

**FOR LEASE**

**40 AUDIA COURT, UNIT 2**

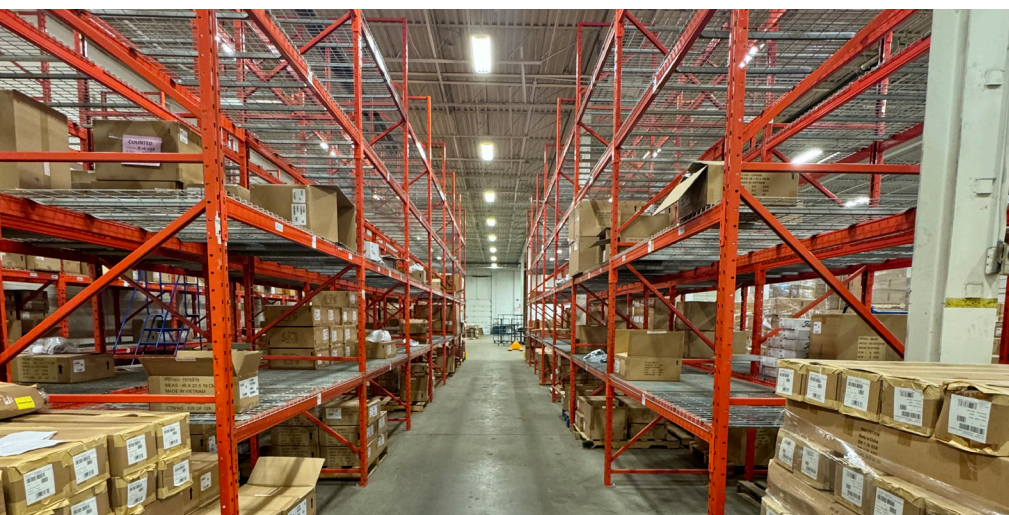
Vaughan, ON





# 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



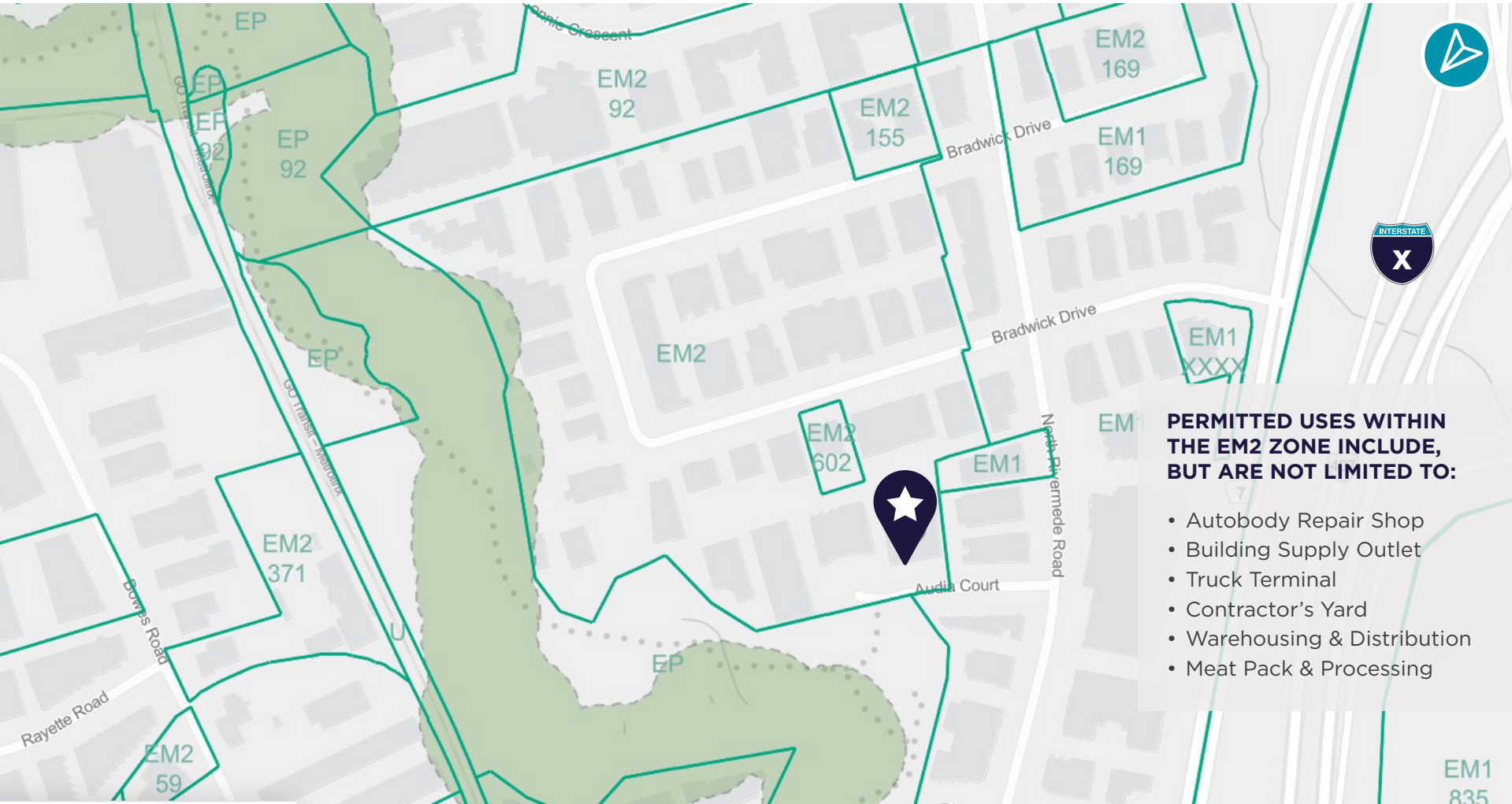
# SITE PLAN

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.





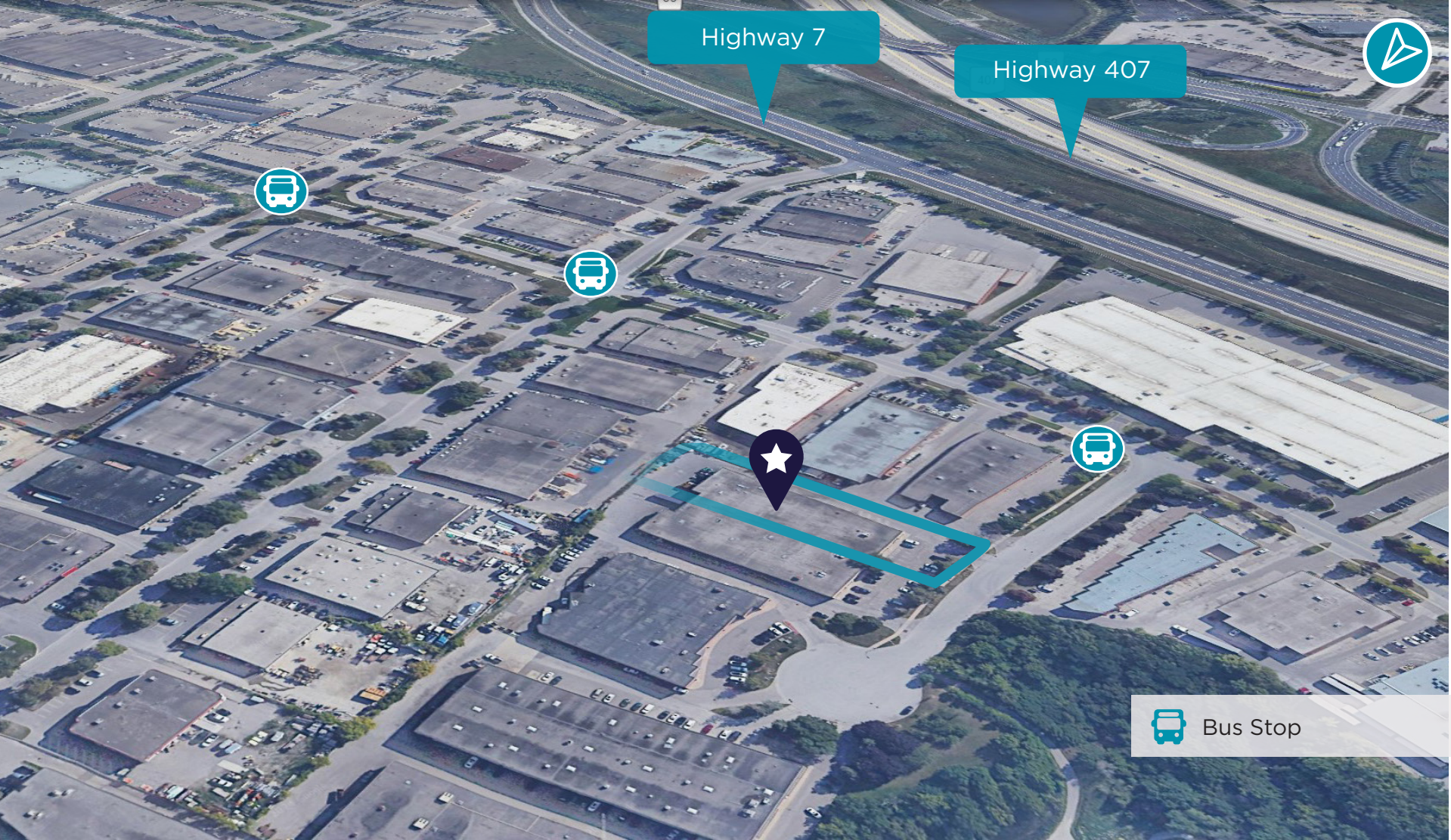
# ZONING



# 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 MIN TO HIGHWAY 407	0.65 KM   2 MIN TO HIGHWAY 7	9.9 KM   14 MIN TO HIGHWAY 400	12.4 KM   12 MIN TO HIGHWAY 404
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Industrial Warehouse with Dock & Grade Level Shipping



# LOCAL AMENITIES



- |                           |                               |                                 |
|---------------------------|-------------------------------|---------------------------------|
| 1. PRIME PASTRIES         | 8. THE VINEYARD RESTO         | 16. LIMITLESS BAR & GRILL       |
| 2. WING KXNG              | 9. TIM HORTON'S               | 17. TIM HORTONS                 |
| 3. HELLO GREEK            | 10. STARBUCKS                 | 18. GOVARDHAN THAI              |
| 4. NINA'S TROPICAL ISLAND | 11. BREADY                    | 19. MCDONALDS                   |
| 5. CARIBBEAN              | 12. PHO T&T                   | 20. VAUGHAN MILLS               |
| 6. TROPANG ILONGGO        | 13. FUZION FITNESS            | 21. VAUGHAN METROPOLITAN CENTRE |
| 7. JUNNIO'S ITALIAN       | 14. DAVID ANN ATHLETIC CENTRE | 22. RIOCENTRE THORNHILL         |
| THE BEAN SPORUT           | 15. CANADIAN TIRE             |                                 |





## CONTACT

PETER SCHMIDT  
Executive Vice President  
+1 416 756 5460  
[peter.schmidt@cushwake.com](mailto:peter.schmidt@cushwake.com)

DANIEL HUBERT  
Executive Vice President  
+1 416 756 5454  
[daniel.hubert@cushwake.com](mailto:daniel.hubert@cushwake.com)

JAMES MILDON  
Vice President  
+1 416 756 5463  
[james.mildon@cushwake.com](mailto:james.mildon@cushwake.com)

D'ARCY BAK  
Associate Vice President  
+1 416 756 5415  
[darcy.bak@cushwake.com](mailto:darcy.bak@cushwake.com)

