

Concept rendering only

# 865 Gibraltar Road

VAUGHAN, ON



## FOR LEASE

### STATE-OF-THE-ART INDUSTRIAL FACILITY

FROM 72,000 - 360,000 SF AVAILABLE!

865 Gibraltar Road  
Vaughan, ON

# Property Overview

Available Space (May 2024)	Phase 1 (May 2024): 70,000 sq. ft. to 360,000 sq. ft. Phase 2 (May 2025): 170,000 sq. ft.
Clear Height	40 ft.
Shipping Doors	Unit 1: 96,000 sq. ft. - 1 Drive in, 11 Truck Level Unit 2: 73,000 sq. ft. - 1 Drive in, 8 Truck Level <del>Unit 3: 73,000 sq. ft. - 1 Drive in, 9 Truck Level - LEASED</del> Unit 4: 120,000 sq. ft. - 1 Drive in, 17 Truck Level Unit 5: 72,605 sq. ft. - 1 Drive in, 10 Truck Level Unit 6: 104,020 sq. ft. - 1 Drive in, 12 Truck Level
Zoning	Prestige Employment - EM1
Sprinklers	Yes - ESFR
Asking Rate	Multi Unit: Starting Net Rate at \$20.95 per sq. ft.
TMI (2024)	\$3.75 per sq. ft. (TMI is estimated)
Status & Occupancy	Phase 1 anticipated delivery; May 2024 Phase 2 anticipated delivery; May 2025



Excellent warehouse facility built to Zzen Group standards



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



Incredible clear height 40 ft.



Easy access to Hwy 427 and 407

PHASE I

865 Gibraltar Road



# Zoning Information

## PERMITTED USES

### Prestige Employment Zone (EM1):

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

### Permitted Use- with Conditions:

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

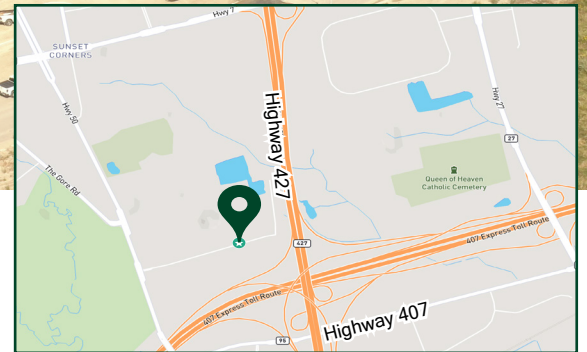
# Building Specifications

- Clear Height to underside of structural steel – 40 ft.
- Architectural Precast Perimeter
- Mezzanine Balcony - Unit 1 and 4
- 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
- Electrical - 3,000 amps 575 volt main service (more power available if necessary) - reduced service for multi-unit (800 amps)
- Roofing System – 4-ply roofing system
- ESFR Sprinkler system with back-up emergency generator
- Elevator - only as applicable
- Office Finishes – 3% (GFA) office finishes as per Landlord Spec and Samples (at \$150/sf allowance)
- All structural steel, precast and block demising walls in warehouse painted white
- Warehouse Floor—9 in. steel fibre reinforced concrete floor with Cure and Seal
- Fibre optic to building available (once tenant has contracted with service provider for service)
- Dock Levelers and Drive In Doors as per the attached plan (40,000 lb. standard hydraulic dock package)



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## Contact Us

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