

6685
Langstaff Road

UNIT 3 | VAUGHAN, ON



FOR LEASE
STATE-OF-THE-ART INDUSTRIAL FACILITY
ONLY 109,100 SF REMAINING!

Property Overview

Available Space	Unit 3: Mezzanine:	109,100 sq. ft. 3,000 sq. ft. minimum
Clear Height	40 ft.	
Shipping Doors	14 Truck-Level 1 Drive-In	
Power	800 amps, 575 volts	
Zoning	Prestige Employment - EM1	
Asking Rate	\$19.75 per sq. ft. net	
TMI (2023/2024)	\$3.70 per sq. ft. (TMI is estimated)	
Status	Under construction	
Occupancy	December 2023	



Excellent warehouse facility to be built to Zzen Group standards



Excellent exposure to Langstaff Road



Incredible clear height 40 ft.



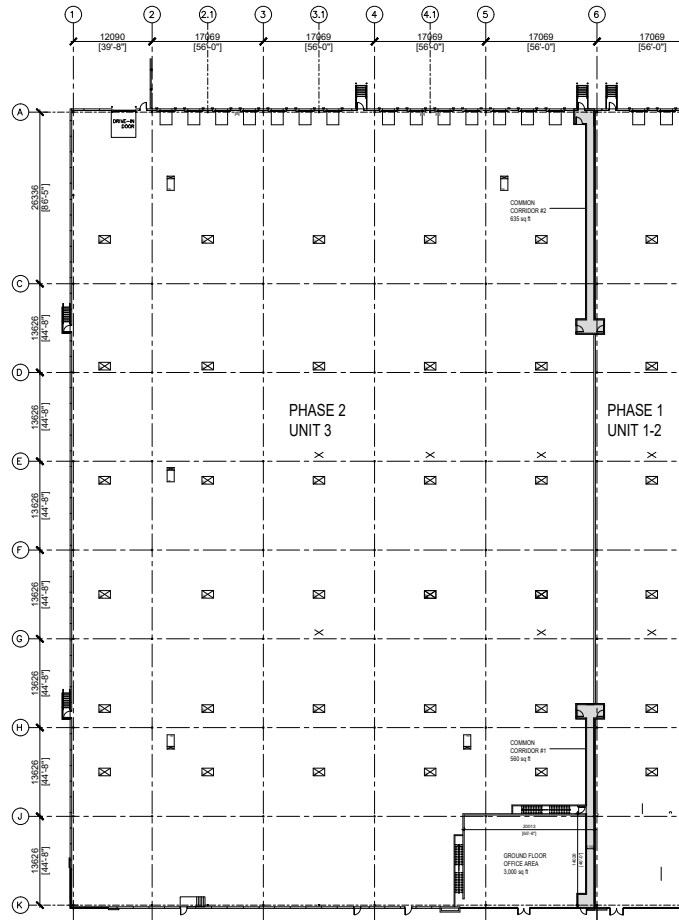
500 meters to Hwy 427 on-ramp



Building Specifications

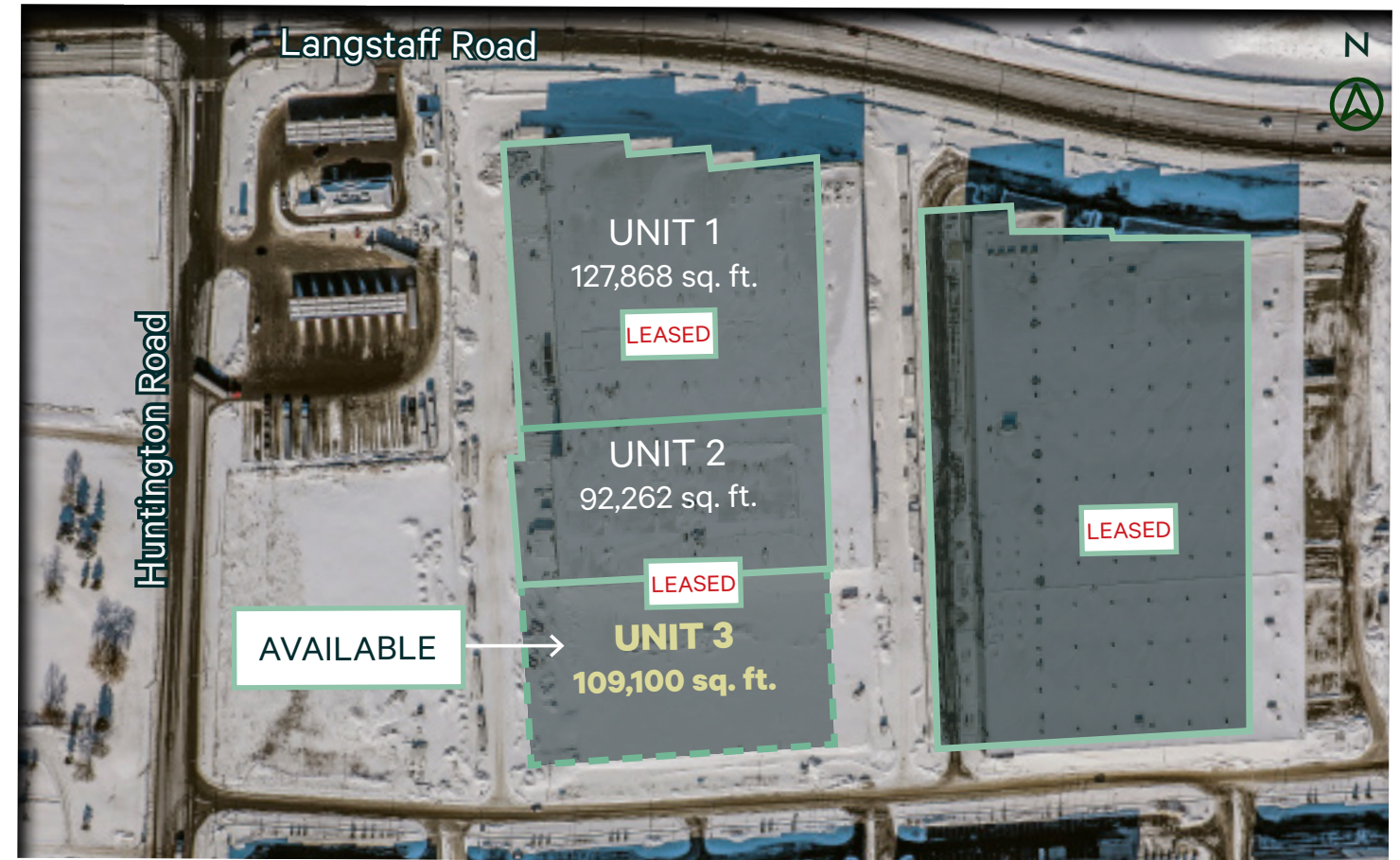
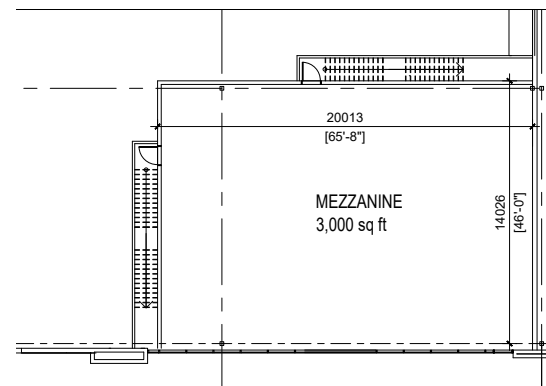
- Clear Height to underside of structural steel – 40 ft. Architectural Precast Perimeter
- Electrical—800 amps 575 volt main service
- LED lighting throughout office & warehouse (interior and exterior) – Standard lighting plan with 32 FC lighting intensity at warehouse floor
- Warehouse heating – Cambridge Heating System c/w radiant heaters in the staging bay adjacent to the dock doors
- Dock Levelers and Drive In Doors (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
- All structural steel, precast and block demising walls in warehouse painted white
- Warehouse Floor—9 in. steel fibre reinforced concrete floor with Ashford sealer
- Fibre optic to building demarcation point
- Skylights throughout warehouse area

Floor & Site Plan

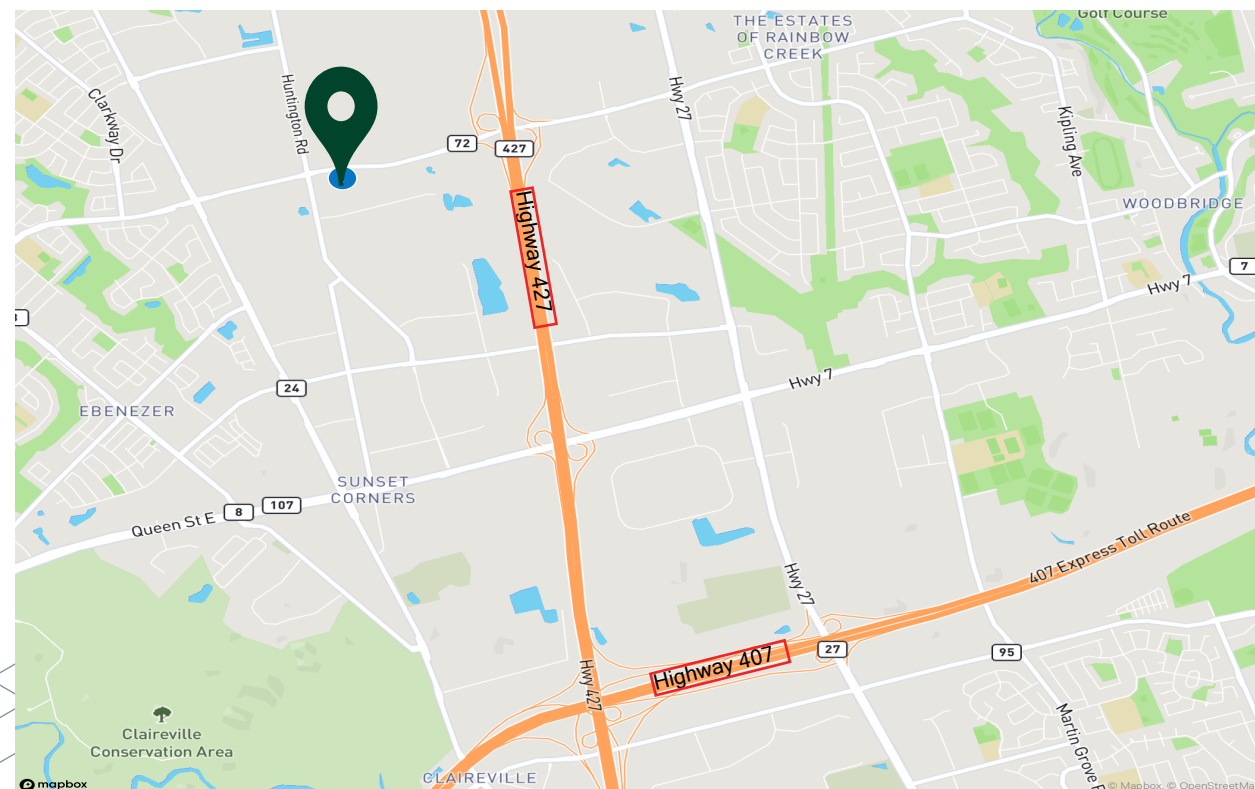


PHASE 2-UNIT 3
 WAREHOUSE AREA103,053 SQ FT
 GROUND FLOOR OFFICE 3,000 SQ FT
 MEZZANINE3,000 SQ FT

GROSS FLOOR AREA.....109,053 SQ FT



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

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Contact Us

Terry Di Felice*, MBA
Senior Vice President
+1 416 495 6209
terry.difelice@cbre.com

Alex Sgro
Sales Representative
+1 416 495 6311
alex.sgro@cbre.com

Justin McNamara
Sales Representative
+1 416 495 6226
justin.mcnamara@cbre.com

*Sales Representative | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

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