VIP

VAUGHAN INDUSTRIAL PARK

INDUSTRIAL CONDO
OWNERSHIP OPPORTUNITY

INTRODUCING

VAUGHAN INDUSTRIAL PARK

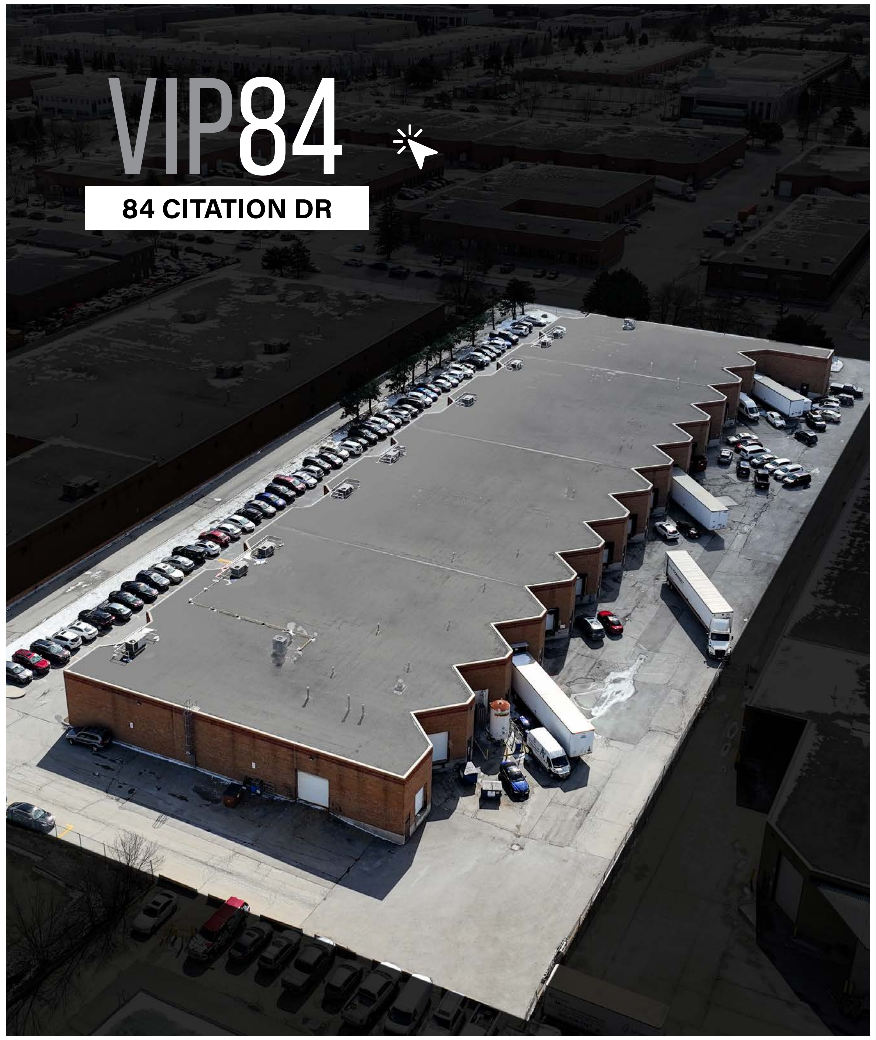
Welcome to Vaughan Industrial Park – a collection of five highly efficient industrial condo buildings located within the City of Vaughan.

CLICK TO VIEW ZONING

CLICK TO VIEW EXCEPTIONS

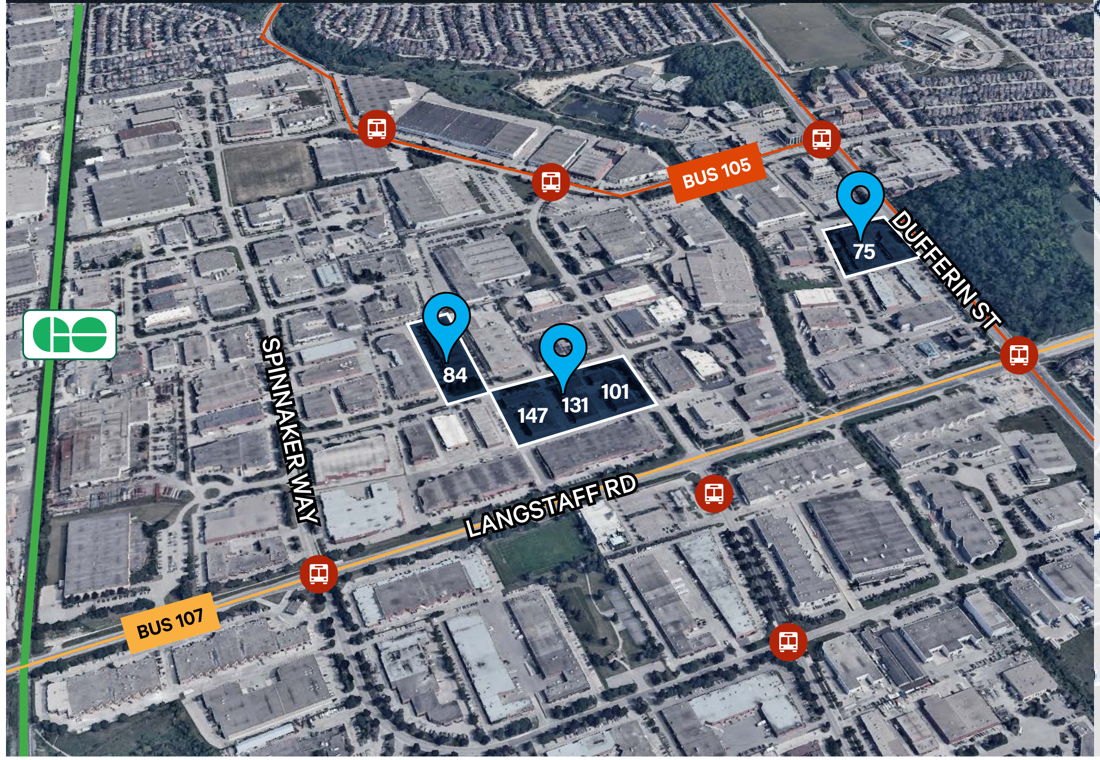
UNITS ± 950 SQ. FT. AVAILABLE AND ABOVE

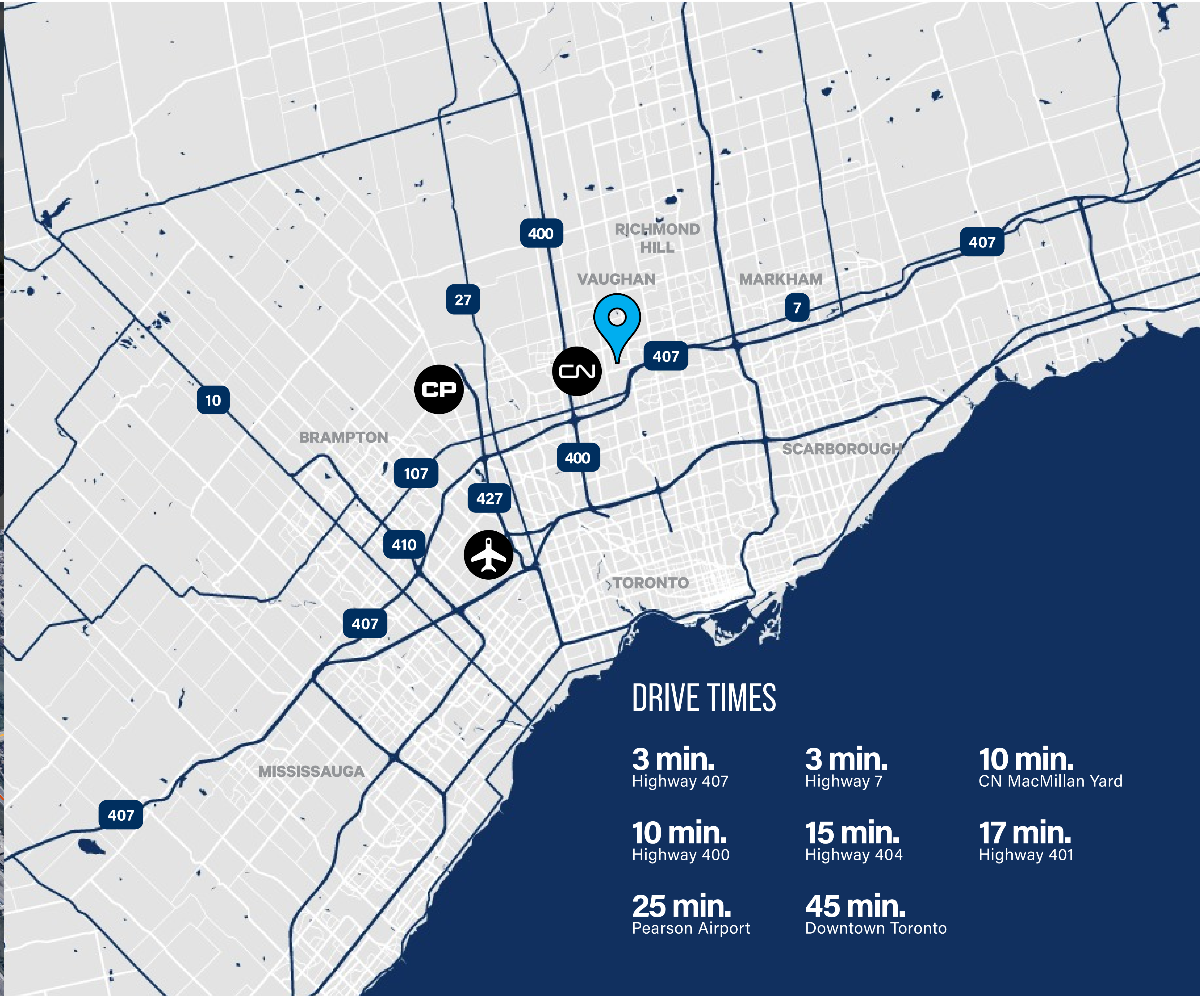
CLEAR HEIGHT	17 FT. +
SHIPPING	TRUCK-LEVEL & DRIVE-IN
ASKING PRICE	CONTACT LISTING AGENTS
CONDO REGISTRATION	NOW REGISTERED
ZONING	EM1 - 142 (VIP84: EM2 - 142)



MULTI-MODAL ACCESS

Located in a core industrial node at Dufferin Street and Langstaff Road, Vaughan Industrial Park offers quick access to the downtown core, Greater Toronto Area and international transportation hubs including Pearson Airport. Additionally, these five buildings benefit from their proximity to York Region Transit's vast transportation network.





DRIVE TIMES

3 min. Highway 407

3 min. Highway 7

10 min. CN MacMillan Yard

10 min. Highway 400

15 min. Highway 404

17 min. Highway 401

25 min. Pearson Airport

45 min. Downtown Toronto

WORK & PLAY

With a population of more than 340,000 residents, Vaughan is one of the fastest-growing communities in Canada and continues to be an emerging world-class place for businesses to thrive. Coupled with abundant local amenities, including Vaughan Mills, one of Canada's largest enclosed shopping centres, Vaughan Industrial Park is optimally located for both work and play.

York Region is the fastest-growing municipality in Ontario, attracting around

25,000

new residents annually.

70%

of Vaughan's population over the age of 25 has post-secondary education – higher than the provincial (65.1%) and national averages (64.8%).

Vaughan has a higher than average concentration of

STEM WORKERS

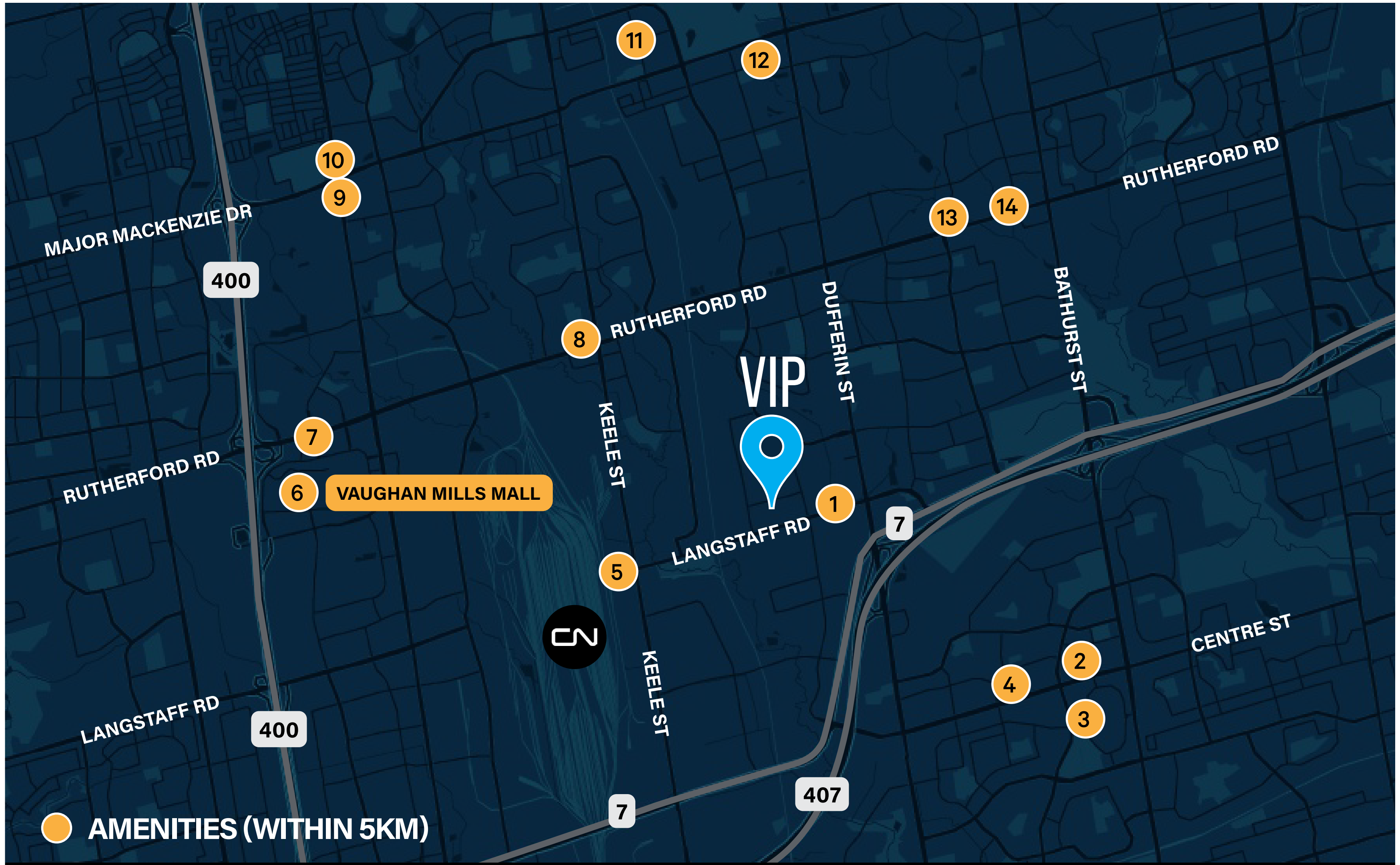
in STEM fields – natural and applied sciences and related occupations (9%), management occupations (14%) and business, finance and administration occupations (19%).

WIthin a one-hour drive from Vaughan is a labour force of more than

3.9 MILLION

and 25 colleges and universities, collectively producing 220,646 university and 113,669 college-enrolled students annually.

**Source: CBRE Limited, Statistics Canada/Environomics Analytics 2022.*



1 Tim Hortons, Shell, Starbucks

2 CIBC Bank, Subway, Bulk Barn, PetValu, Walmart

3 Swiss Chalet, A&W, BMO Bank, Dollarama, LCBO, Rexall, Tim Hortons, Roots

4 No Frills, Home Sense, TD Bank, Pizza Nova, Winners, Sleep Country, Dollarama, Esso

5 Tim Hortons, Esso, Mr. Lube

6 **Vaughan Mills Mall**: Leon's, Bass Pro Shop, Toys "R" Us, KFC, Winners, Nike Factory, H&M, Subway, *& much more*

7 Canadian Tire, Dollarama, TD Bank, Sleep Country, The Keg, McDonald's, Starbucks, Decathlon

8 Petro Canada, Tim Hortons, Shell, Osmow's

9 Fortino's, RBC Bank, LCBO, BMO Bank, Wendy's, Kelsey's, Pizza Pizza, TD Bank

10 McDonald's, Bulk Barn, Scotiabank, PetValu, Longo's, Starbucks, Shell, Dollarama

11 A&W, PetSmart, Tim Hortons, Lowe's Home Improvement, Walmart, Marshalls, McDonald's

12 Scotiabank, Popeyes, LCBO, CIBC Bank

13 Dollarama, Petro Canada, Starbucks

14 Fortino's, RBC Bank, LCBO, BMO Bank, Wendy's, Kelsey's, Pizza Pizza, TD Bank

PREMIUM PACKAGE OFFERING

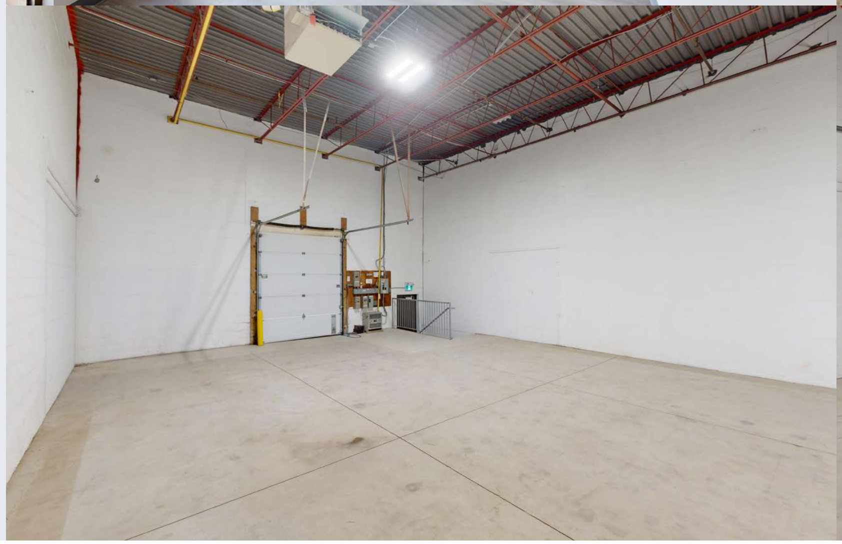
One size does not fit all! Please speak to the Listing Agents regarding the below listed building improvements which can be completed prior to closing. If you would like to see them for yourself, please click on the interactive tour below for a 3-D walkthrough of our model suite.

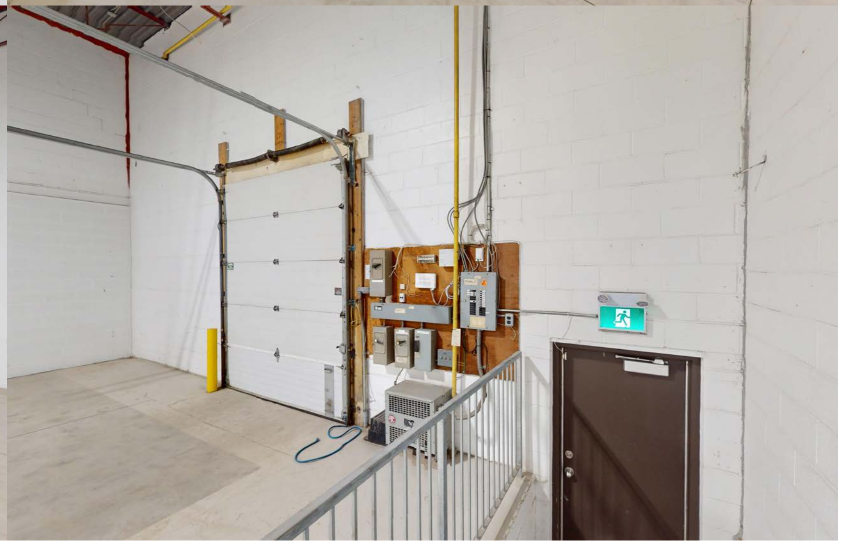
White Boxed Warehouse

New Office Build Out (5%)

Upgraded HVAC System

CLICK TO VIEW INTERACTIVE TOUR





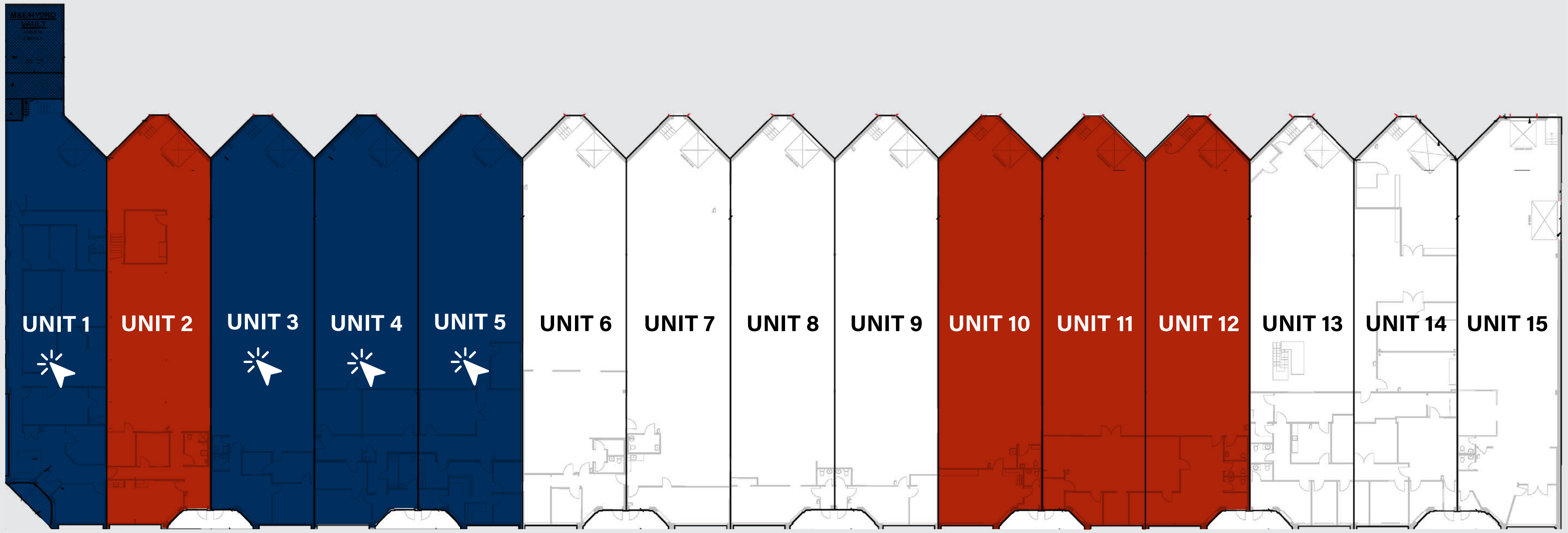
BUILDING IMPROVEMENTS

PROPERTY	ROOF	PAVING	PYLON SIGN
84 Citation Drive	New Roof	New Paving (All Areas)	
101 Citation Drive	New Roof	New Paving (Most Areas)	
131 Citation Drive	New Roof	New Paving (Most Areas)	New Pylon sign with dedicated spots for each condo unit
147 Citation Drive	New Roof	New Paving (Most Areas)	
75 Fernstaff Court	Existing Roof	New Paving (SE Corner)	

Building Improvements are in progress and not reflected in this aerial.

VIP84

84 CITATION DR



UNIT 1 - 90% OFFICE

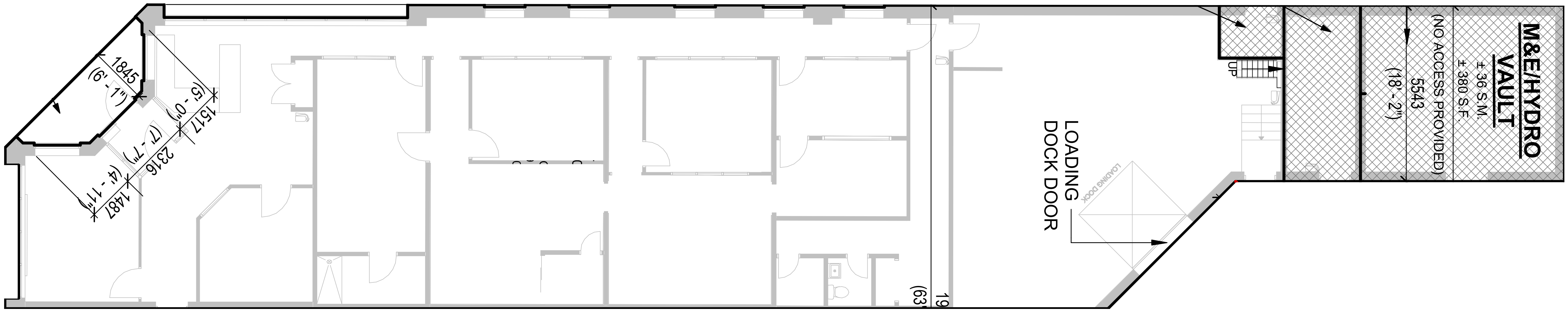
SIZE (SF)	± 3,700 SQ. FT.
ASKING PRICE	$450 PER SQ. FT.
CONDO FEE	$1,006.61
OCCUPANCY	IMMEDIATELY
SHIPPING	1 TRUCK-LEVEL DOOR
CLEAR HEIGHT	18' 2"

*MONTHLY CONDO FEES ARE INCLUSIVE OF HST

AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY

SOLD



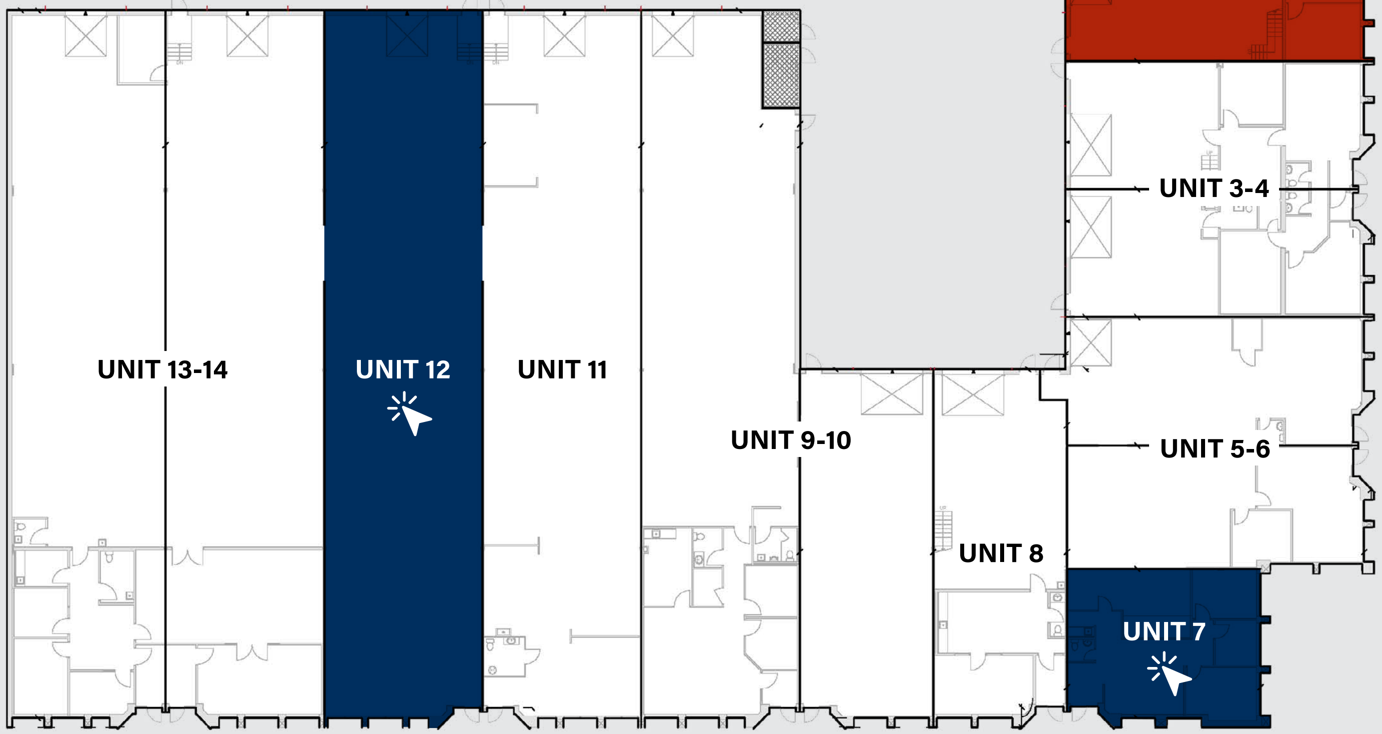
VIP101

101 CITATION DR

UNIT 7

SIZE (SF)	± 1,130 SQ. FT.
ASKING PRICE	$540 PER SQ. FT.
CONDO FEE	$321.15*
OCCUPANCY	IMMEDIATELY
CLEAR HEIGHT	9' 2"

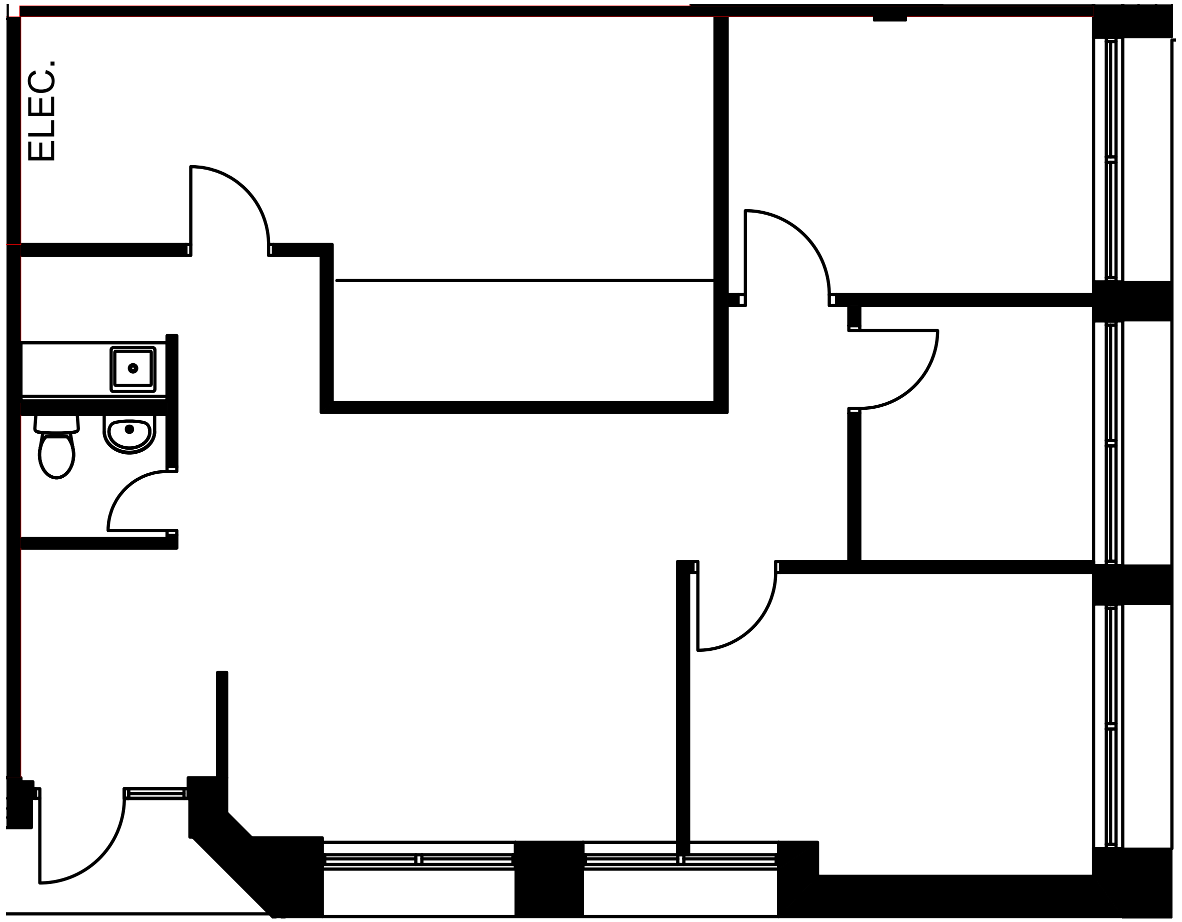
*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY

SOLD



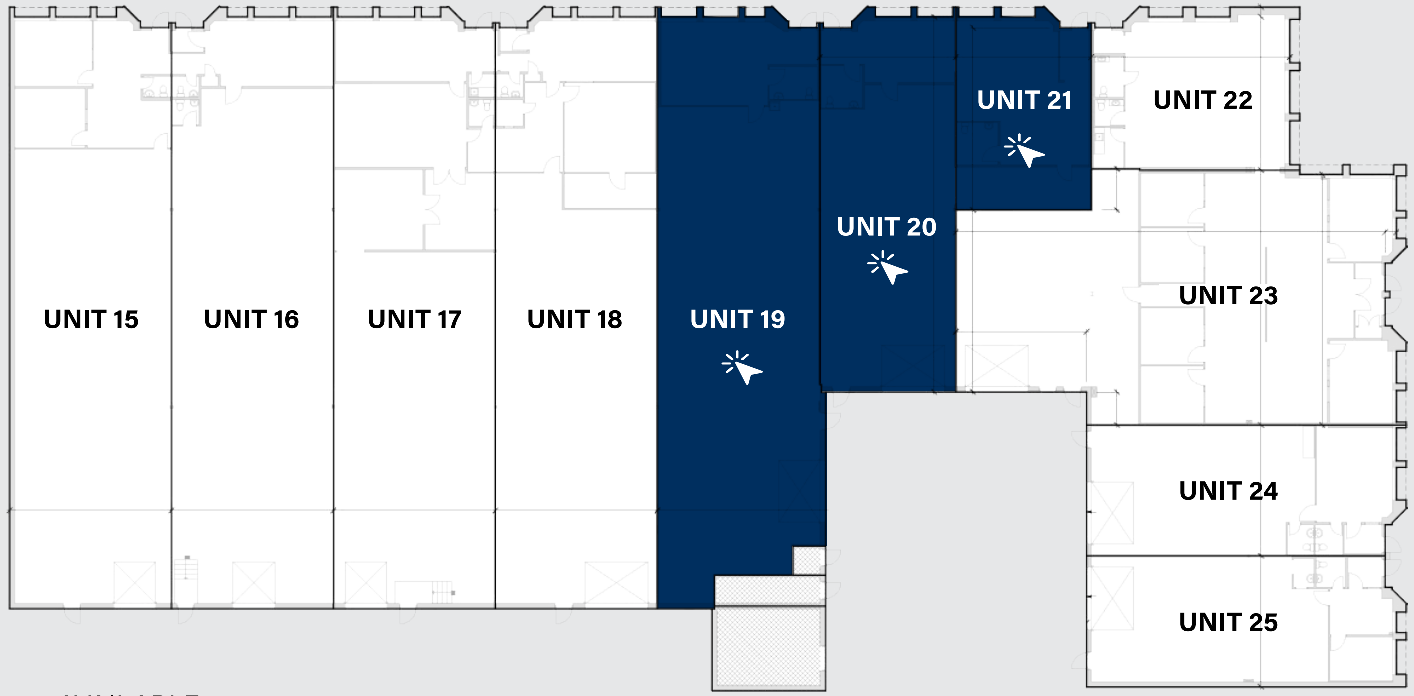
VIP131

131 CITATION DRIVE

UNIT 19

SIZE (SF)	± 3,390 SQ. FT.
ASKING PRICE	$525 PER SQ. FT.
CONDO FEE	$963.44*
OCCUPANCY	IMMEDIATELY
SHIPPING	1 DRIVE-IN DOOR
CLEAR HEIGHT	17'

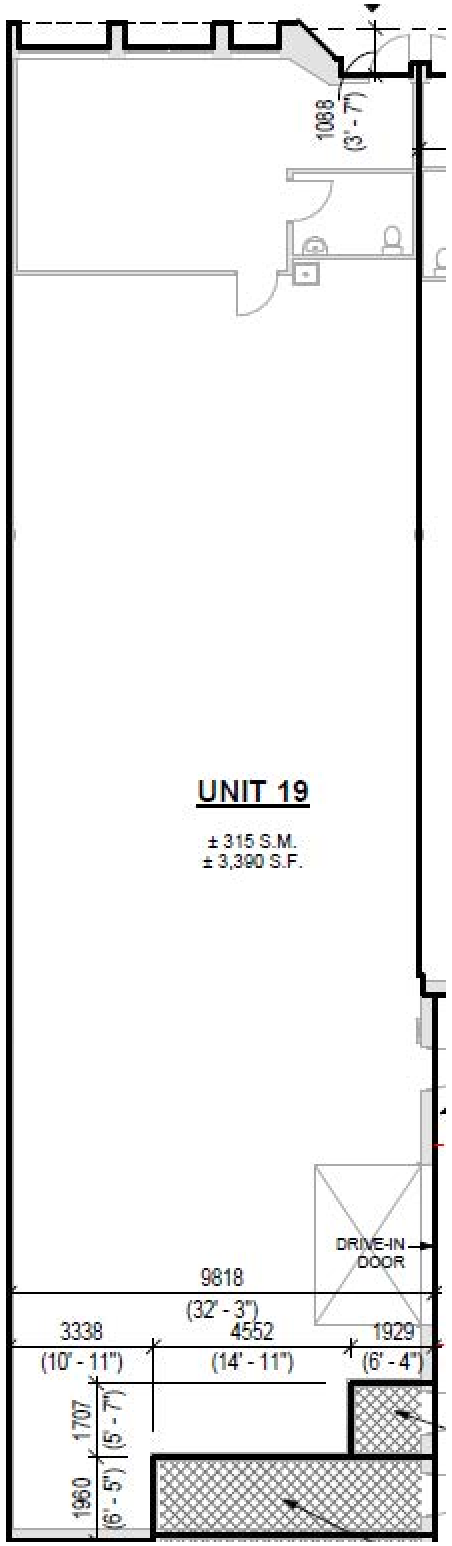
*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY

SOLD



VIP131

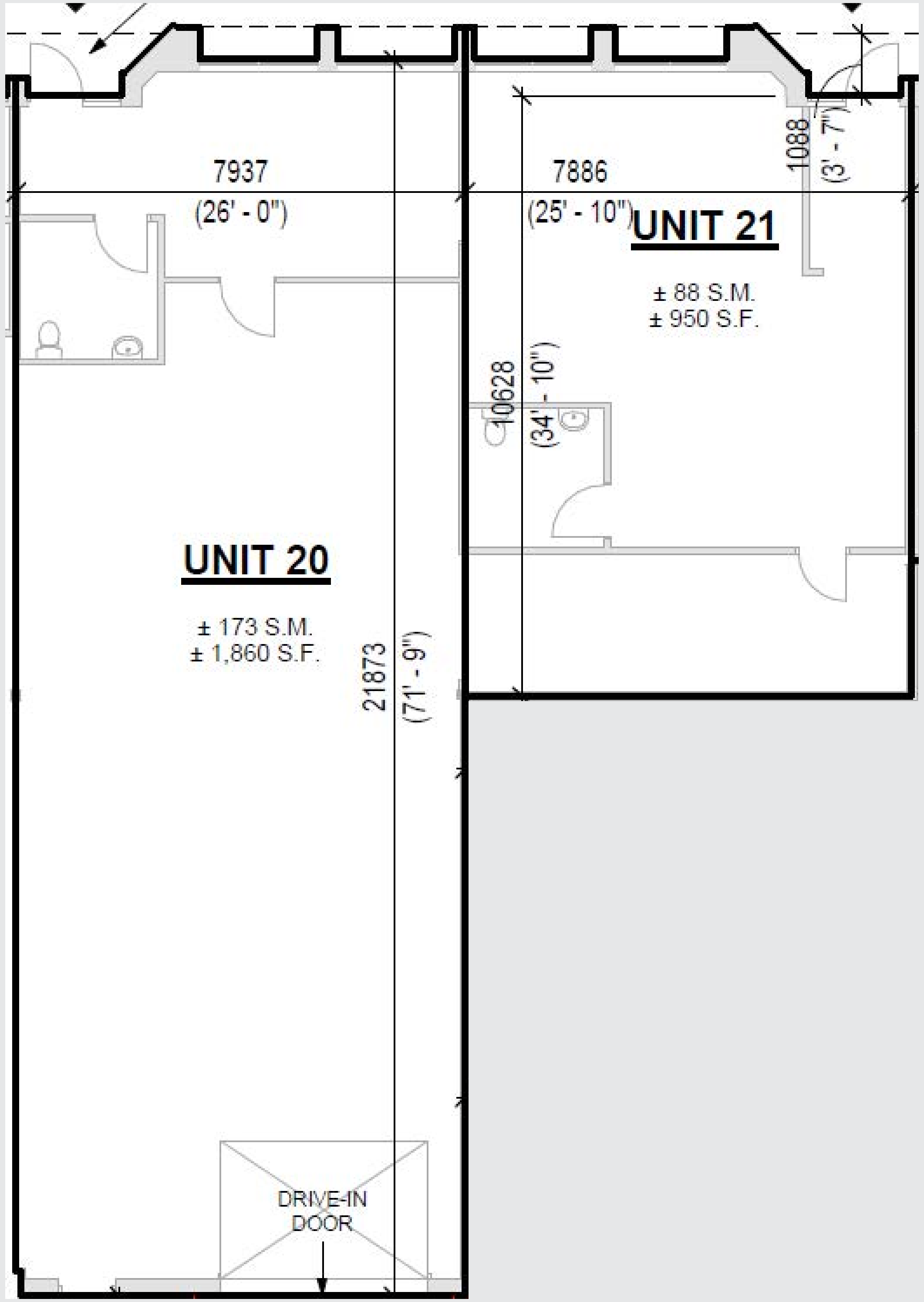
131 CITATION DRIVE

UNIT CONFIGURATION

UNIT 20-21

SIZE (SF)	± 2,810 SQ. FT.
ASKING PRICE	$525 PER SQ. FT.
CONDO FEE	$798.60*
OCCUPANCY	IMMEDIATELY
SHIPPING	1 DRIVE-IN DOOR
CLEAR HEIGHT	17’

*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



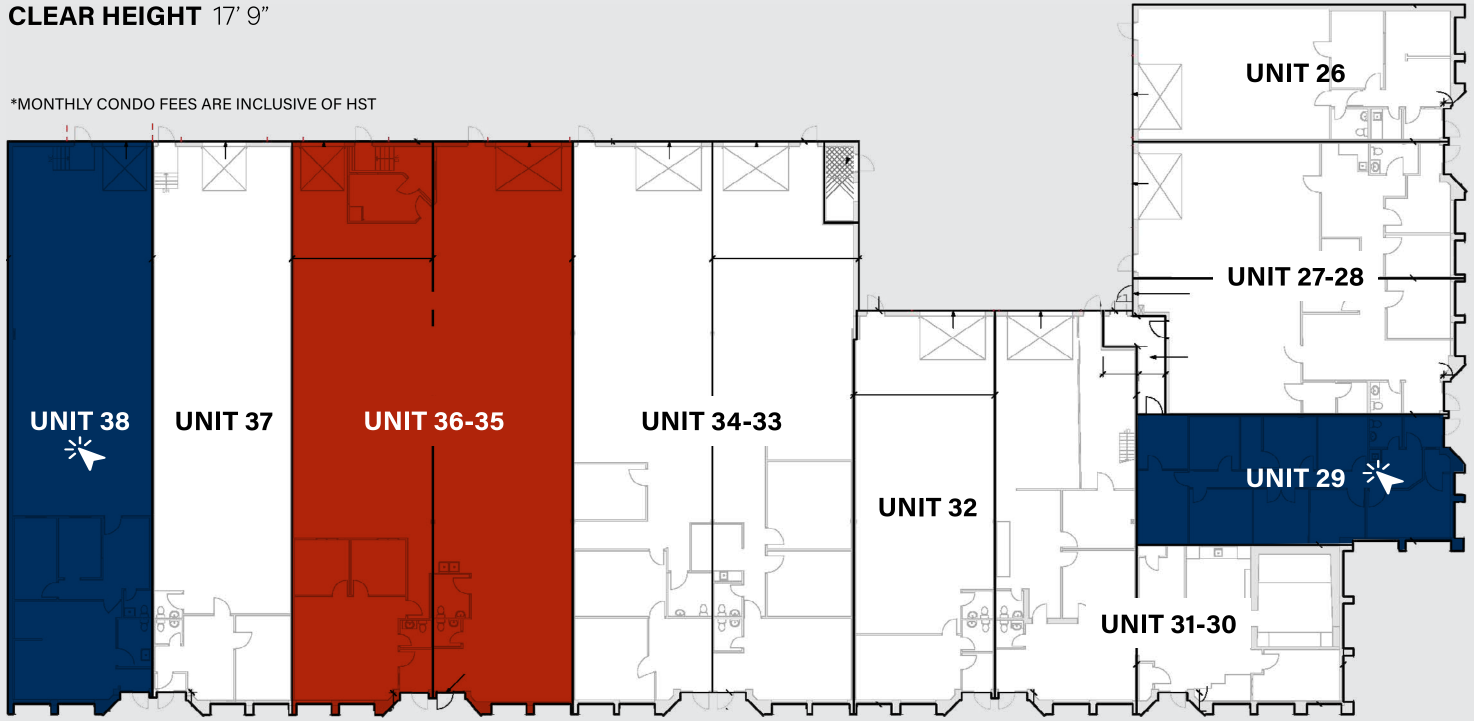
VIP147

147 CITATION DR

UNIT 29 - OFFICE

SIZE (SF)	± 1,390 SQ. FT.
ASKING PRICE	$530 PER SQ. FT.
CONDO FEE	$395.04*
OCCUPANCY	IMMEDIATELY
CLEAR HEIGHT	17' 9"

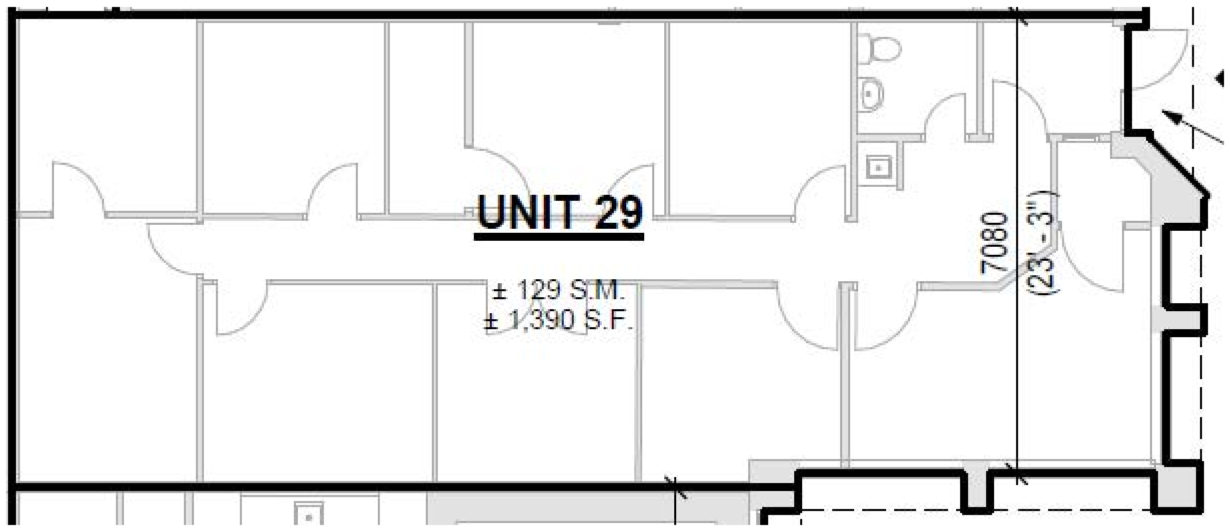
*MONTHLY CONDO FEES ARE INCLUSIVE OF HST



AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY

SOLD



VIP75

75 FERNSTAFF CRT

UNIT 20

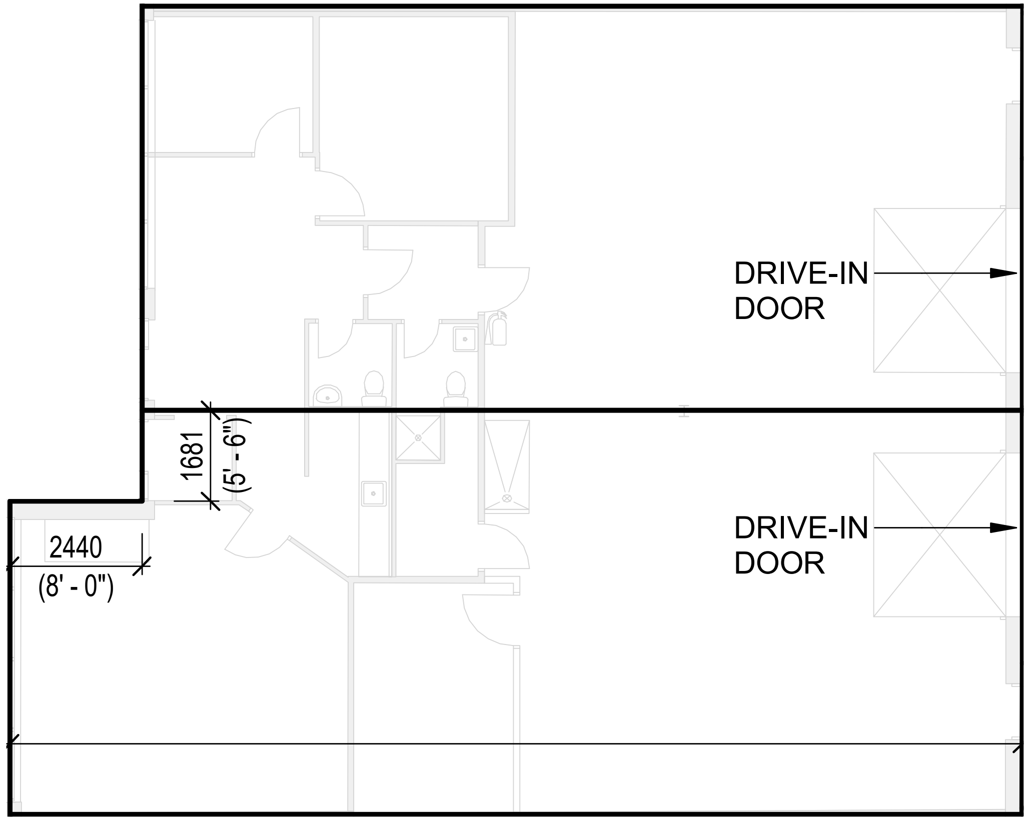
SIZE (SF)	± 2,770 SQ. FT.
ASKING PRICE	$540 PER SQ. FT.
CONDO FEE	$908.86*
OCCUPANCY	IMMEDIATELY
SHIPPING	2 DRIVE-IN DOORS
CLEAR HEIGHT	17' 3"

*MONTHLY CONDO FEES ARE INCLUSIVE OF HST

AVAILABLE
(Click available units to view floor plan)

SOLD CONDITIONALLY

SOLD

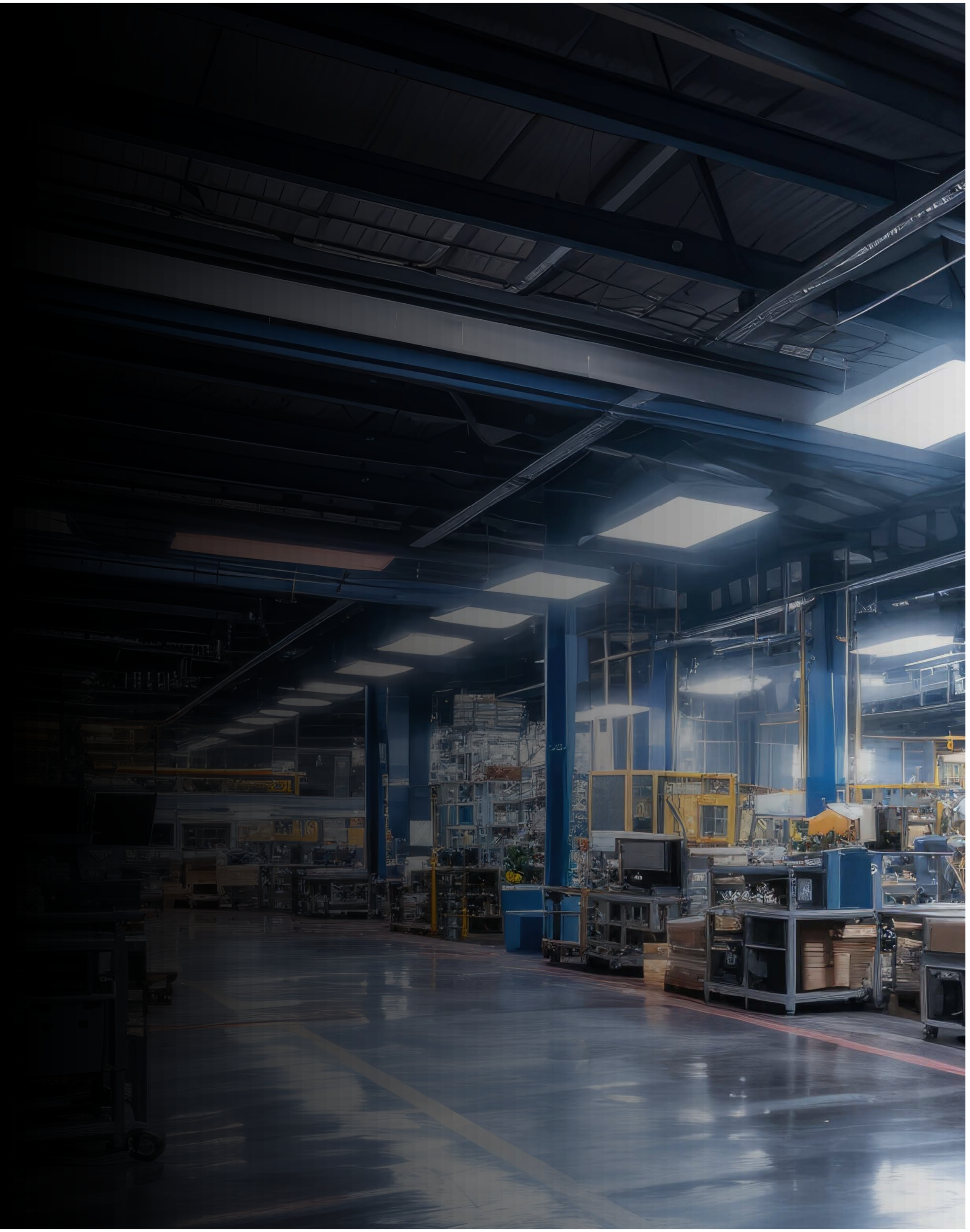


BENEFITS OF OWNING

Vaughan Industrial Park is an investment that works as hard as you do. Grow your business with confidence and size the opportunity to become your own landlord and have greater control over your operating cost while building equity and value in your real estate.

COMPARE	OWN	LEASE
Total Size	3,000	3,000
Purchase Price/Net Rent (per SF)	$575	$22.00
Total Purchase Price/Annual Rent	$1,725,000	$66,000
Payments over 10 years	$1,000,278	$792,403
Principal Paydown	$305,946	$0
Interest/Lease Payments	**$694,332**	**$792,403**
Property Appreciation (over 10 years)	$525,733.74	$0
Equity Built (over 10 years)	**$831,679.99**	**$0**

INPUTS	
Annual Interest Rate	6%
Years	25
Down Payment	25%
Property Appreciation	3%
Net Rent Escalation	4%



TRUSTED PARTNERS

CanFirst
CAPITAL MANAGEMENT

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.

CLICK TO VISIT WEBSITE

400 RUE MARIE CURIE - VAUDREUIL, QC

700 JAMIESON PARKWAY - CAMBRIDGE, ON

6525 MISSISSAUGA ROAD - MISSISSAUGA, ON

PROGRESSIVE WAY - ABBOTSFORD, BC

VIP

VAUGHAN INDUSTRIAL PARK

INDUSTRIAL CONDOS FOR SALE | VAUGHAN ON

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