

Concept rendering only

350 ZENWAY BLVD

VAUGHAN, ON



FOR LEASE

STATE-OF-THE-ART INDUSTRIAL FACILITY

Property Overview

Available Space	Unit 1-2: 180,110 sq. ft. Unit 1: 89,350 sq. ft. Unit 2: 90,760 sq. ft.
Clear Height	40 ft.
Shipping Doors	Unit 1-2: 2 Drive in, 21 Truck Level Unit 1: 1 Drive in, 10 Truck Level Unit 2: 1 Drive in, 11 Truck Level
Zoning	Prestige Employment - EM1
Sprinklers	Yes - ESFR
Asking Rate	Unit 1-2: \$18.75 per sq. ft. Unit 1: \$18.95 per sq. ft. Unit 2: \$18.95 per sq. ft.
TMI (2025)	\$3.30 per sq. ft. (TMI is estimated)
Status & Occupancy	Q1 2026
Expected Lease Term	10 to 20 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 7, 50, 407 and 427



Zoning Information

PERMITTED USES

Prestige Employment Zone (EM1):

- + Automotive Detailing
- + Commercial school
- + Manufacturing or processing facility
- + Office
- + Vertical farming
- + Research and development
- + Car wash
- + Warehousing and distribution facility
- + Day care centre
- + Emergency service
- + Temporary sales office
- + Accessory office
- + Accessory retail
- + Ancillary retail
- + Intermodal container

Permitted Use- with Conditions:

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

Building Specifications

- Clear Height to underside of structural steel – 40 ft.
- Architectural Precast Perimeter
- Electrical - 3,000 amps 575 volt main service (more power available if necessary) - reduced service for multi-unit (1,200 amps)
- 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
- Dock Levelers and Drive In Doors as per plan (40,000 lb standard hydraulic dock package)
- Roofing System - 4-ply roofing system
- ESFR Sprinkler system with back-up emergency generator
- Office Finishes – 3% (GFA) office finishes as per Landlord Spec and Samples (at \$125/sf allowance)
- All structural steel, precast and block demising walls in warehouse painted white
- Warehouse Floor – 9” steel fibre reinforced concrete floor with Cure and Seal (Ashford available)
- Fibre Optic to Building at Demarc point

350 Zenway Boulevard
Vaughan, ON

Amenities



Tim Hortons

Langstaff Rd

Sobeys Distribution Centre

Anatolia Tile

Costco Distribution Center

27

Starbucks

Walmart Supercentre

LCBO

Adidas Head Office

350 Zenway Blvd

Food Basics

Zenway Blvd

427

Accuristix

ATS Healthcare

50

Robertson Electric Wholesale

Costco

7

Canpar Express

Aritzia Distribution Centre

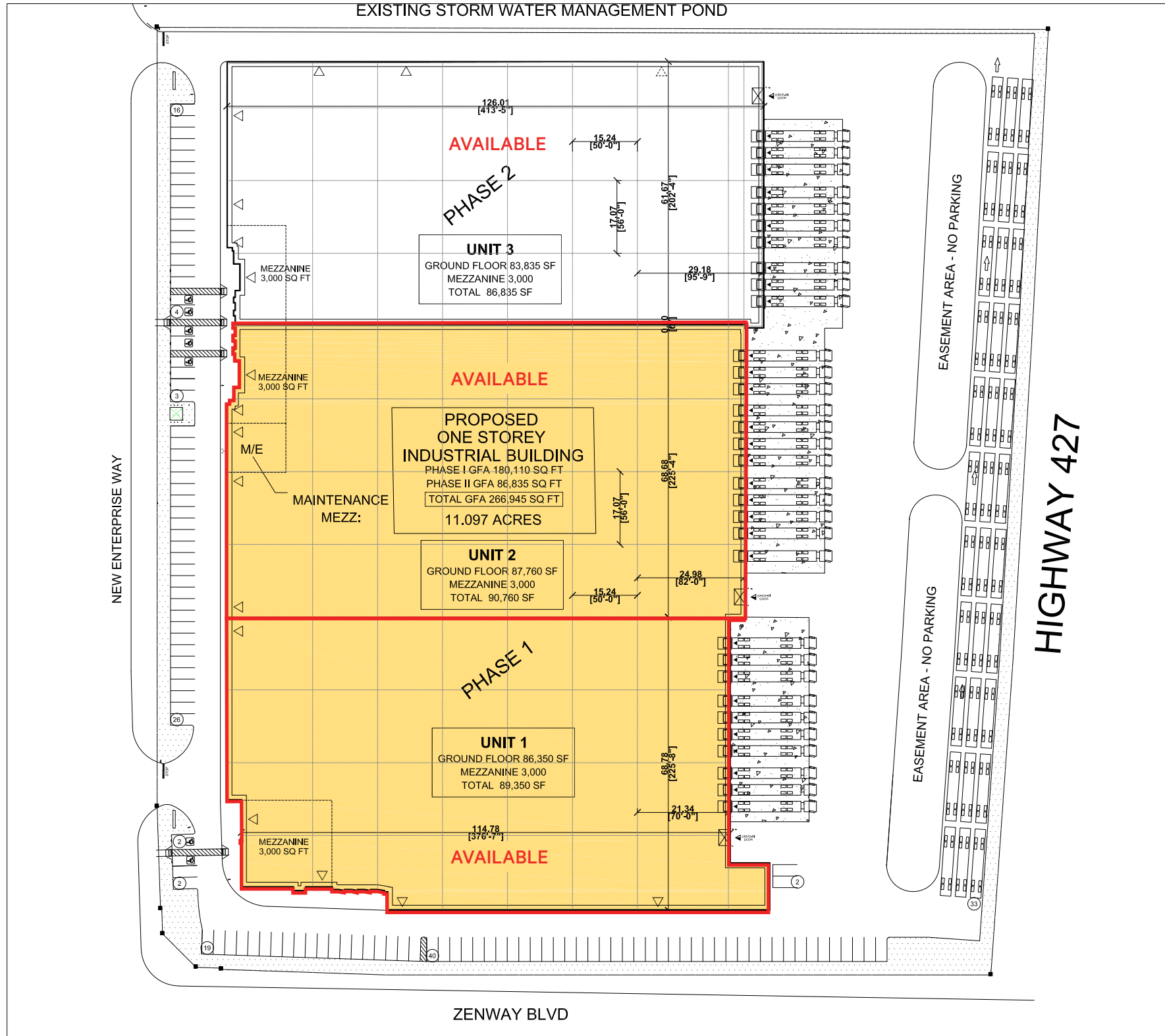
Floor & Site Plan

LEASING OPTIONS

Unit 1-2: 180,110 sq. ft

Unit 1: 89,350 sq. ft

Unit 2: 90,760 sq. ft



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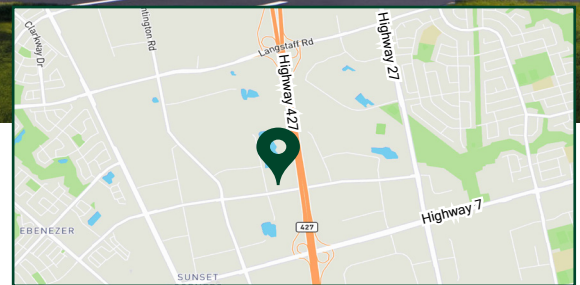


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