

141

New Huntington Road

UNIT 2 | WOODBRIDGE, ON



FOR LEASE
STATE OF THE ART INDUSTRIAL UNIT
100,886 SQ. FT. AVAILABLE

Property Overview

Available Space	100,886 sq. ft. including Mezzanine of 3,111 sq. ft.
Clear Height	36 ft.
Shipping Doors	11 Dock Level Doors 1 Drive-in Door
Zoning	Prestige Employment - EM1
Sprinklers	ESFR
Asking Rate	Starting Net Rate at \$19.75 per sq. ft.
TMI (2023)	\$3.45 per sq. ft.
Occupancy	Immediate



Excellent warehouse facility
built to Zzen
Group standards



Vaughan Enterprise Zone -
One of Canada's largest
industrial markets



Incredible clear height
36 ft.



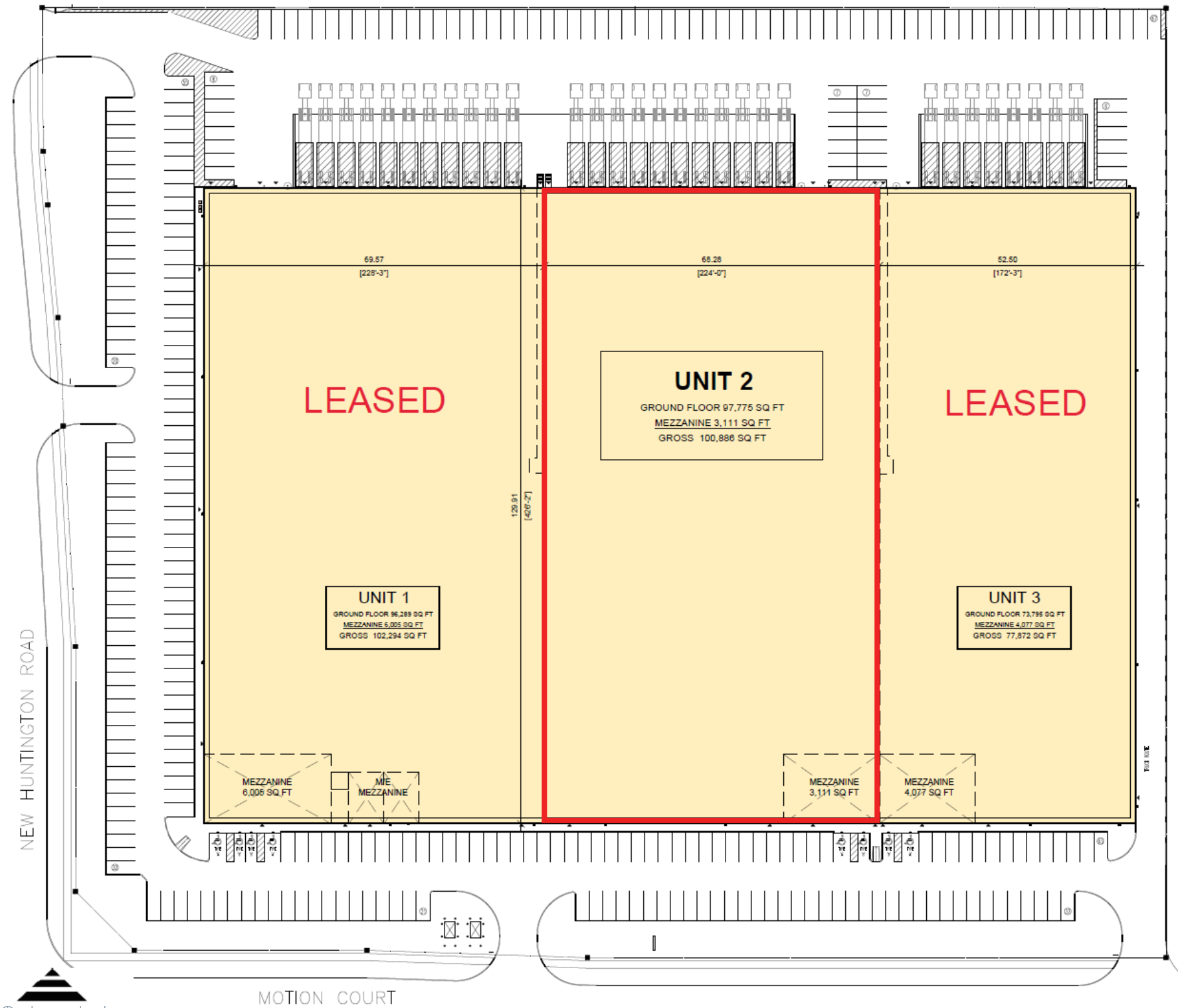
Easy access to
Hwy 427 and 407



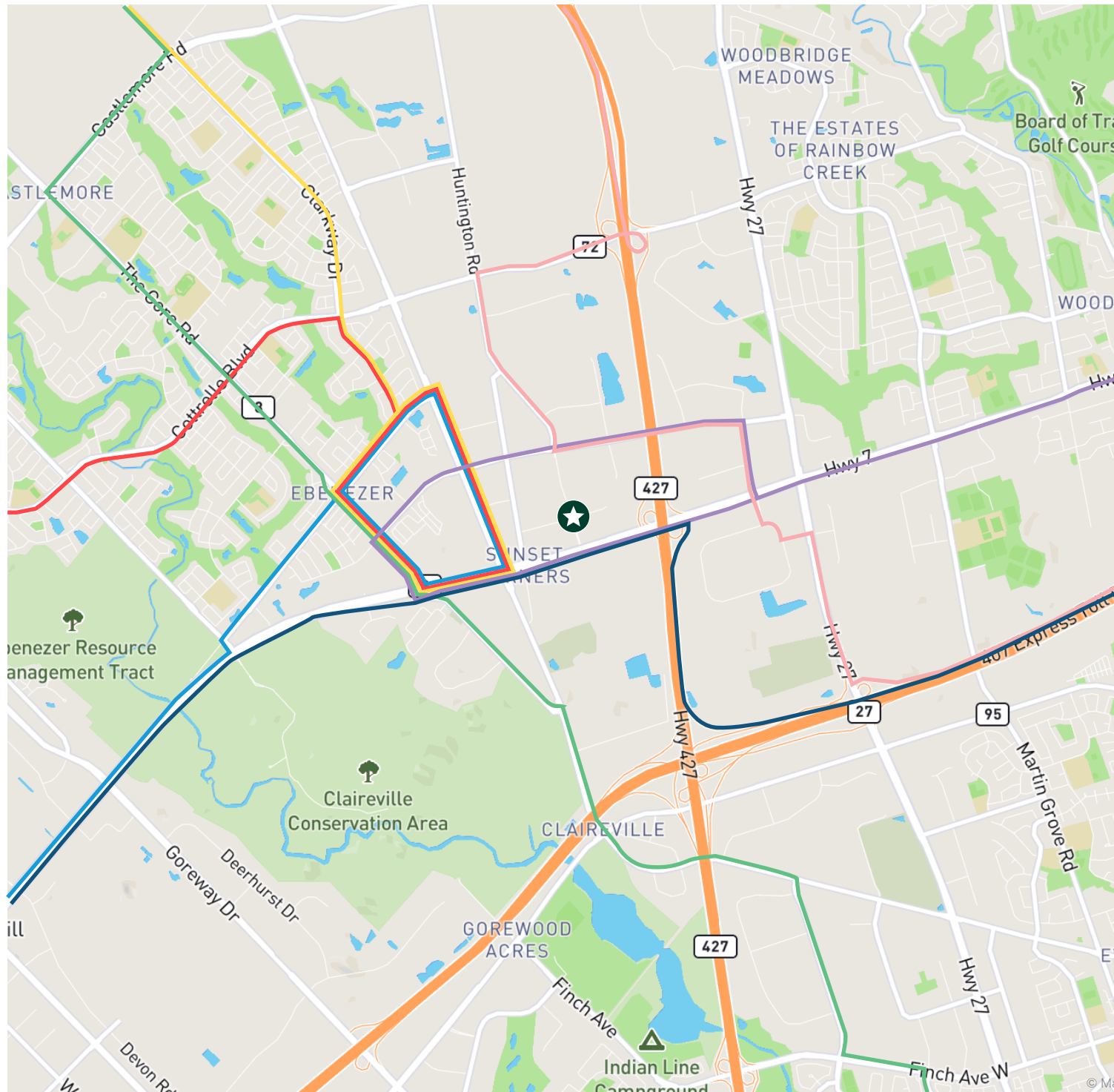
Building Specifications

- Clear Height to underside of structural steel – 36' clear
- Architectural Precast Perimeter
- Electrical Service – Unit – 600amps 575volts
- LED lighting throughout office and warehouse (interior and exterior) - Standard lighting plan with 32 FC lighting intensity at warehouse floor
- Warehouse Heating - Cambridge Heating System c/w radiant heaters in the staging bay adjacent to the dock doors
- Unit 2 – 11 Dock Level Doors and 1 Drive In Door as per the attached plan (40,000 lb standard hydraulic dock package)
- Roofing System - 4ply roofing system
- ESFR Sprinkler system with back-up emergency generator
- Office Finishes – 3% (GFA) office finishes as per Landlord Spec and Samples (at \$125/sf allowance)
- All structural steel, precast and block demising walls in warehouse painted white
- Warehouse Floor – 8” steel fibre reinforced concrete floor with Cure and Seal
- Fibre Optic to Building available

Floor & Site Plan



Zoning Information



PERMITTED USES

Prestige Employment Zone (EM1):

- + Automotive Detailing
- + Commercial school
- + Manufacturing or processing facility
- + Office
- + Research and development
- + Vertical farming
- + Warehousing and distribution facility
- + Car wash
- + Day care centre
- + Accessory office
- + Accessory retail
- + Ancillary retail
- + Intermodal container Police Station
- + Printing Establishment
- + Production Studio
- + Public Works Yard
- + Service Shop
- + Software Development and Processing
- + Warehouse
- + Wholesaling use

Permitted Use- with Conditions:

- + Motor vehicle body repair
- + Motor vehicle rental
- + Motor vehicle repair
- + Motor vehicle sales
- + Office

- | | |
|--|---|
| 1 ROUTE 1 - QUEEN | 77 ROUTE 77 - HIGHWAY 7 |
| 23 ROUTE 23 - SANDALWOOD | 361 ROUTE 361 - NASHVILLE EXPRESS |
| 35 ROUTE 35 - CLARKWAY | 501 ROUTE 501 - ZUM QUEEN |
| 50 ROUTE 50 - GORE ROAD | |

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Contact Us

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