

193

JARDIN DRIVE
VAUGHAN, ON

407

FOR LEASE
35,772 SF



**CUSHMAN &
WAKEFIELD**



// BUILDING SPECS

BUILDING SIZE

35,772 SF

NET RENT

\$15.50 PSF

OFFICE

4,584 SF

TMI

\$3.10 PSF

LOT SIZE

1.45 ACRES

SHIPPING

3 TL, 2 DI

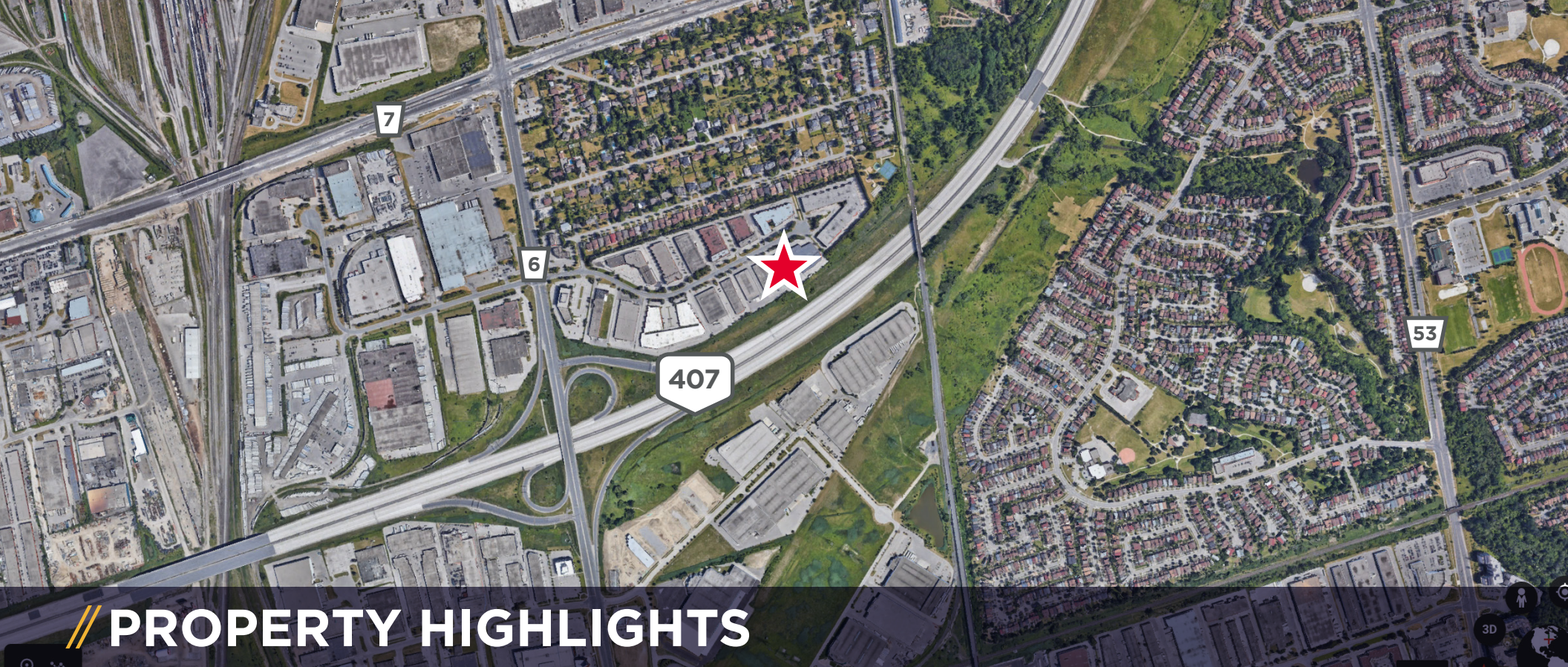
CEILING HEIGHT

19' CLEAR

ZONING

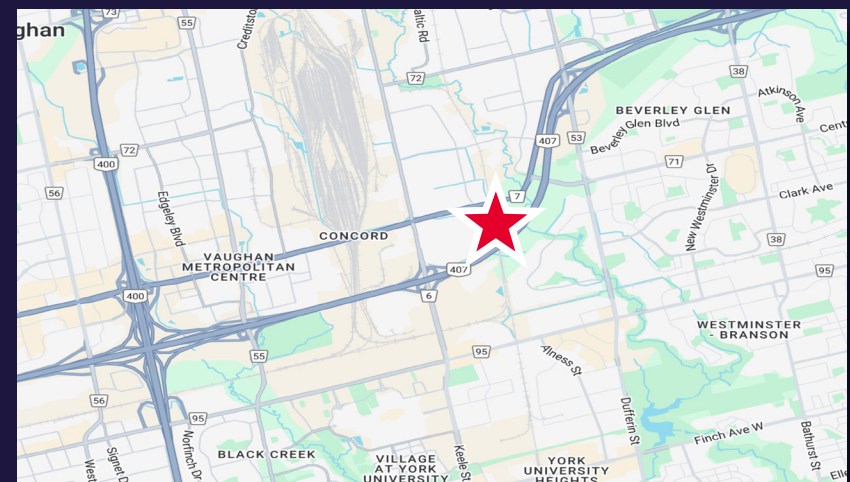
EM1



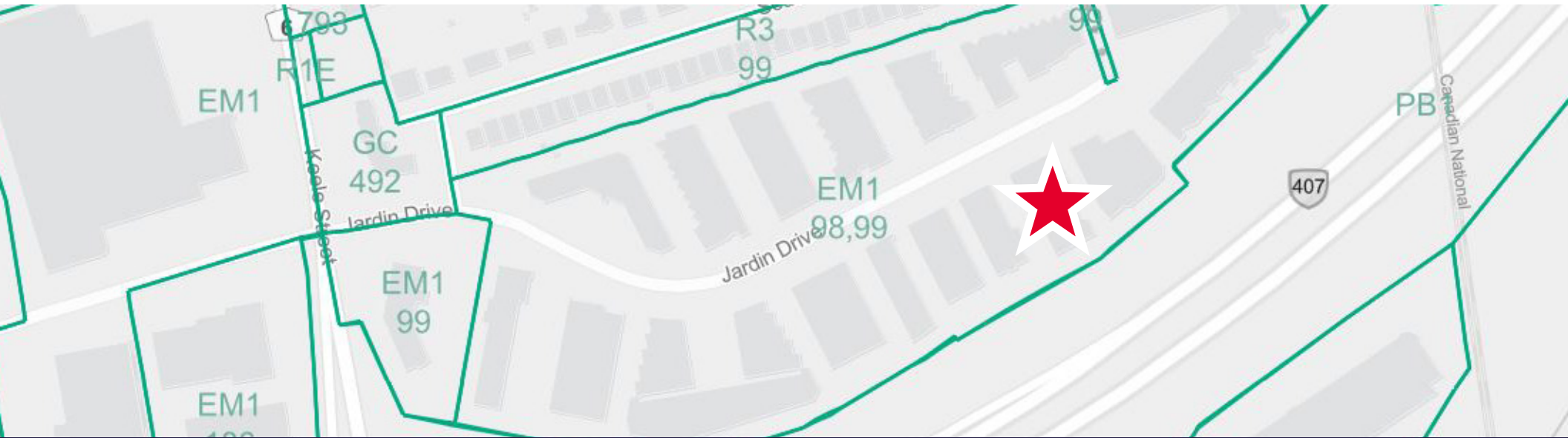


// PROPERTY HIGHLIGHTS

- Freestanding industrial building
- Located in close proximity to Hwy 407, 400 & 401
- Ample parking
- Power 600 Volts, 600 Amps
- Exposure onto Highway 407
- 7,563 SF of two storey low ceiling warehouse/storage area could be converted to finished office



// PROPERTY ZONING



EM1 – PRESTIGE EMPLOYMENT AREA ZONE PERMITTED USES

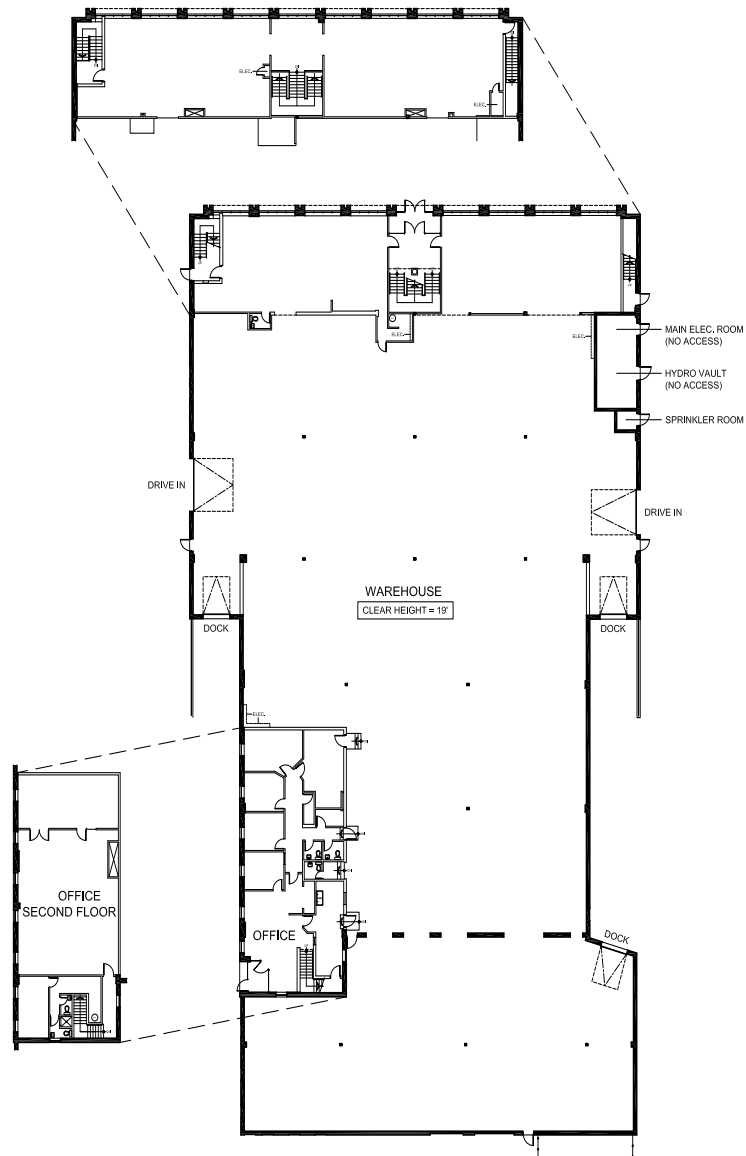
The uses permitted are as follows, provided they are within a wholly enclosed building and with no outside storage:

- Employment Use
- Accessory Retail Sales to an Employment Use
- Accessory Office Uses to an Employment Use
- Banquet Hall, in a Single Unit Building, subject to Section 3.8
- Bowling Alley, subject to Section 3.8
- Business and Professional Offices, not including medical practitioners
- Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7
- Funeral Home in a Single Unit building and subject to Section 3.8.
- Car Brokerage
- Office Building
- Recreational Uses, including a golf driving range and miniature golf course
- Service and Repair Shop
- Any public garage legally existing as of the date of enactment of by-law 80-95

A multi unit building as defined in Section 2.0 other than office building, shall be permitted on a lot abutting:

- i) Highway #400 and Highway #427, provided that the minimum unit size shall be four hundred sixty-five (465) square metres;
- ii) Highway #7, Highway #407, Weston Road, Jane Street, Rutherford Road and Pine Valley Drive provided that the minimum unit size shall be two hundred seventy-four (274) square metres; and
- iii) Notwithstanding i) and ii) above, one eating establishment, or eating establishment convenience, or eating establishment take-out having a maximum floor area of one hundred eighty-five (185) square metres shall only be permitted.

// FLOOR PLAN



// GALLERY



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