



FOR LEASE | 6,590 SF

# 401 HANLAN ROAD, UNIT 2

VAUGHAN, ON



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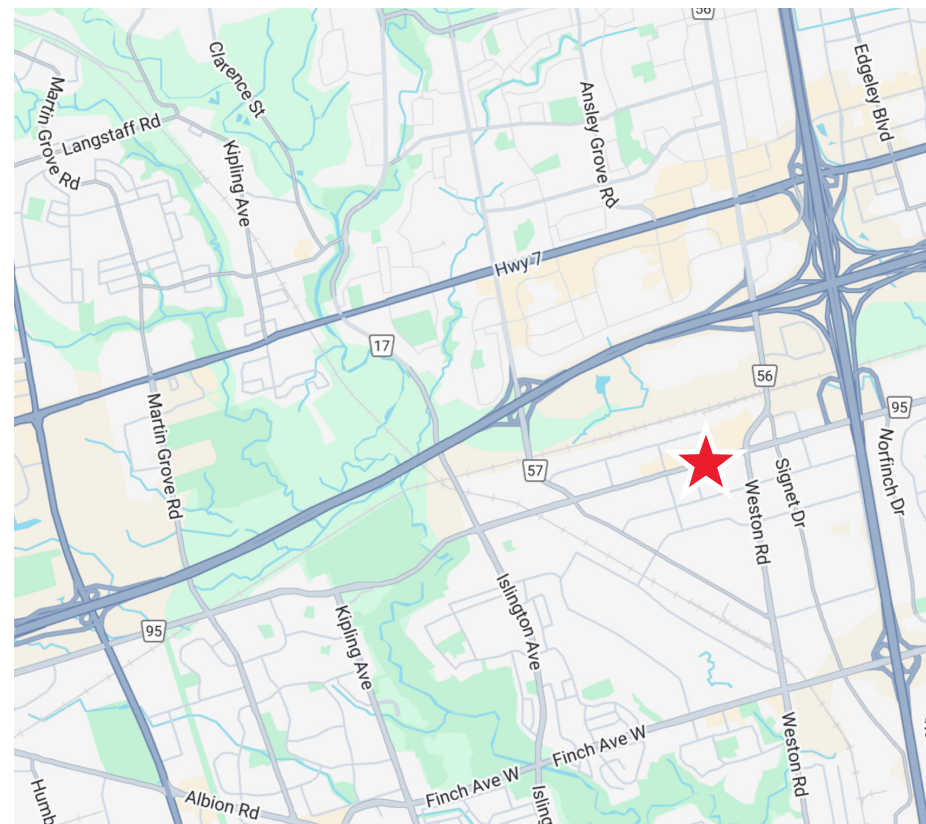
## VAUGHAN, ON

### Property Features

Unit Size:	6,590 SF
Office Area:	2,000 SF
Clear Height:	18'
Shipping:	1 TL & 1 DI
Occupancy:	Immediate
Net Rental:	\$19.95 PSF
TMI:	\$4.76 PSF (2025)

### Comments

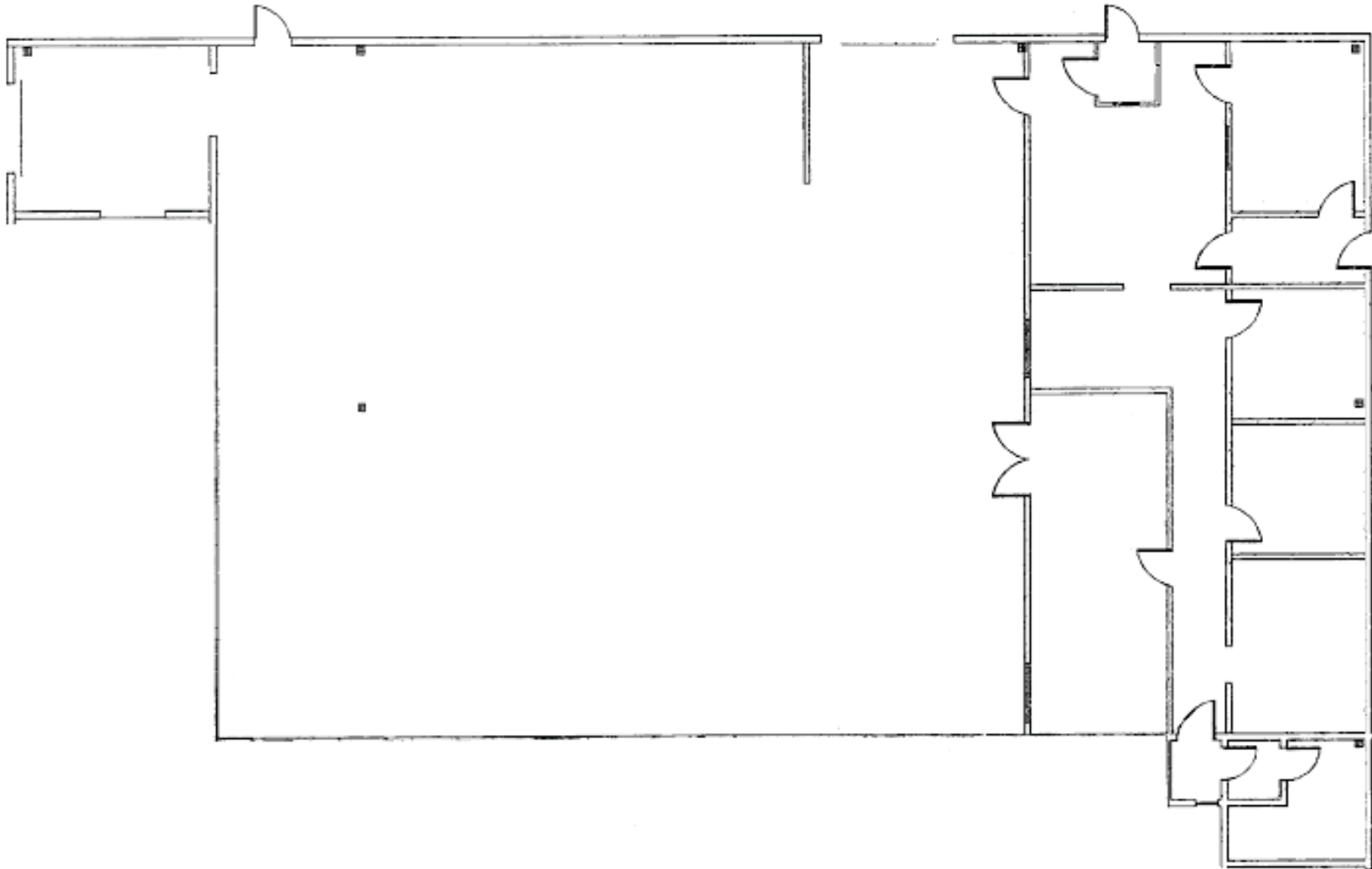
- Nicely renovated unit with high quality office modern finishing located in a 2-unit building
- With access to many amenities, public transit and major highways (#407, #400, #401), this would make a great home for any business
- The combination shipping doors is extremely rare for this size unit
- LED lighting in warehouse provides a bright, operating environment. Brand new high-efficiency open flame heaters in warehouse for cost-savings.
- Secure, fenced rear yard for security



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## Floorplan



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### Pictures





**FOR MORE INFORMATION, CONTACT:**

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