

owned + developed by  
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GROUP



For Lease | **155 New Huntington Road, Unit 2, Vaughan**

# New industrial space ready for occupancy Q2 2024.

Coming soon near Highways 7 and 427 in Vaughan.

*Existing Unit 1 space*

## **John Powell**

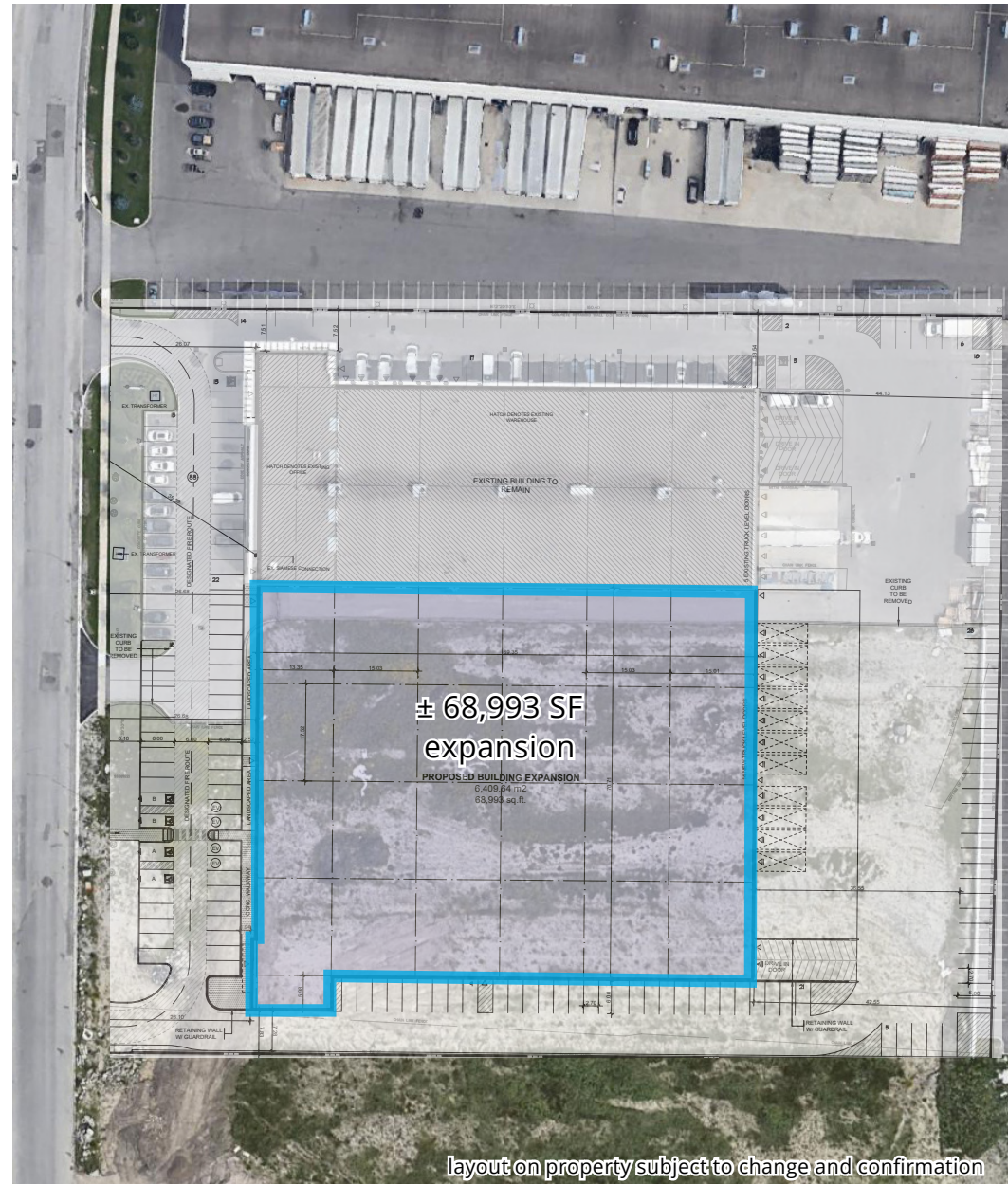
Vice Chairman\*  
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john.powell@colliers.com



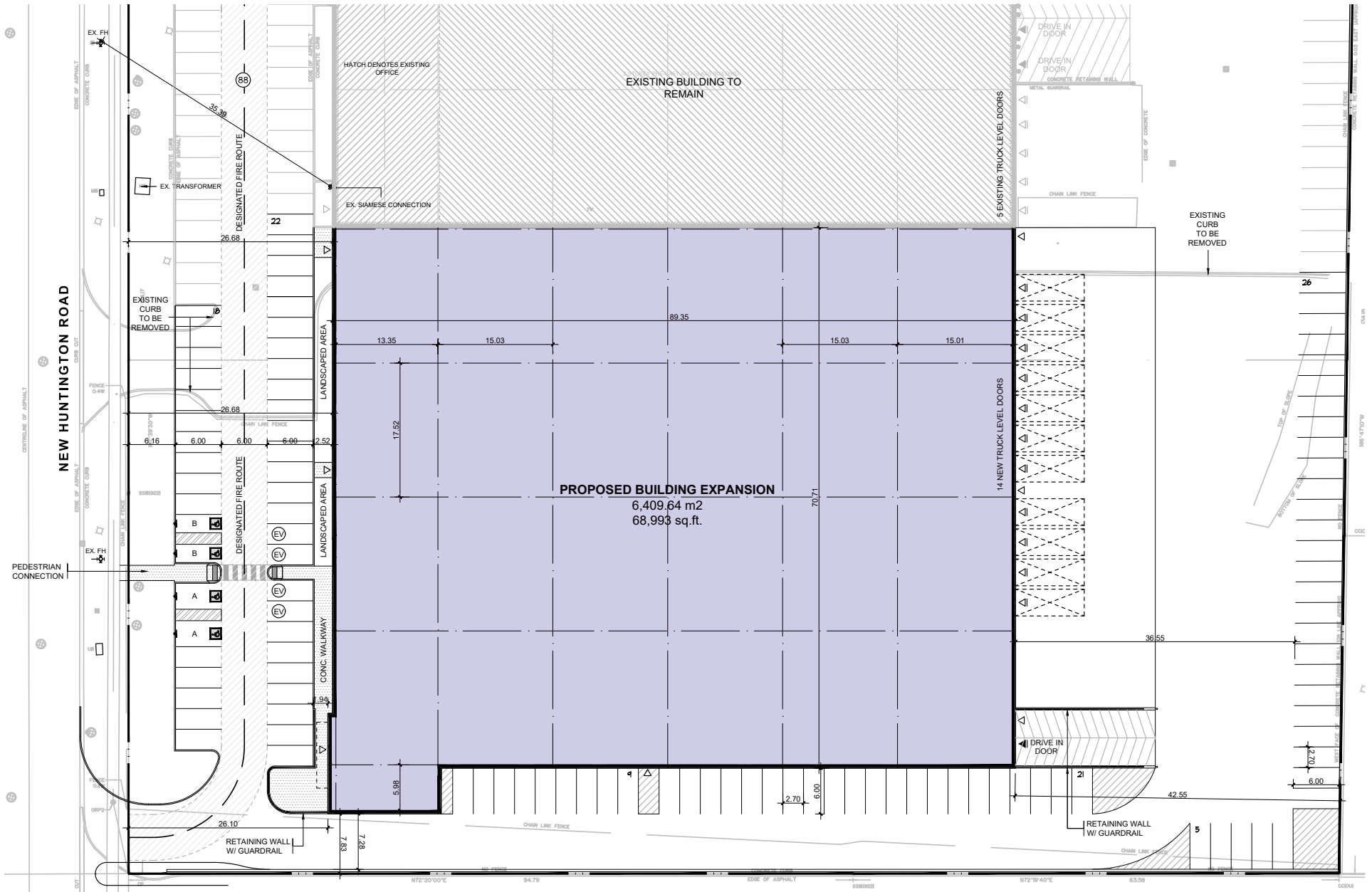
Accelerating success.

# Listing specifications

Location	On the east side of New Huntington Road, just north of Highway 7
Available Area	± 68,993 SF
Office Area	3% provided in lease rate
Clear Height	28 feet
Zoning	EM1
Shipping Doors	11 truck level and 1 drive-in (14' x 16')
Power	600 volts, 800 amps
Bay Sizes	± 49' x ± 58' (typical)
Sprinklers	ESFR
Available	Q2 2024
TMI	\$4.25 PSF (2023 estimate)
Comments	<ul style="list-style-type: none"><li>• New addition to existing freestand</li><li>• Excellent parking</li><li>• Minutes to Highways 427 and 407</li><li>• Well-located in established business park within the Vaughan Enterprise Zone</li><li>• Close to CN &amp; CP intermodal terminals</li></ul>



# Site plan





# Well-located near Highways 427 & 7

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# Highway 427 Extension Now Open!

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- Highway 427 Extension
- Full highway interchange

- New extension now open!
- A new 6.6 km extension from Highway 7 to Major Mackenzie Drive
  - Eight lanes from Highway 7 to Rutherford Road
  - Six lanes from Rutherford Road to Major Mackenzie Drive
  - Three new interchanges: Langstaff Road, Rutherford Road and Major Mackenzie Drive
- A 4.0 km road widening from Finch Avenue to Highway 7
  - From six to eight lanes between Finch Avenue to south of Steeles Avenue
  - From four to eight lanes, from south of Steeles Avenue to Highway 7

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*Existing Unit 1 space*

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