

7250 Martin Grove Road, Vaughan

# Well-located industrial freestand with **heavy power**.

Industrial building of 151,879 SF available for lease.

## John Powell

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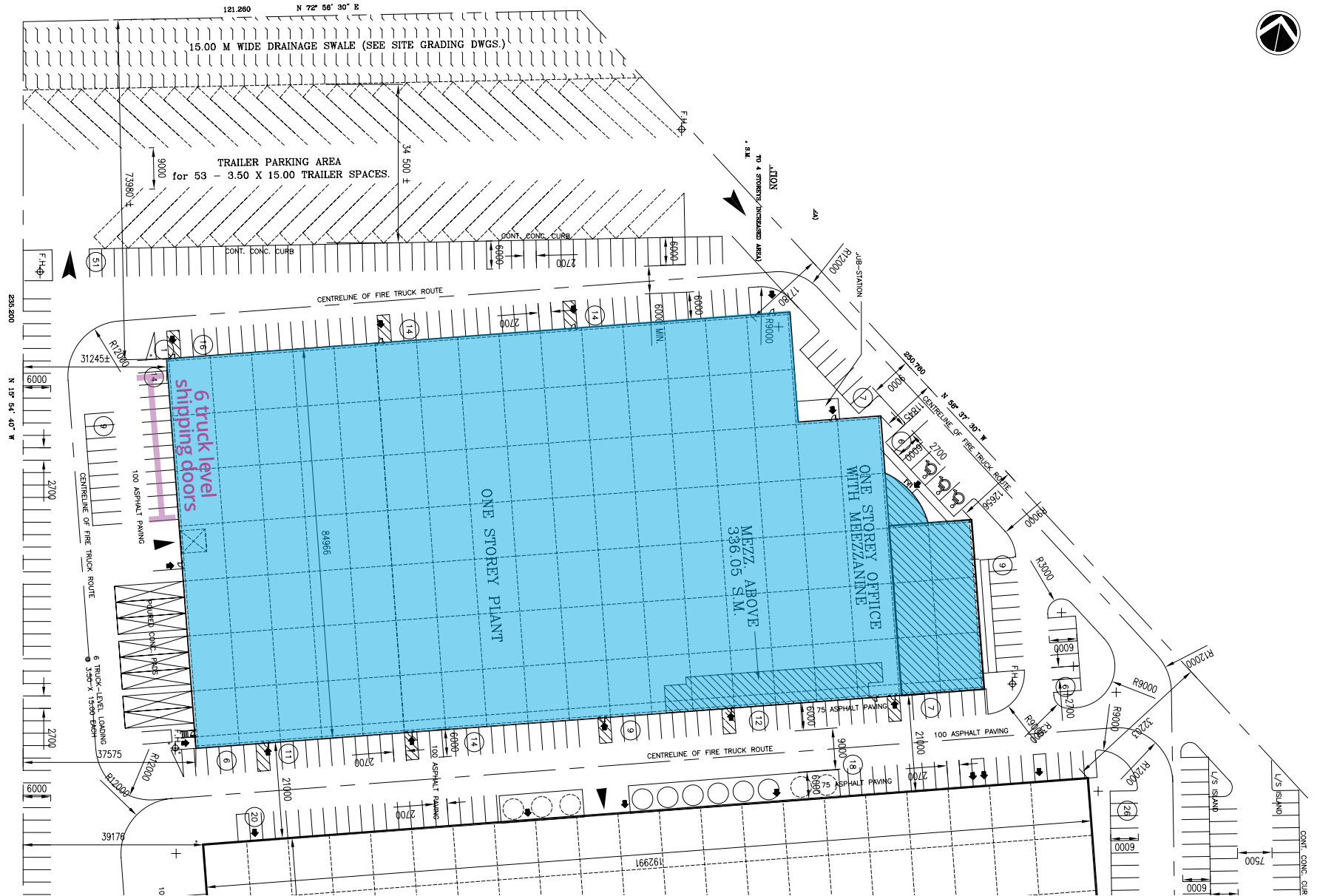
# Property specifications



<b>Location</b>	On Martin Grove Road, north of Highway 407
<b>Total Area</b>	151,879 SF
<b>Industrial Area</b>	± 136,167 SF
<b>Office Area</b>	± 7,856 SF ( on second floor )
<b>Office Area / Employee Facilities</b>	± 7,856 SF ( on ground floor )
<b>Clear Height</b>	24 feet
<b>Zoning</b>	EM1
<b>Shipping Doors</b>	14 truck level and 2 drive-in
<b>Trailer Parking</b>	Available
<b>Racking</b>	Approximately 5640 48x40 pallet positions ( can be made available )
<b>Power</b>	4000 amps ( can be upgraded to 8000 amps )
<b>Available</b>	August 2024
<b>TMI</b>	\$3.64 PSF ( 2023 estimate )
<b>Comments</b>	<ul style="list-style-type: none"><li>• Heavy power</li><li>• Painted plant area</li><li>• Secured / gated entrance</li><li>• Plant mezzanine of 3,517 SF not included in Total Area</li><li>• Excellent amenities within immediate area</li><li>• Excellent access to Highways 427, 407 &amp; 7</li></ul>

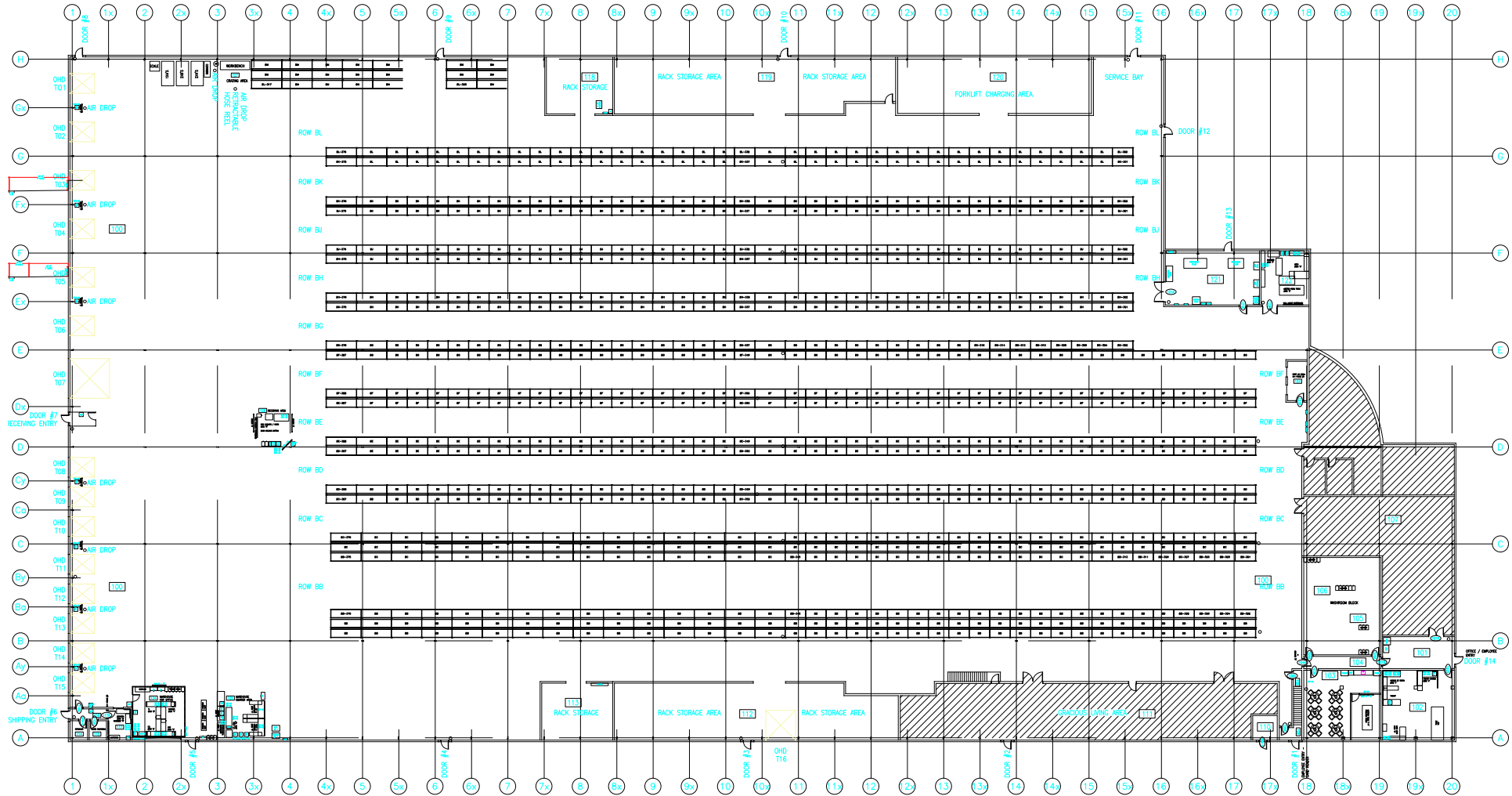


# Site plan



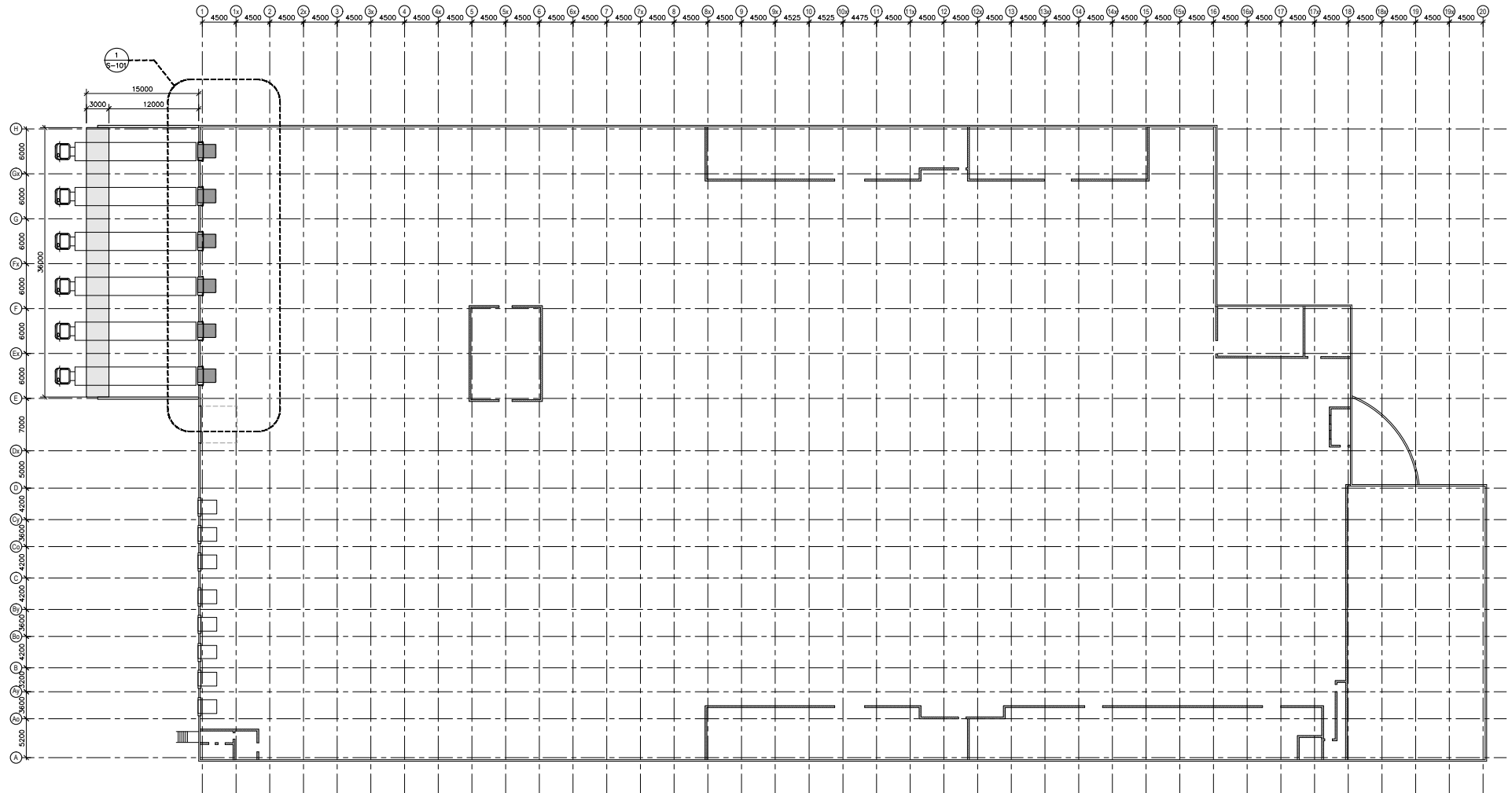


# Ground floor plan





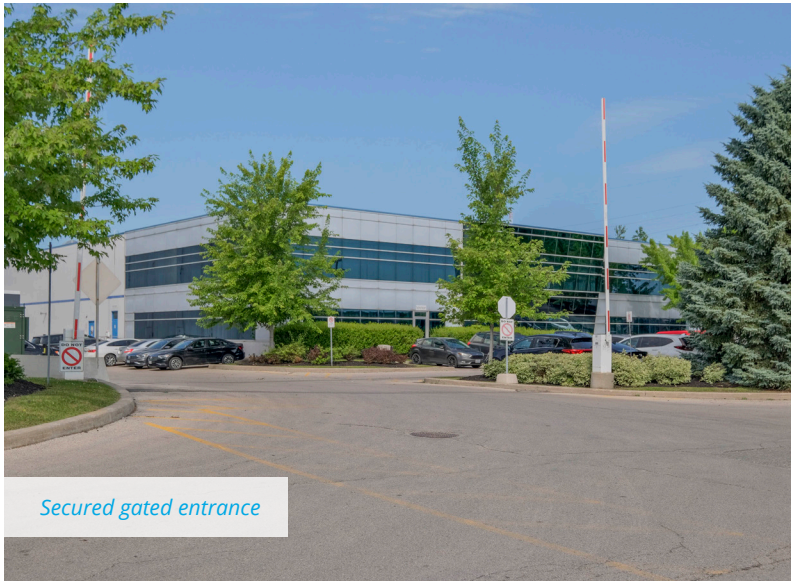
# Ground floor plan



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# Freestanding industrial space



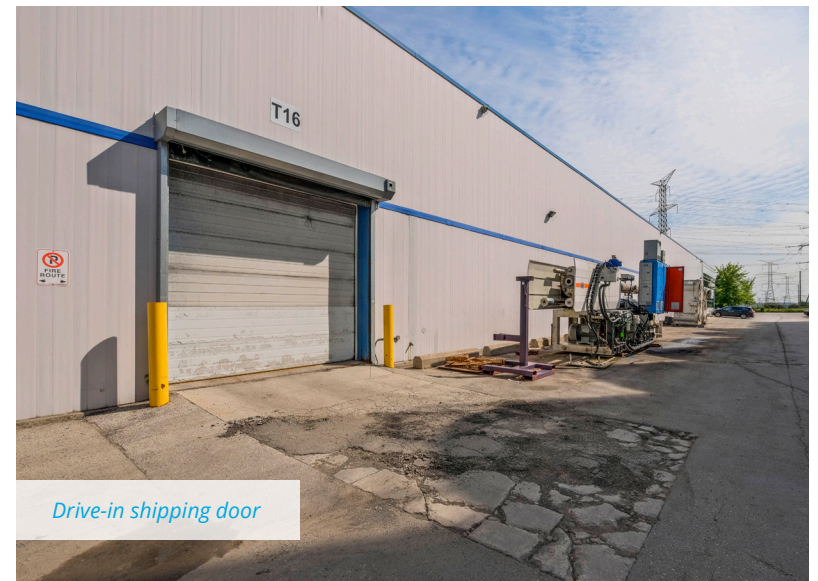
Secured gated entrance



Shipping doors



Trailer parking available



Drive-in shipping door

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# Trailer parking available





HWY  
407

HWY  
427

Highway 27

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