

# 193

JARDIN DRIVE  
VAUGHAN, ON

407

FOR LEASE  
28,209 SF

 CUSHMAN &  
WAKEFIELD



## // BUILDING SPECS

**BUILDING SIZE**  
28,209 SF

**NET RENT**  
\$12.95 PSF

**OCCUPANCY**  
IMMEDIATE

**OFFICE**  
4,584 SF

**TMI\***  
\$4.15 PSF

**LOT SIZE**  
1.45 ACRES

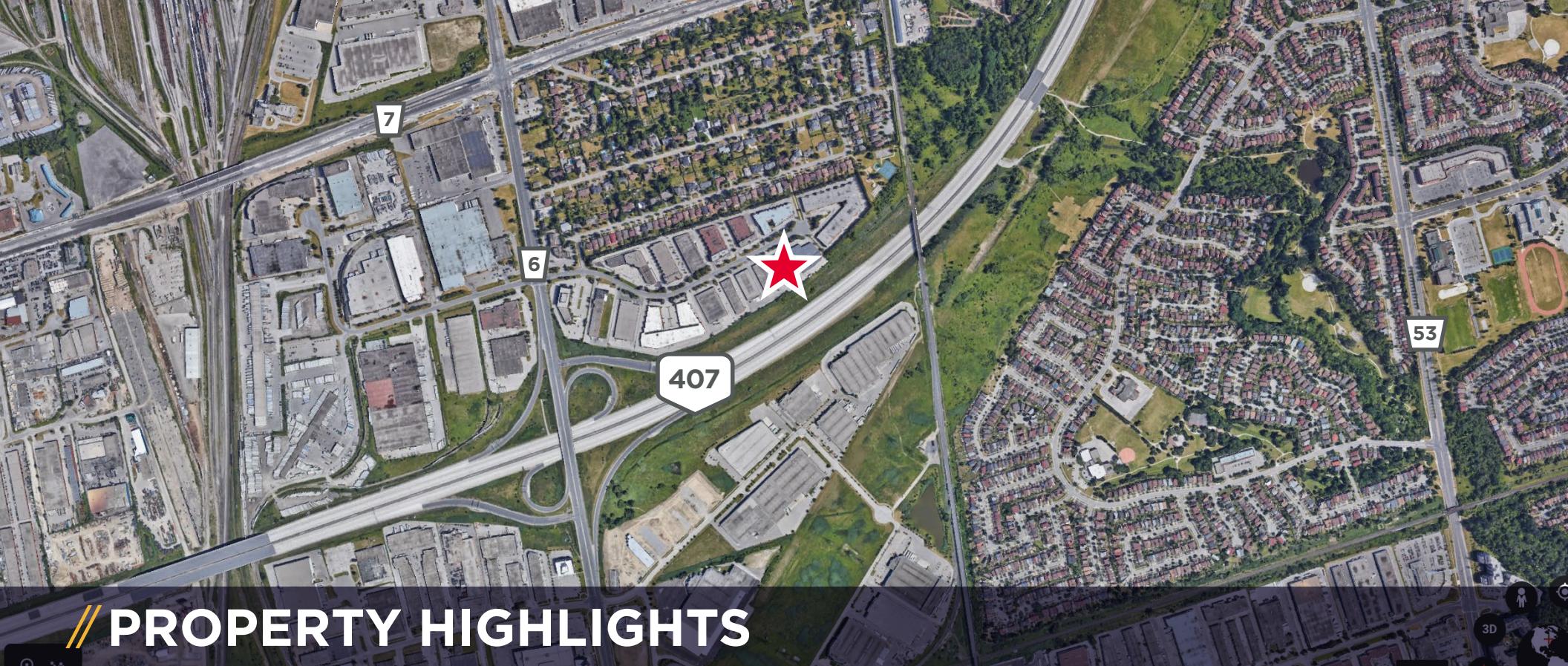
**SHIPPING**  
3 TL, 2 DI

**CEILING HEIGHT**  
19' CLEAR

**ZONING**  
EM1



\*Actual building size is 35,772 sf, 7,563 sf is included as a bonus.  
TMI is payable on 32,039 SF which includes 3,830 sf ground floor area



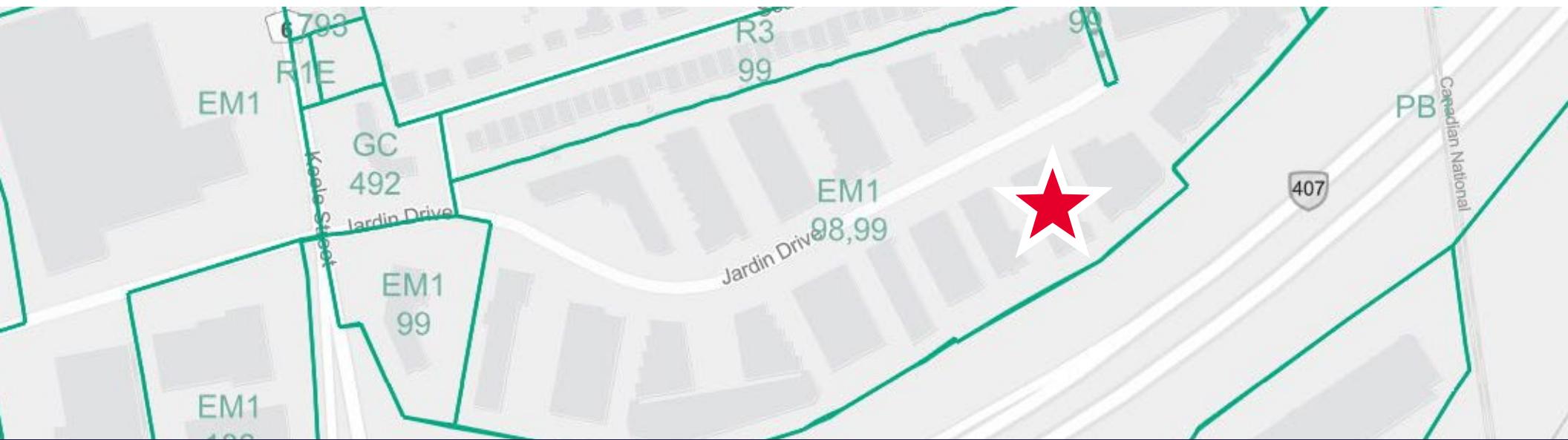
## // PROPERTY HIGHLIGHTS

- Freestanding building of 28,209 SF (additional 7,563 sf bonus)
- Exposure to Highway 407
- Power 600 V/600A
- Good shipping with access for 53' trailers



// **193 JARDIN DRIVE**  
VAUGHAN, ONTARIO

# // PROPERTY ZONING



## EM1 - PRESTIGE EMPLOYMENT AREA ZONE PERMITTED USES

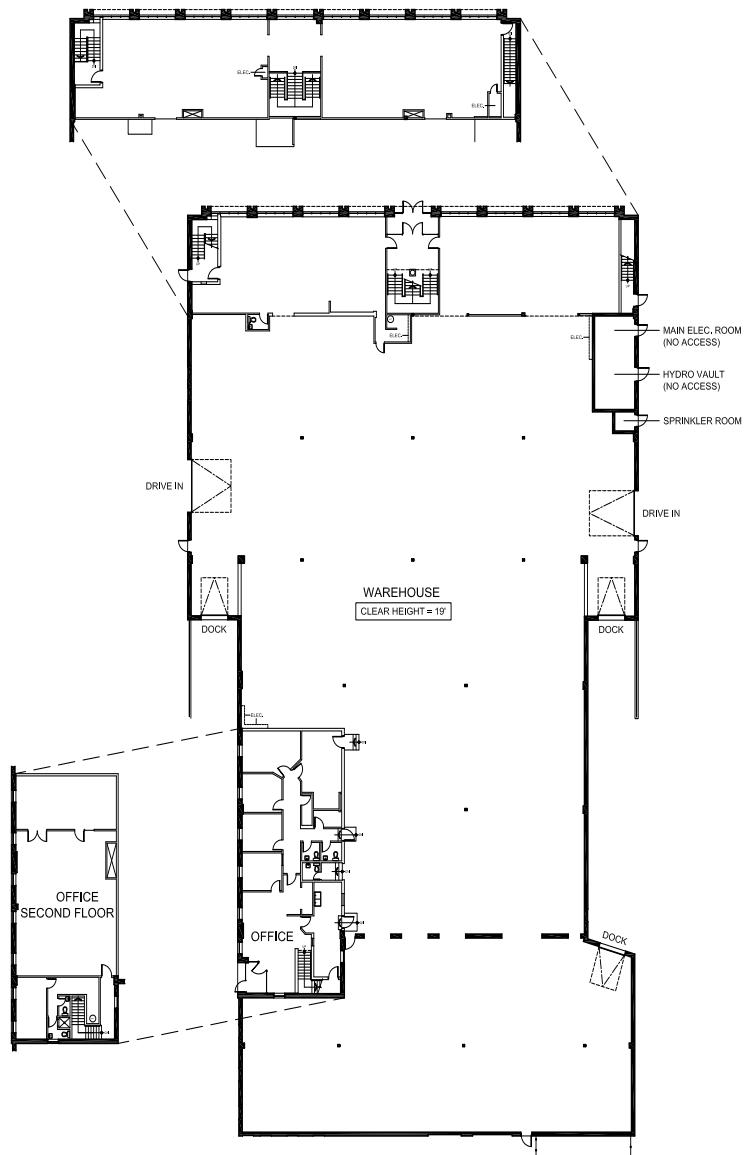
The uses permitted are as follows, provided they are within a wholly enclosed building and with no outside storage:

- 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:

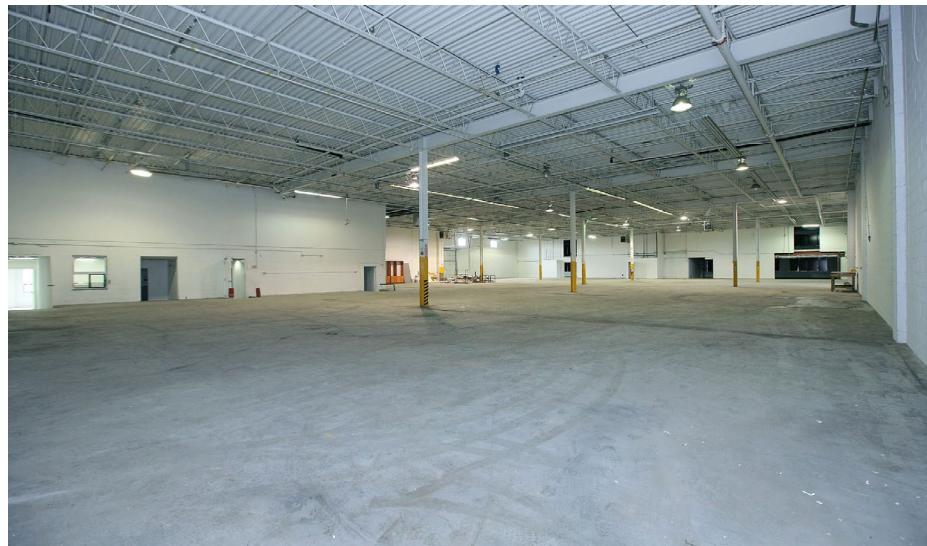
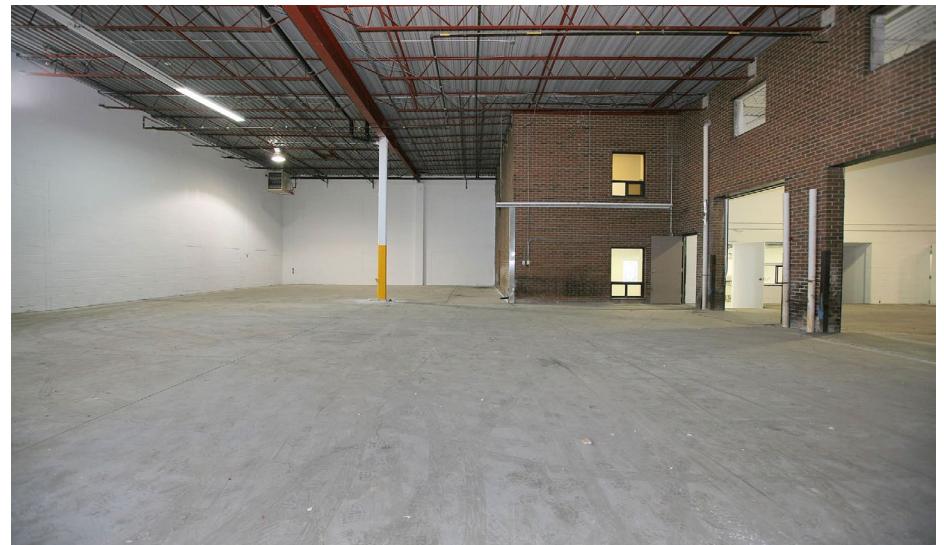
- i) Highway #400 and Highway #427, provided that the minimum unit size shall be four hundred sixty-five (465) square metres;
- ii) Highway #7, Highway #407, Weston Road, Jane Street, Rutherford Road and Pine Valley Drive provided that the minimum unit size shall be two hundred seventy-four (274) square 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

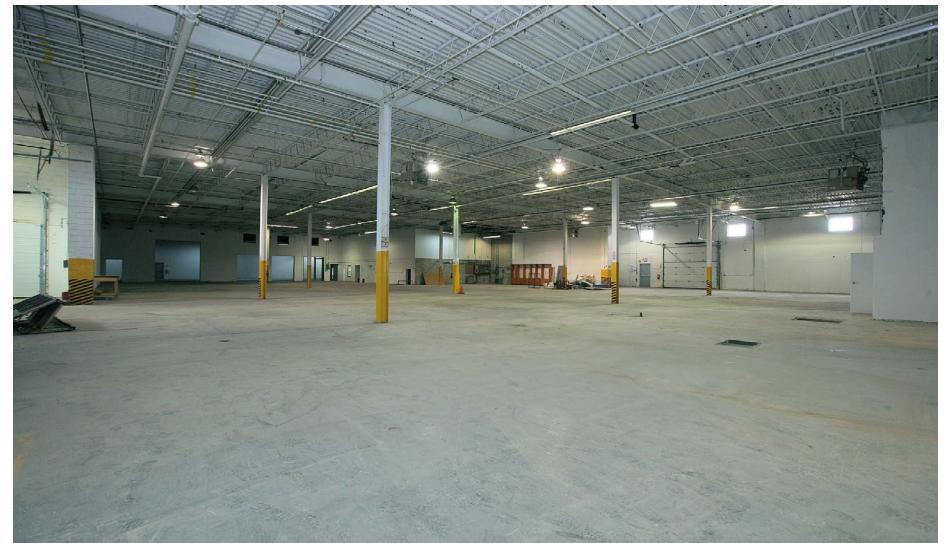


// 193 JARDIN DRIVE  
VAUGHAN, ONTARIO

# // GALLERY



# // GALLERY



# 193

JARDIN DRIVE  
VAUGHAN, ON



## CONTACT

**GORAN BRELIH, B.Sc.Eng., SIOR**  
Executive Vice President, Broker  
Direct: +1 416 756 5456  
Mobile: +1 416 458 4264  
goran.brelih@cushwake.com

**DIANA MCKENNON**  
Sales Representative  
Direct: +1 416 642 5356  
Mobile: +1 647 400 9801  
diana.mckennon@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.