

PROPERTY FEATURES

40 AUDIA COURT, UNIT 2, VAUGHAN



Building Size: 21,677 SF

Industrial Area: 18,425 SF

Office Area: 3,252 SF (15%)

Clear Height: 20'

Shipping: 2 TL | 2 DI

Zoning: EM-2

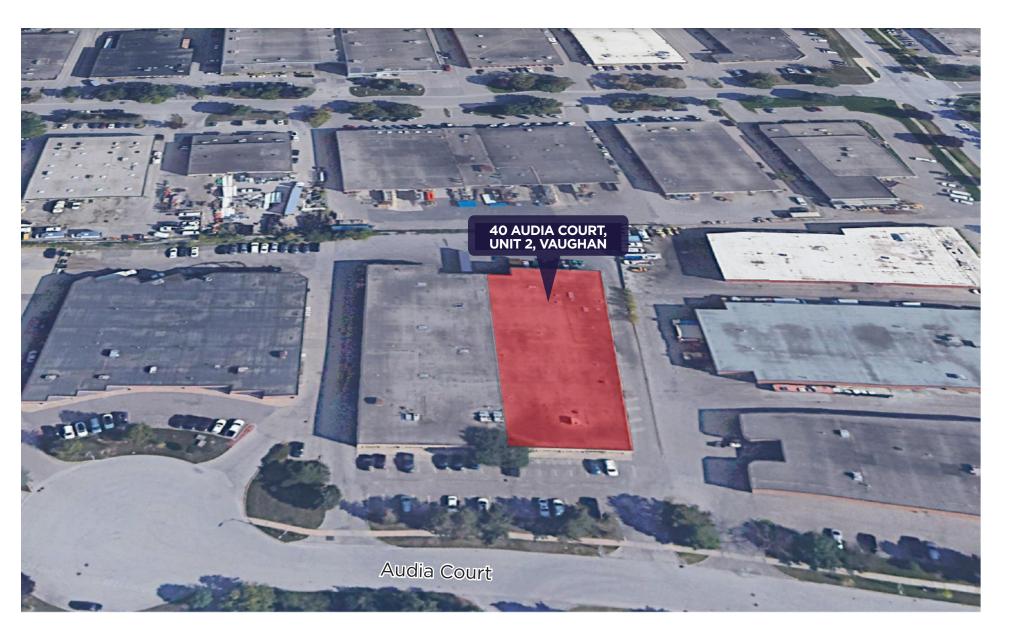
Possession: Immediately



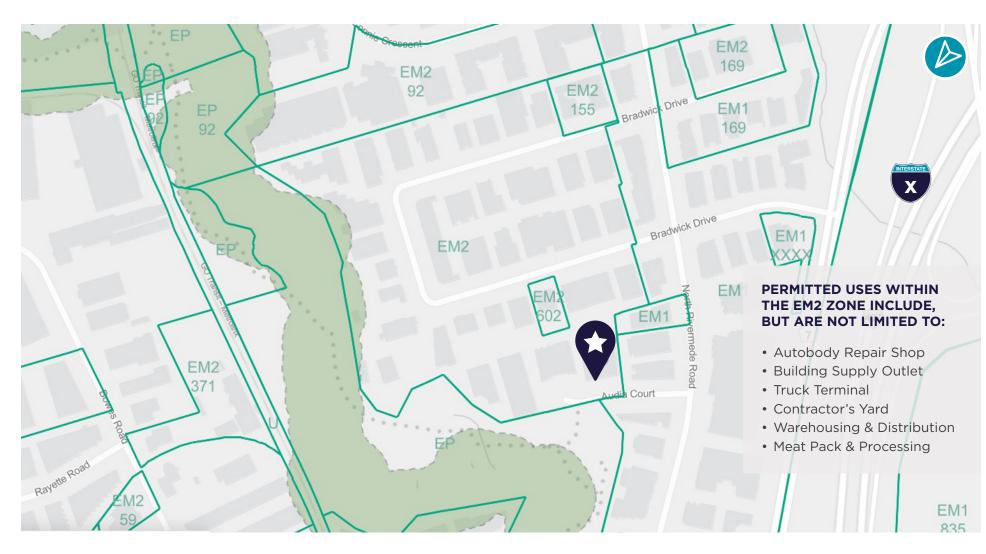


SITE PLAN

Located on Audia Court, this 21,677 SF industrial unit offers excellent access to Highways 407, 7, 400 and 404, providing optimal connectivity for logistics and commuting throughout the GTA.



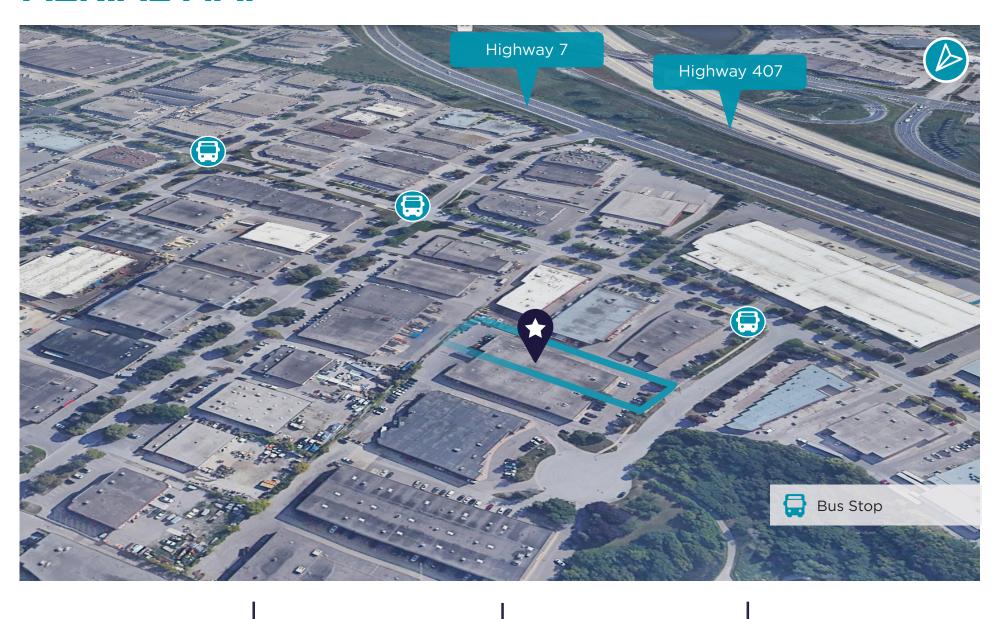
ZONING



FLEXIBLE EM-2 ZONING DESIGNATION

40 Audia benefits from flexible EM2 General Employment zoning, allowing for a wide range of employment-generating activities that align with both industrial and commercial uses. Located within a prominent Vaughan industrial node, the property offers excellent connectivity and is surrounded by other notable industrial tenants, enhancing its strategic appeal.

AERIAL MAP



1.2 KM | 3 MINTO HIGHWAY 407

0.65 KM | 2 MINTO HIGHWAY 7

9.9 KM | 14 MINTO HIGHWAY 400

12.4 KM | 12 MINTO HIGHWAY 404









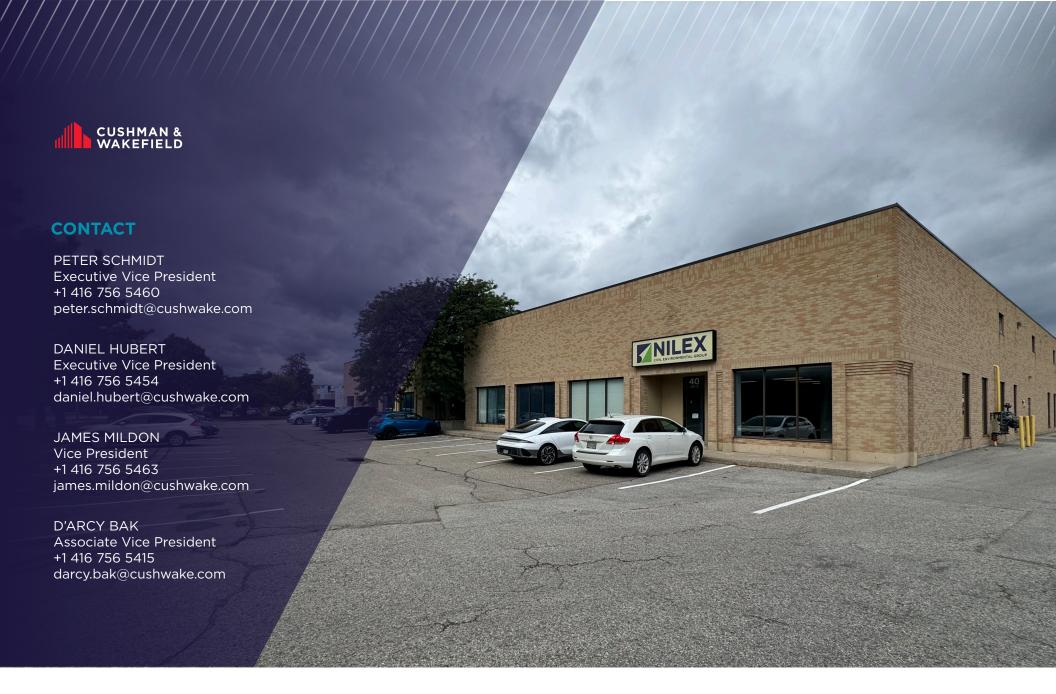
LOCAL AMENITIES



- 1. PRIME PASTRIES
- 2. WING KXNG
- 3. HELLO GREEK
- 4. NINA'S TROPICAL ISLAND CARIBBEAN
- 5. TROPANG ILONGGO
- 6. JUNNIO'S ITALIAN
- 7. THE BEAN SPORUT

- 8. THE VINEYARD RESTO
- 9. TIM HORTON'S
- 10. STARBUCKS
- 11. BREADY
- 12. PHO T&713. FUZION FITNESS
- 14. DAVID ANN ATHLETIC CENTRE
- 15. CANADIAN TIRE

- 16. LIMITLESS BAR & GRILL
- 17. TIM HORTONS
- 8. GOVARDHAN THAI
- **19.** MCDONALDS
- 20. VAUGHAN MILLS
- 21. VAUGHAN METROPOLITAN CENTRE
- 22. RIOCENTRE THORNHILL



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