

850

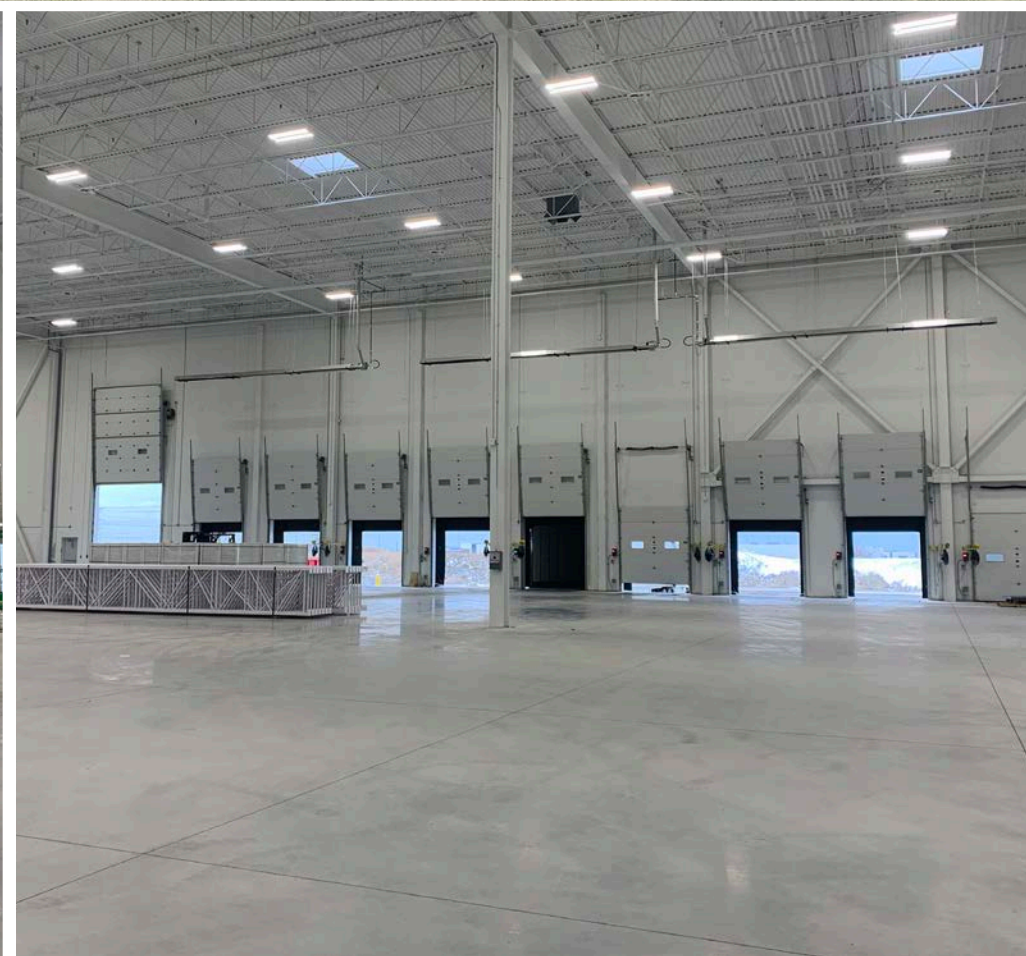
GIBRALTAR ROAD, UNIT 2

VAUGHAN, ONTARIO



UP TO 209,994 SF FOR SUBLEASE
STATE-OF-THE ART INDUSTRIAL SPACE

**AVISON
YOUNG**



Space Details

Office Area	2,945 sf
Industrial Area	207,049 sf
Total Area	209,994 sf

Clear Height	40'
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Shipping	21 Truck Level & 1 Drive-in Door
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Zoning	Prestige Employment - EM1
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Lighting	LED with motion sensors
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Sprinklers	ESFR (K22)
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Bay Size	56' W x 50' D
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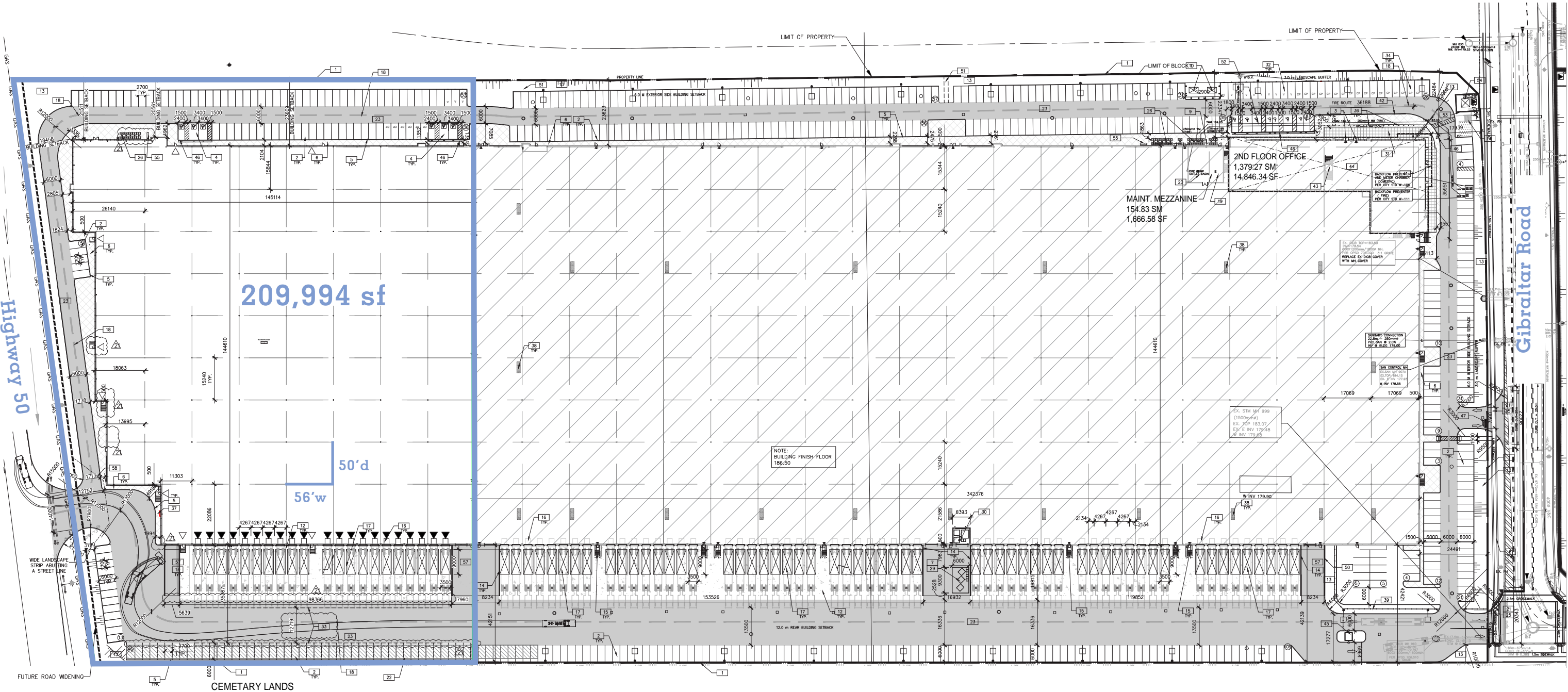
Asking Net Rent	Contact Listing Agents
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T.M.I	\$3.35 psf (2024)
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Occupancy Date	January 1, 2025
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- Brand new facility for sublease with immaculate turnkey office space
- Located in prime Highway 427 and Highway 7 industrial node
- Direct exposure onto Highway 50
- Less than 1KM from Highway 427 north and south on-ramp at Highway 7
- Public transit at doorstep
- Painted warehouse, deck, walls, and ceilings
- Fenced and secured shipping court
- AAA quality sublandlord
- Possible long term sublease to be considered

Site Plan



2023 Demographics

The City of Vaughan & the Industrial Sector

LABOUR FORCE ACTIVITY WITHIN 20 KM OF 850 GIBRALTAR ROAD



2,216,313

Household
Population



1,338,028

Labour Force
Employed



90.9%

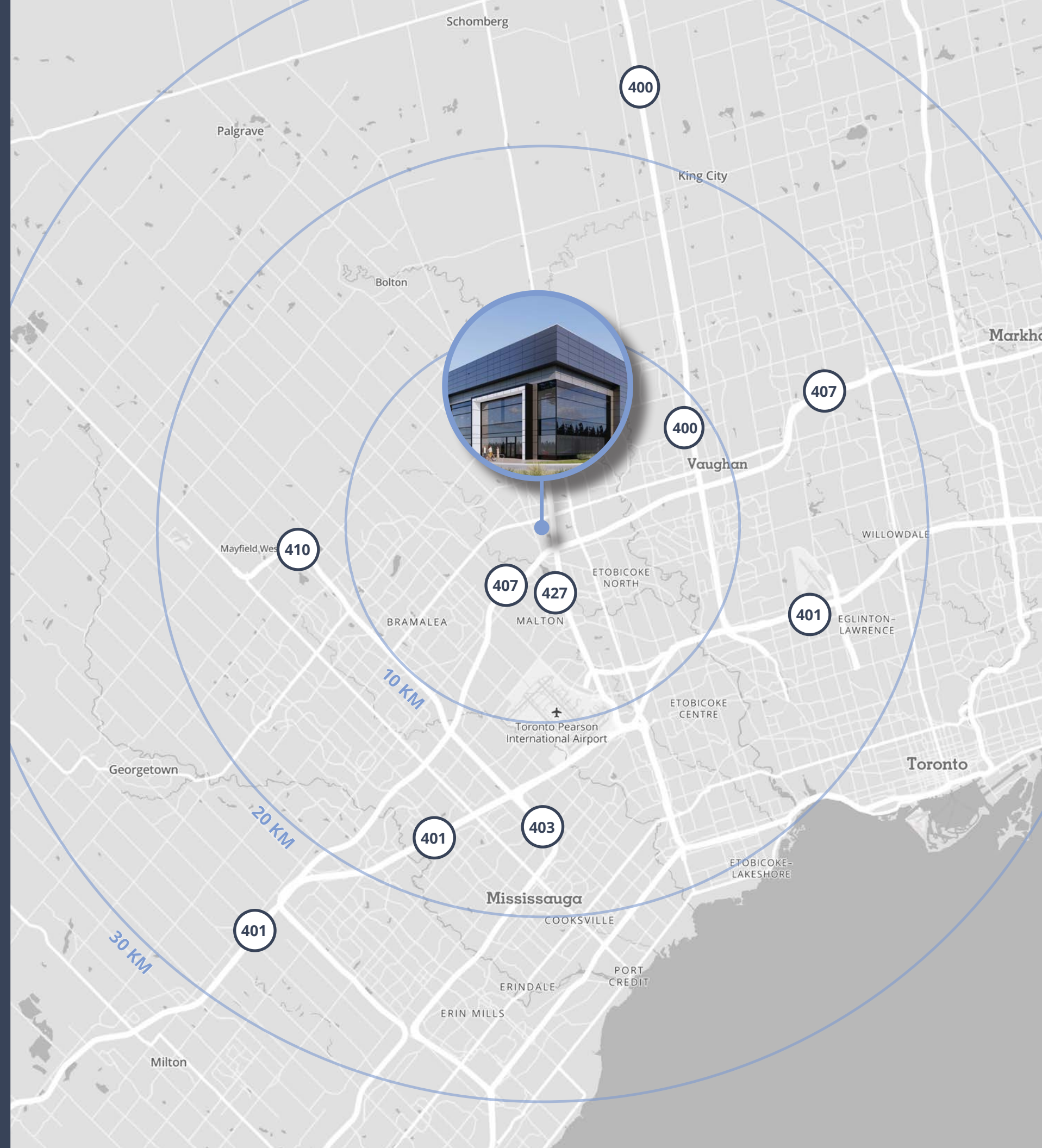
Labour
Employment Rate



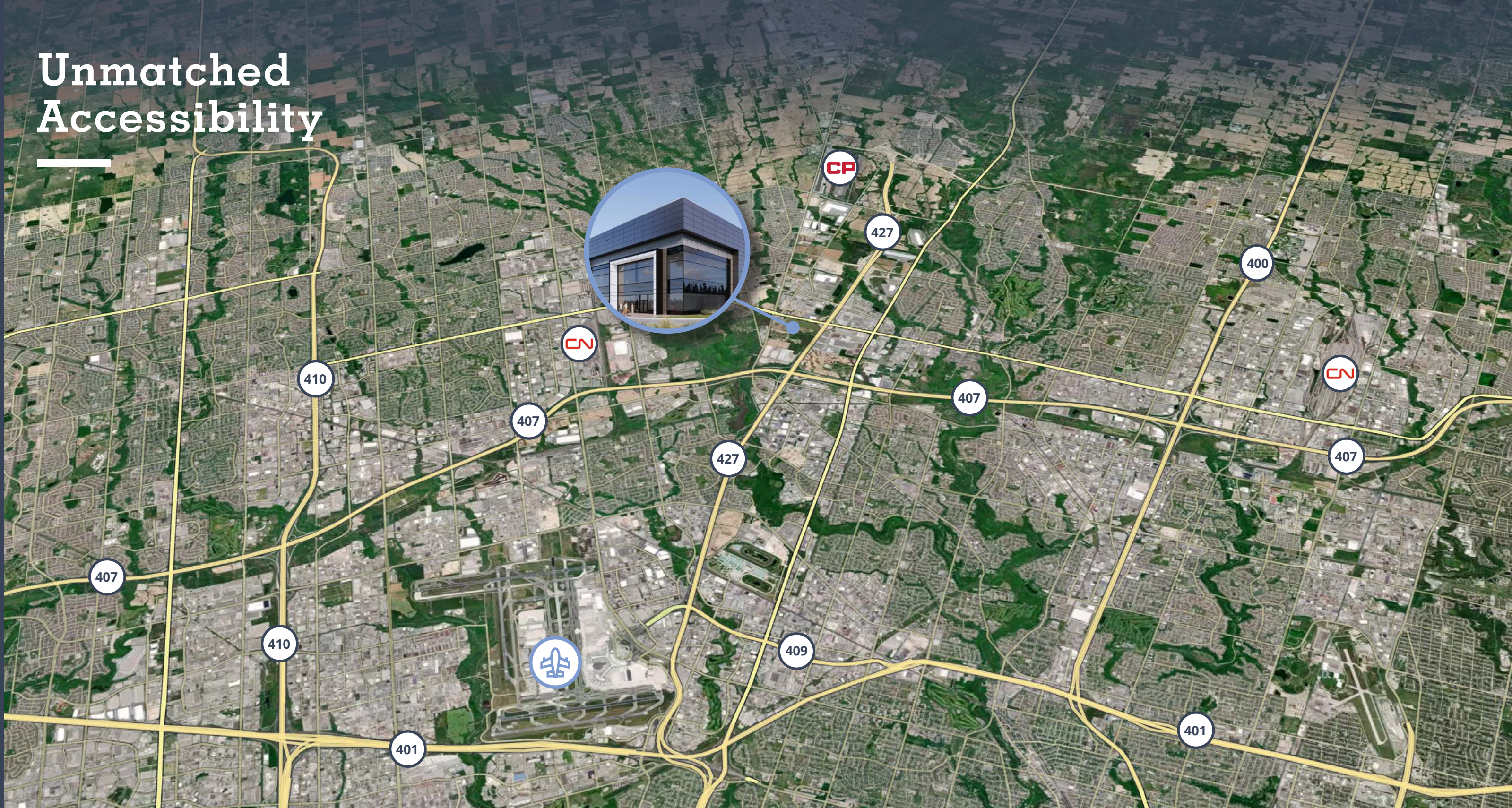
1,471,630

In the Labour
Force

*Population 15 Years or Over



Unmatched Accessibility




950 m

Distance to Highway 427


3.2 km

Distance to Highway 407


12 km

Distance to Toronto Pearson International Airport


37 km

Distance to Downtown Toronto

CP
7.1 km

Distance to CP Rail Intermodal

CN
7.4 km

Distance to CN Rail Intermodal

Seamless Connectivity



Employee Convenience

Provides staff with easy and dependable access to transportation, enhancing job satisfaction and retention



Operational Flexibility

Easily adaptable to any schedule with transit services that accommodates frequent transportation



Cost Efficiency

Reduces downtime and transportation costs with efficient and constant transit services

850

GIBRALTAR ROAD, UNIT 2
VAUGHAN, ONTARIO



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