

**FOR
LEASE**

**333 CITY VIEW BLVD. | VAUGHAN, ON
FUTURE 107,982 SQ.FT.
INDUSTRIAL BUILDING
/ HEAD OFFICE OPPORTUNITY**



Artist's concept.

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PROPERTY DETAILS

Location: 333 Cityview Boulevard, Vaughan, ON

Subject is located next to Hwy 400, near the intersections of Hwy 400 & Major MacKenzie Dr.

Site Area: 4.45 acres **Lease Term:** 120 Months/TBA **Zoning:** EM1-Prestige Employment Zone (see pg.4)

Square Footage: 107,982 sq.ft.±, divisible in 2 (53,991 sq.ft. each) **Possession:** 2nd Quarter of 2023

Comments:

- High Profile Location
- Direct Visibility on Hwy 400
- Dual Frontage on Hwy 400 and Cityview Blvd.
- Ideal for Any Corporate Head Office
- Minutes from All 400 Series Hwys & Transit
- Close Proximity to a Major Hwy 400 Interchange
- Surrounded by Recognizable Corporate Names
- Seen by More than 100,000 Cars Per Day
- Near New MacKenzie Vaughan Hospital
- Industrial & Office Uses Permitted
- Nearby Vaughan's Largest Big-Box Retail Power Centre
- Flat & Well-Configured Site

Features:

- 42 Feet Clear Height
- 2,500 AMP, 575 Volt Main Service
- LED Lighting Throughout Office & Warehouse
- Cambridge Heating System in Warehouse with Radiant Heaters in Staging Area
- Dock Levellers On 6 Truck Levels Doors
- ESFR Sprinkler System with Back-Up Emergency Generator
- Office Finishes – 4% Of GFA as per Landlord Spec and Standard Samples
- Warehouse Floor – 8" Steel Fibre Reinforced Concrete with Cure and Seal
- Fibre Optic to Building Available
- 36' X 43' – 53' Bays



All Information to be verified and subject to change. Commission fees will only be payable upon completion/possession and full collection from Landlord.

The information posted herein is intended only for the information of its readers. While all attempts are made to ensure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of the information herein. Any decisions or actions taken based on any information, this document, or any document linked to it, are the sole responsibility of the user. The information herein is for the information of those seeking information on buying and selling real estate and is NOT intended to solicit properties or individuals. All images are artist's concept. Maps not to scale. E.&O.E. October 2021

PERMITTED USES

EM1 - PRESTIGE EMPLOYMENT AREA ZONE:

Uses Permitted:

- a) 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 regulated health professional
 - Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Hwy 7
 - Convention Centre, Hotel, Motel, 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
- b) 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 465 sq.m;
 - ii) Highway 7, Highway 407, Weston Road, Jane Street, Rutherford Road and Pine Valley Drive provided that the minimum unit size shall be 274 sq.m;
 - iii) Notwithstanding i) and ii) above, one eating establishment, or eating establishment convenience, or eating establishment take-out having a maximum floor area of 185 sq.m shall only be permitted.

Notwithstanding Subsection 6.2.1 (a), only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.
 - iv) Notwithstanding i) and ii) above, one Personal Service Shop having a maximum floor area of 185 sq.m shall be permitted.

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LOCATION MAP



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