

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

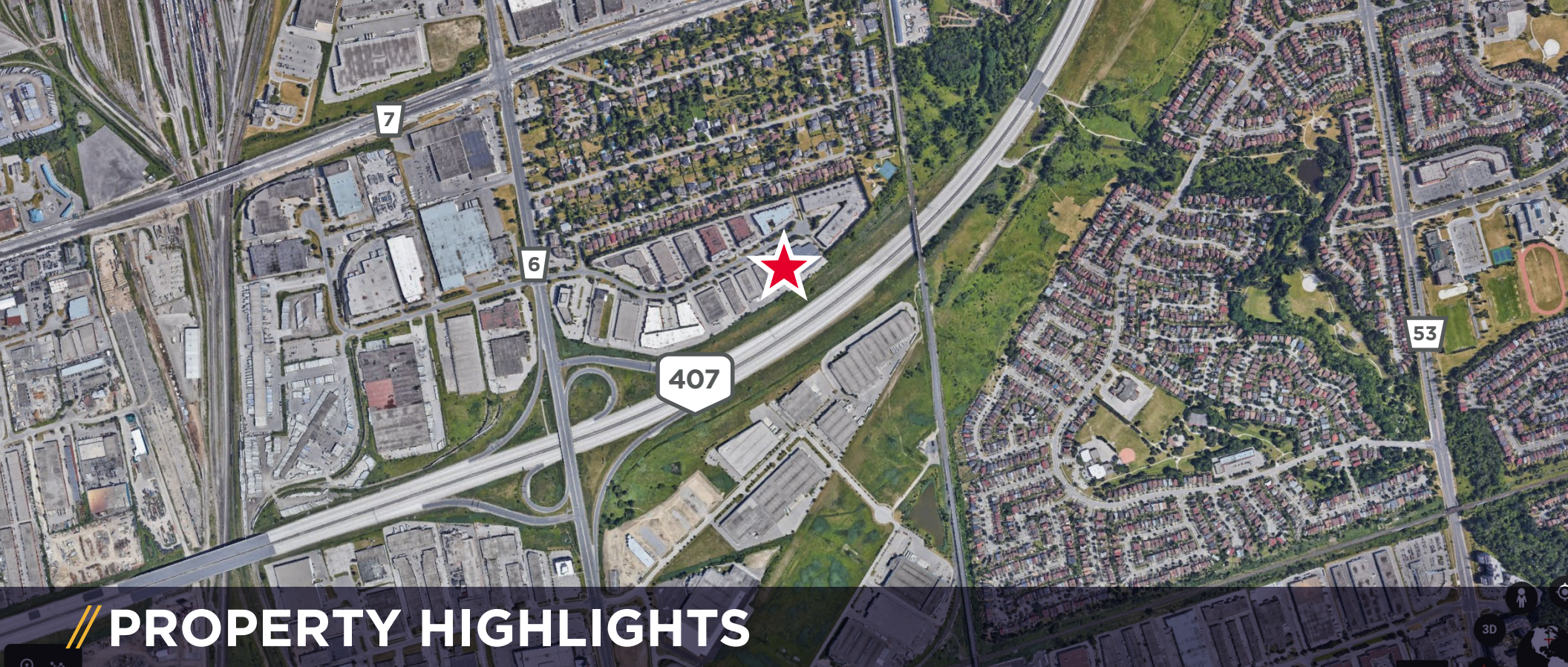
19' CLEAR

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



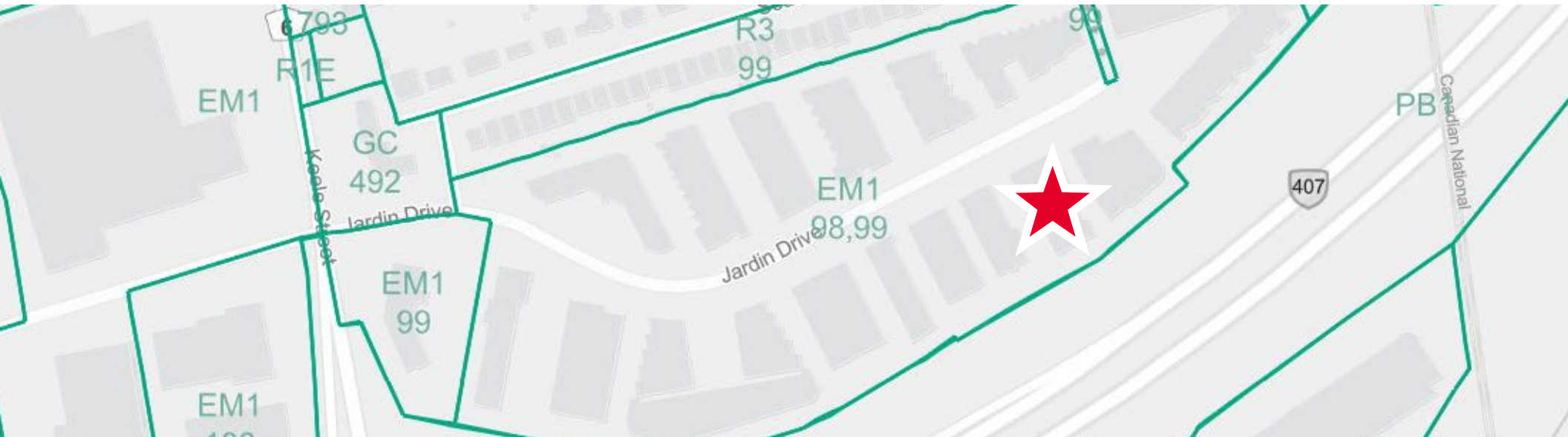


// PROPERTY HIGHLIGHTS

- 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



// PROPERTY ZONING



EM1 – PRESTIGE EMPLOYMENT AREA ZONE PERMITTED USES

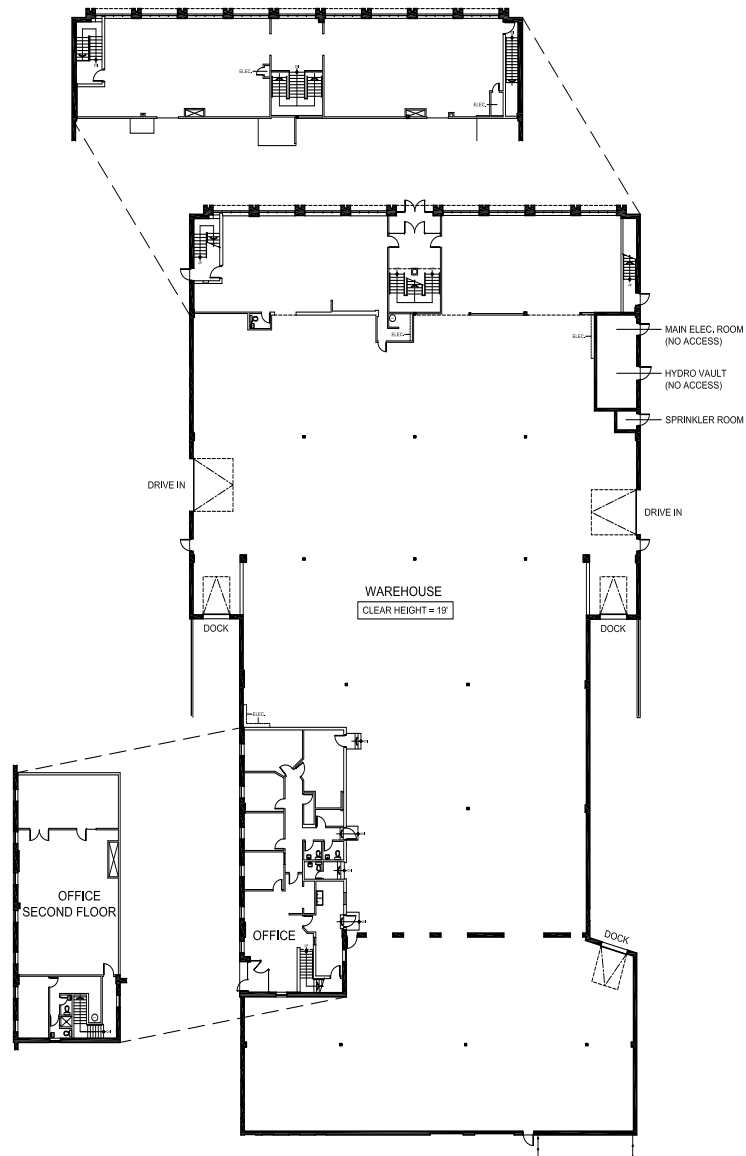
The uses permitted are as follows, provided they are within a wholly enclosed building and with no outside storage:

- 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

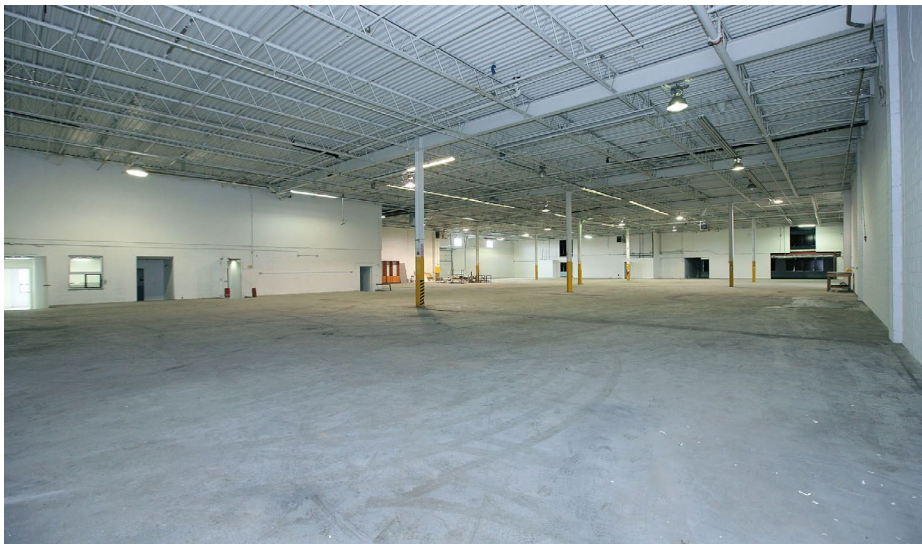
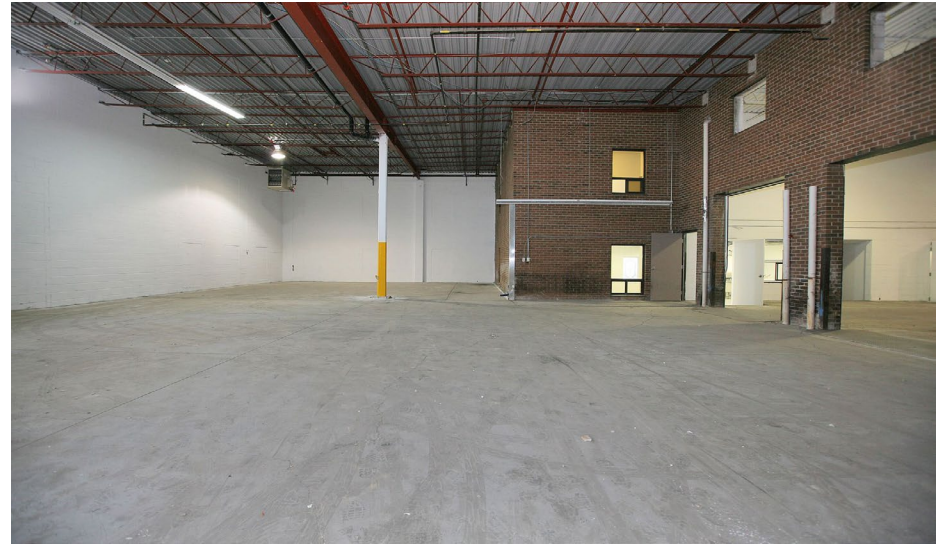
A multi unit building as defined in Section 2.0 other than office building, shall be permitted on a lot abutting:

- 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



// GALLERY



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