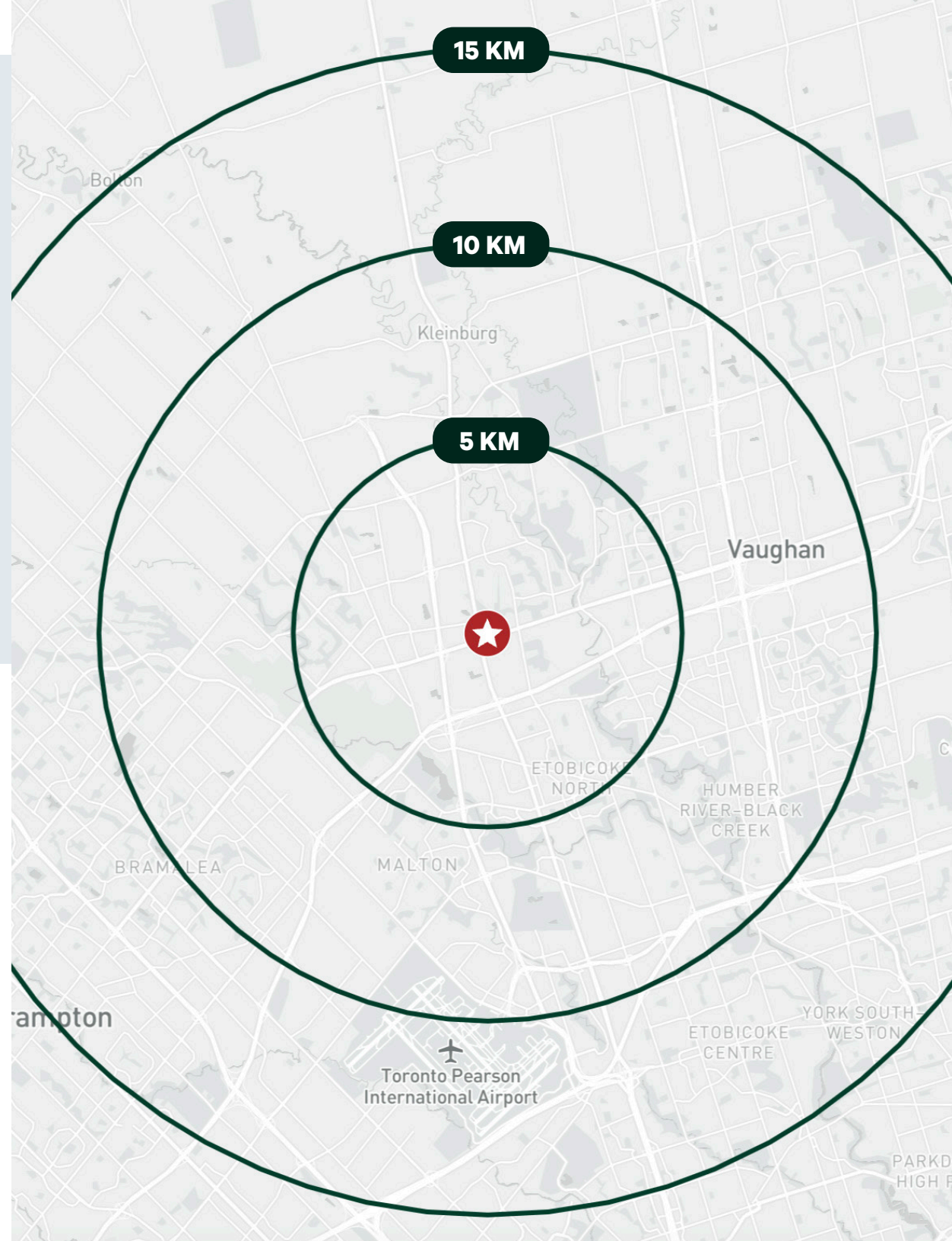
Highway 400:	8.5 KM	15 Mins
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Highway 409:	10.7 KM	11 Mins
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Highway 401:	14.1 KM	14 Mins
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Toronto Pearson Airport:	12.8 KM	15 Mins
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Downtown Toronto:	37.1 KM	50 Mins
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FOR MORE INFORMATION, PLEASE CONTACT:

Ted McNab*

Vice President

416 798 6226

ted.mcnab@cbre.com

CBRE

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*Sales Representative

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