

Concept rendering only

280 Nativio Street

VAUGHAN, ON



BRAND NEW CONSTRUCTION

FOR LEASE

STATE-OF-THE-ART INDUSTRIAL FACILITY

38,241 SF AVAILABLE!

280 Nativio Street
Vaughan, ON

Property Overview

Available Space	38,241 sq. ft.
Clear Height	36 ft.
Shipping Doors	2 Drive in, 4 Truck Level
Zoning	General Industrial - EM2
Sprinklers	Yes - ESFR
Asking Rate	Starting Net Rate at \$20.95 per sq. ft.
TMI (2024)	\$3.65 per sq. ft. (TMI is estimated)
Status & Occupancy	Speak with Listing Agents
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
36 ft.



Easy access to
Hwy 427 and 407



Zoning Information

PERMITTED USES

Prestige Employment Zone (EM2):

- + Automotive Detailing
- + Commercial school
- + Manufacturing or processing facility
- + Office
- + Research and development
- + Vertical farming
- + Warehousing and distribution facility
- + Car wash
- + 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

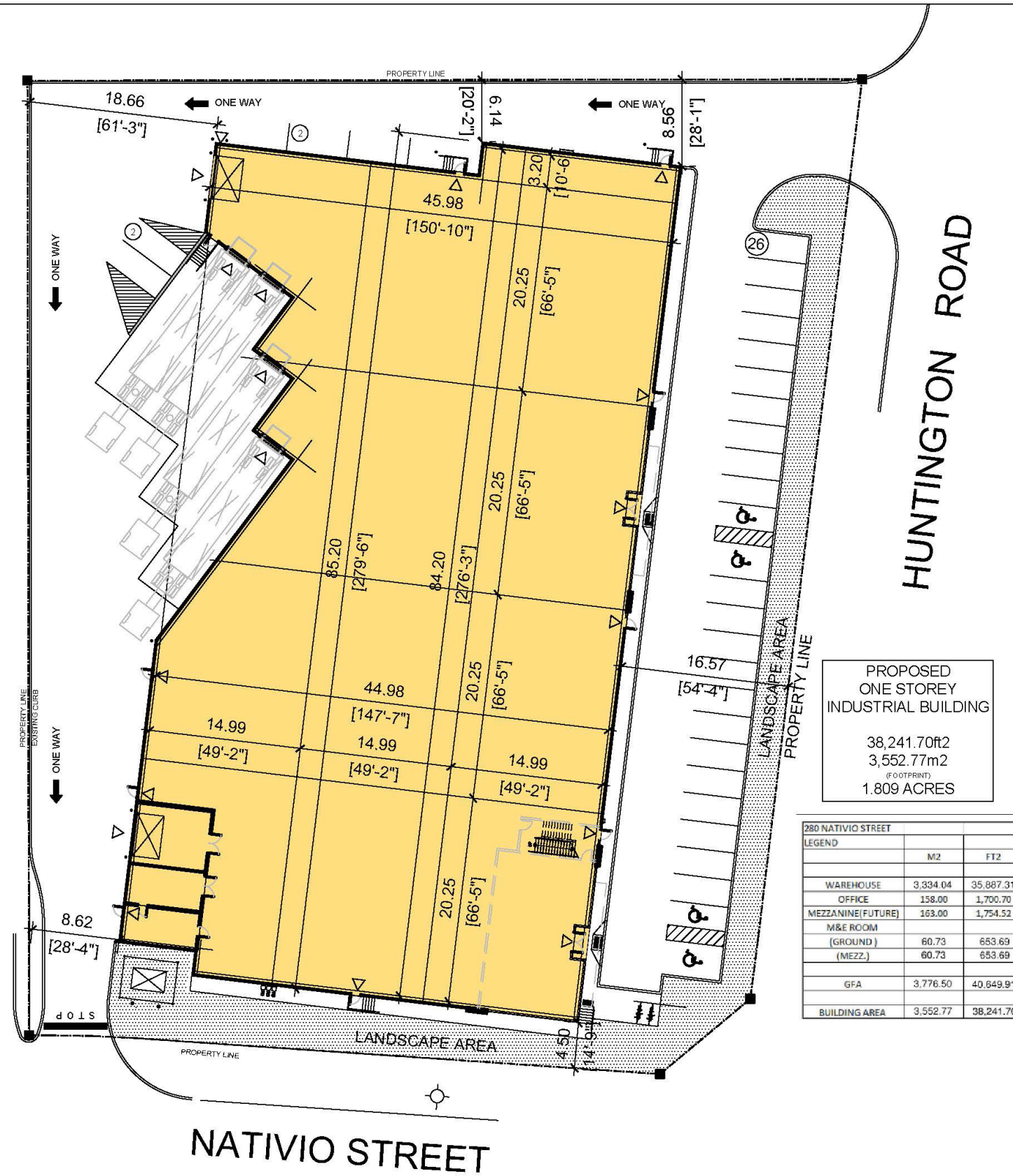
Permitted Use- with Conditions:

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

Building Specifications

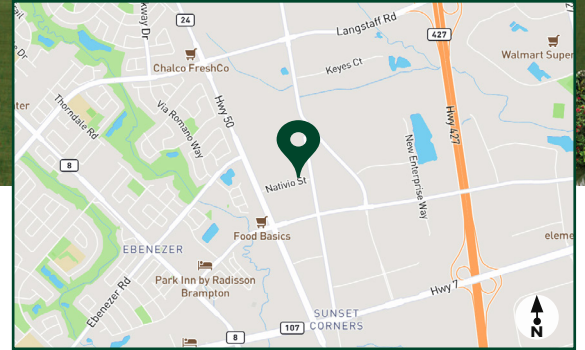
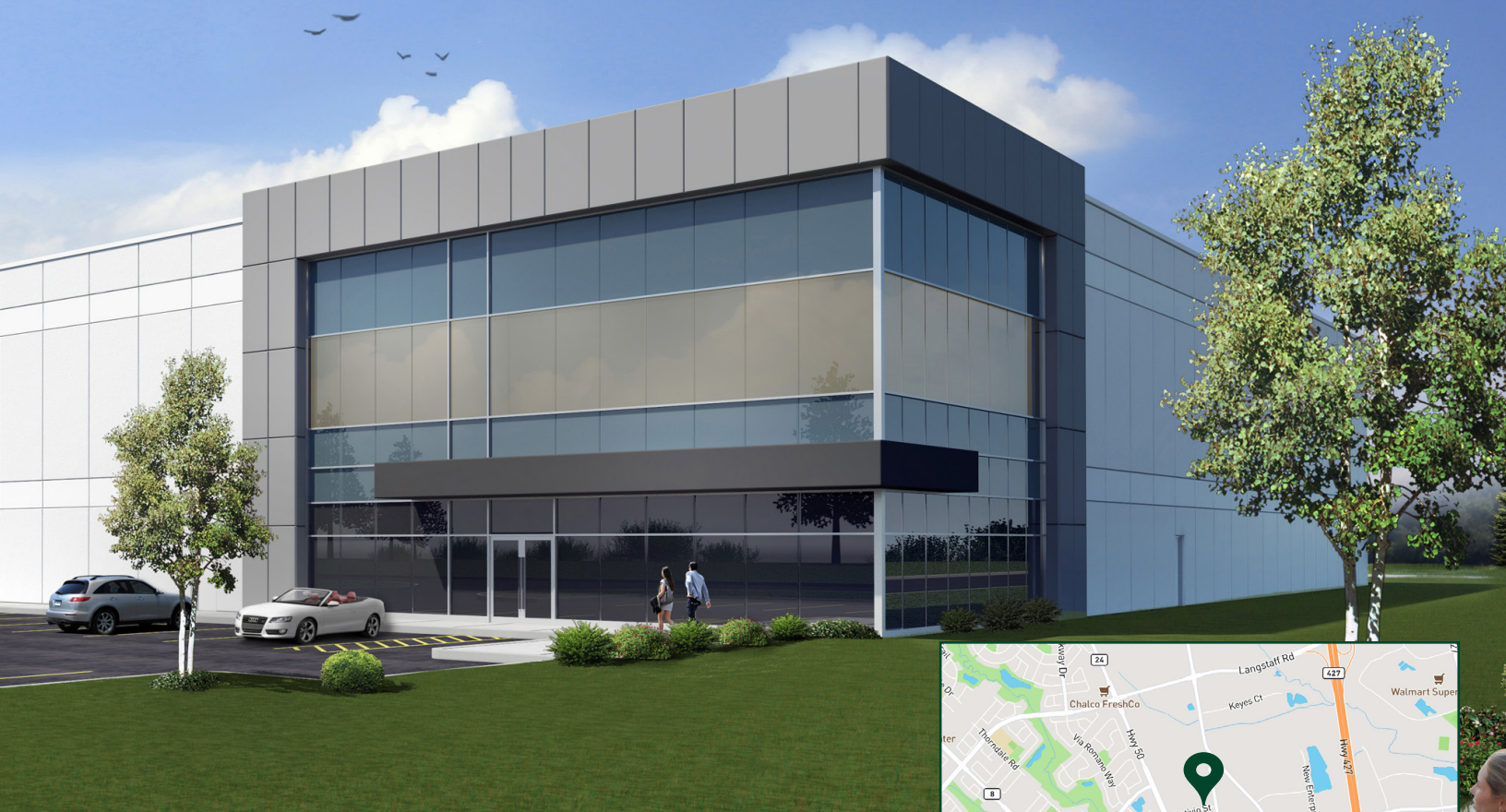
- Clear Height to underside of structural steel – 36 ft. Architectural Precast Perimeter, Alpollic metal features, Glazing
- LED lighting throughout office & warehouse (interior and exterior) – Standard lighting plan with 32 FC lighting intensity at warehouse floor
- Warehouse heating – Cambridge Heating System
- Electrical - 1,600 amps 575 volt main service (more power available if necessary) - reduced service for multi-unit (800 amps)
- Roofing System – 4-ply R30 roofing system
- ESFR Sprinkler system with back-up emergency generator
- Elevator - only as applicable
- Office Finishes – 3% to 5% (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—8 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)

Floor & Site Plan



280 Nativio Street

VAUGHAN, ON



Contact Us

Terry Di Felice*, MBA
Senior Vice President
+1 416 495 6209
terry.difelice@cbre.com

Alex Sgro
Sales Representative
+1 416 495 6311
alex.sgro@cbre.com

Justin McNamara*
Sales Associate
+1 416 495 6226
justin.mcnamara@cbre.com

*Sales Representative | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

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