

**AVISON  
YOUNG**

**100 Pippin Road**  
Vaughan, ON

**2-Storey Office & Industrial  
Warehouse for Sublease**



**Custom signage  
opportunity\*\***

**YOUR NAME HERE**

**17,143 sf**

**2-storey office space**

**~50,000 sf\***

**Industrial warehouse space**

**in an outstanding industrial building**

*\* Exact demise of warehouse space to be confirmed*

*\*\*To be negotiated. Subject to landlord and sublandlord consent.*



Platinum  
member

# Office & Industrial Sublease



## The Opportunity

### Details

- Two-storey 17,143 sf office with internal staircase in a single-tenant industrial building with approximately 50,000 sf of warehouse space
- Office is built out with mezzanine with reception, private offices, boardroom, conference rooms, lunchroom, private washrooms and open work areas
- Excellent signage opportunity
- Easy access to Highways 400, 407 and 427, public transit and ample amenities



**Location**  
Jane & Langstaff



**Occupancy**  
Immediate



**Office Space**  
17,143 sf



**Sublease Term**  
November 29, 2032



**Asking Rent**  
To Be Negotiated



**Warehouse Space**  
~50,000 sf\*



**Parking**  
Surface/Outside



**Additional Rent**  
\$3.97 (2022)\*\*



**Clear Height**  
32'



**Zoning**  
EM-2

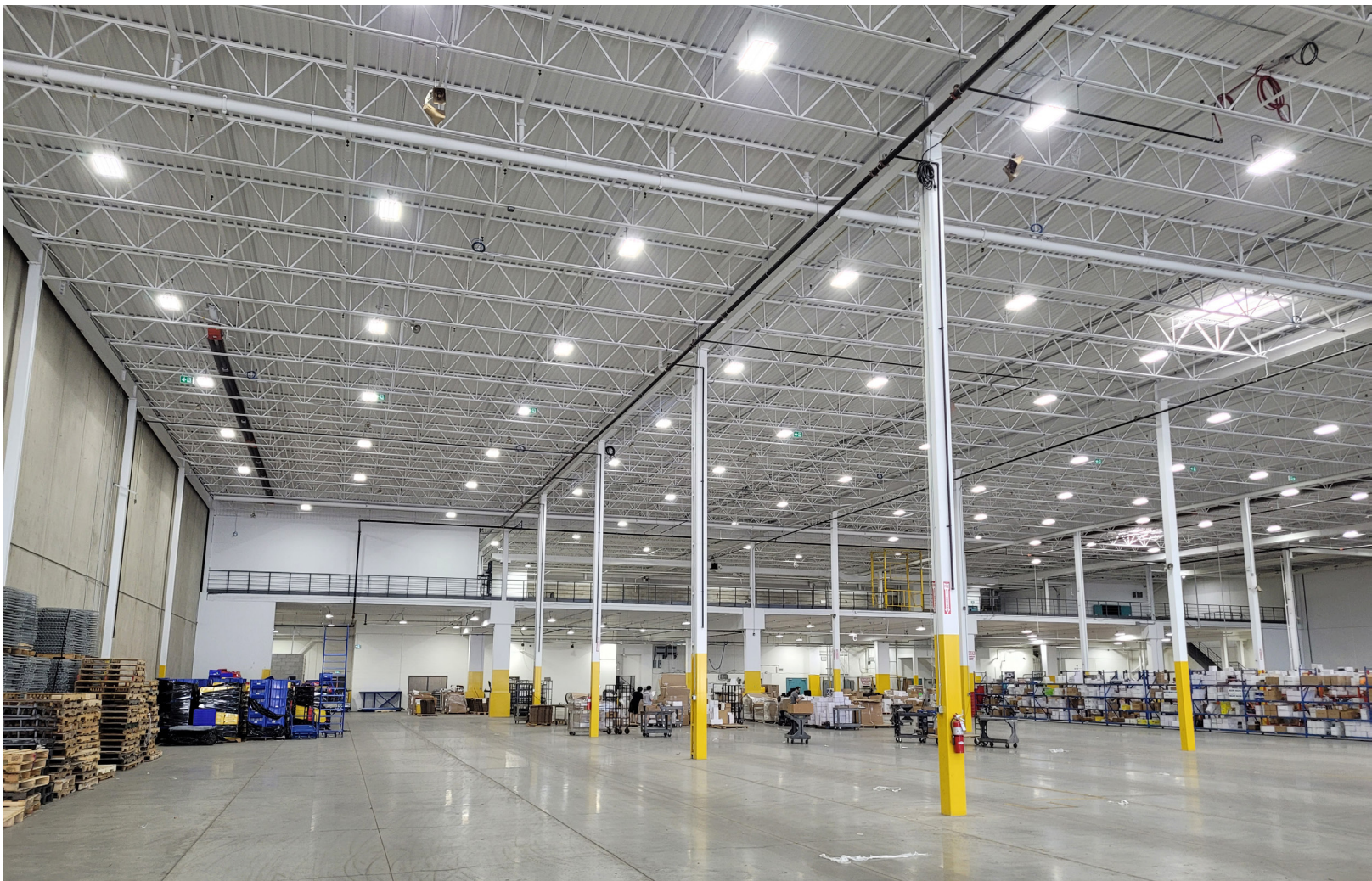


**Shipping Doors**  
5 TL, 1 DI

\* Exact demise of warehouse space to be confirmed \*\*\*In-suite janitorial not included



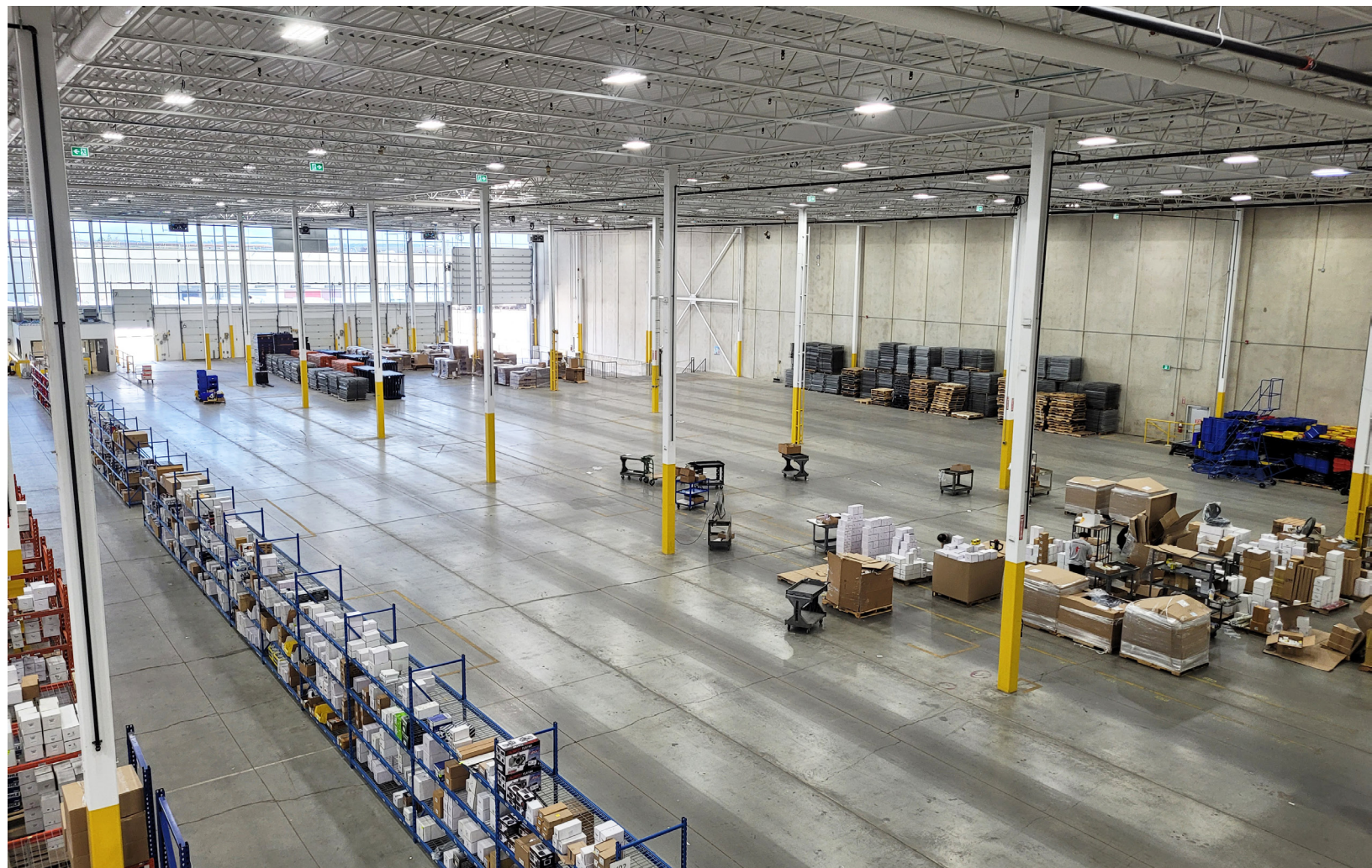
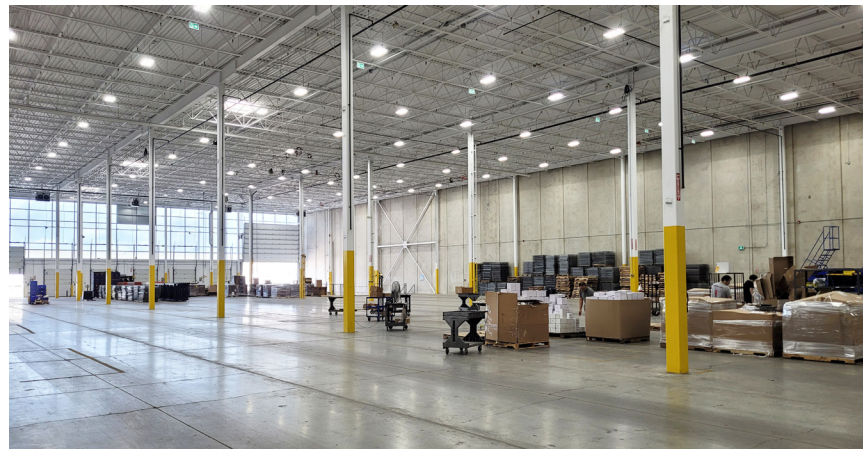
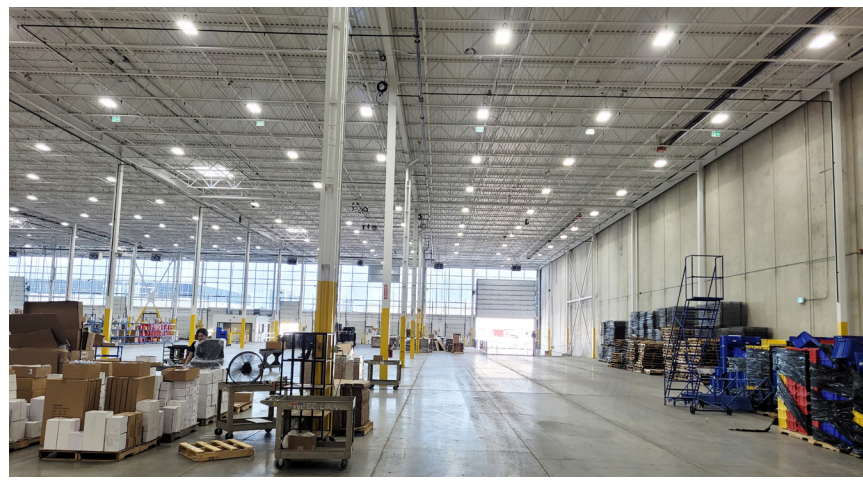
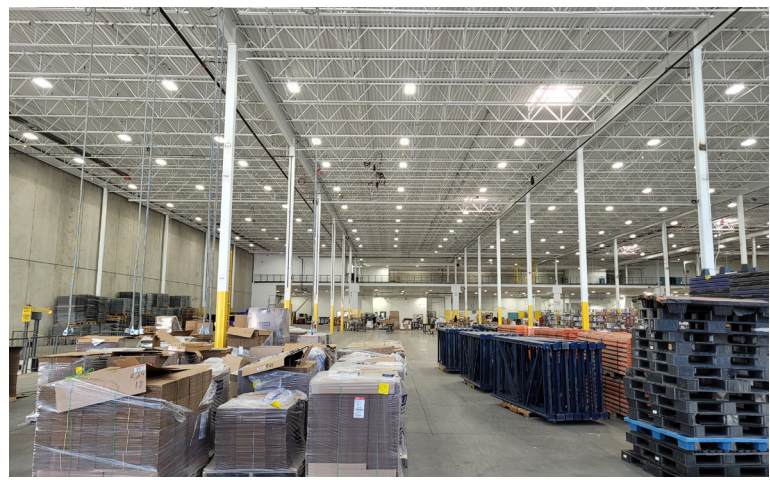
*State-of-the-art two storey office & industrial warehouse space*



# 2-Storey Office



# Industrial Warehouse



# Two-storey office 17,143 sf

## GROUND FLOOR OFFICE

▶ 8,974 sf



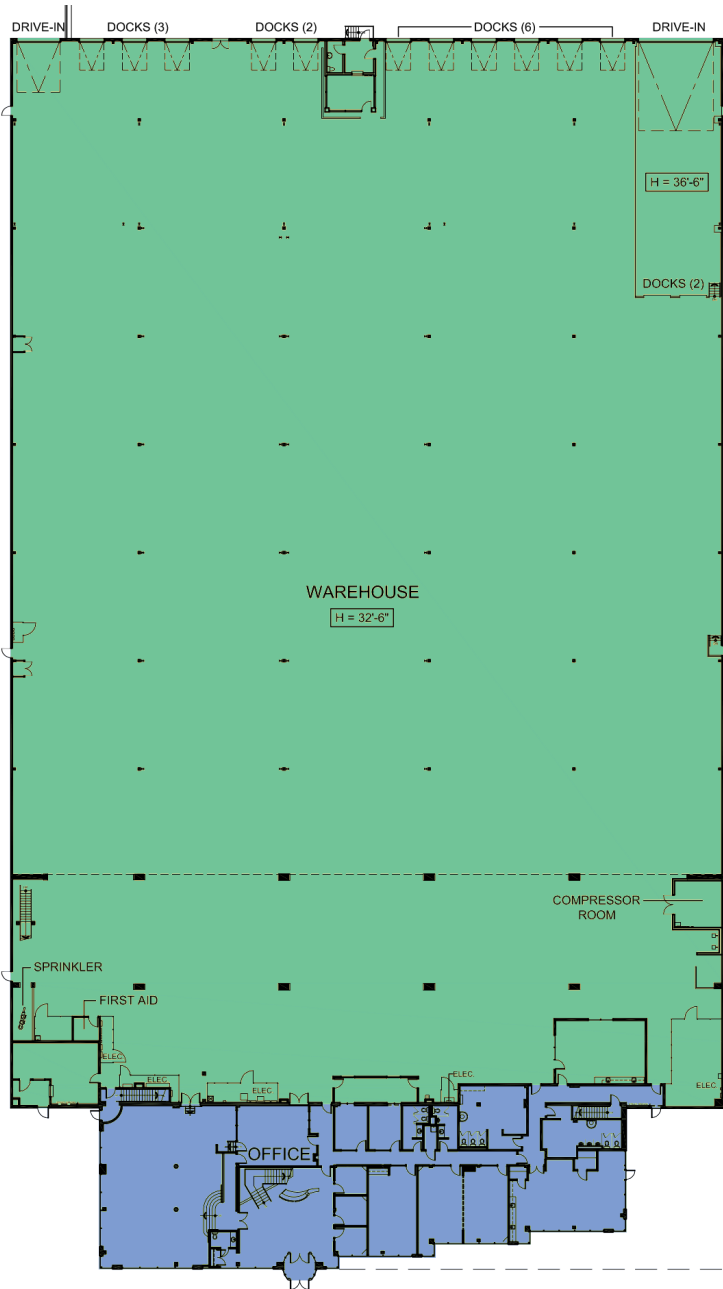
## SECOND FLOOR OFFICE

▶ 8,169 sf

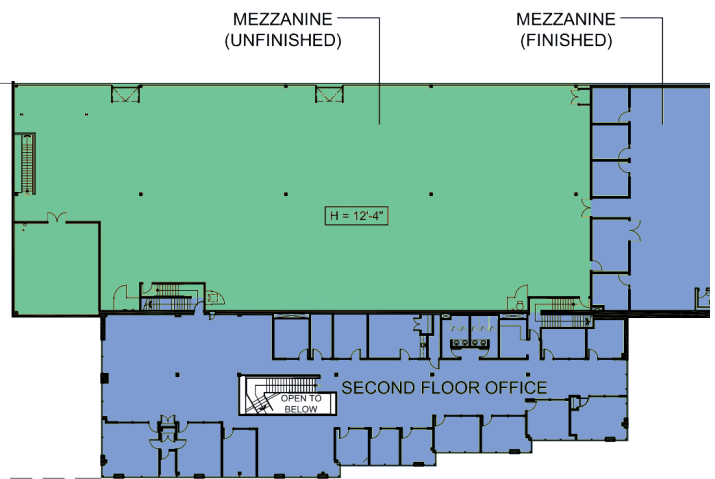


# Industrial warehouse ~50,000 sf\*\*

## INDUSTRIAL WAREHOUSE



◀ ~50,000 sf\*\*



\*\* Exact demise of warehouse space to be confirmed

■ OFFICE AREA ■ INDUSTRIAL AREA

\*Exact demise to be confirmed

**DRIVE TIMES**

Hwy 407	7 mins
Hwy 400	9 mins
Hwy 401	13 mins
Hwy 427	14 mins
Pearson Airport	18 mins
QEW	22 mins
DT Toronto	45 mins



**Contact listing agents for more information:**

**STAN KRAWITZ**  
Principal, Broker  
+1 416 822 9636  
stan.krawitz@avisonyoung.com

**PAUL KAY**  
Principal, Sales Representative  
+1 416 799 4455  
paul.kay@avisonyoung.com



Avison Young Commercial Real Estate Services, LP, Brokerage  
222 Bay Street, Suite 2500, Toronto, ON M5K 1J5 +1 416 955 0000