

FOR LEASE

150 MARYCROFT AVENUE

Vaughan, Ontario

± 22,877 SF FREESTANDING INDUSTRIAL BUILDING



150 MARYCROFT AVE., VAUGHAN, ON

FREESTANDING SINGLE-TENANT BUILDING



Property Overview

BUILDING AREA

± **22,877**

SF

OFFICE AREA

± **20**

%

CLEAR HEIGHT

16'2"

Ceiling

SHIPPING

4 TL / 2 DI

Loading Doors

ASKING NET RENT

\$18.95 PSF

ADDITIONAL RENT (TMI)

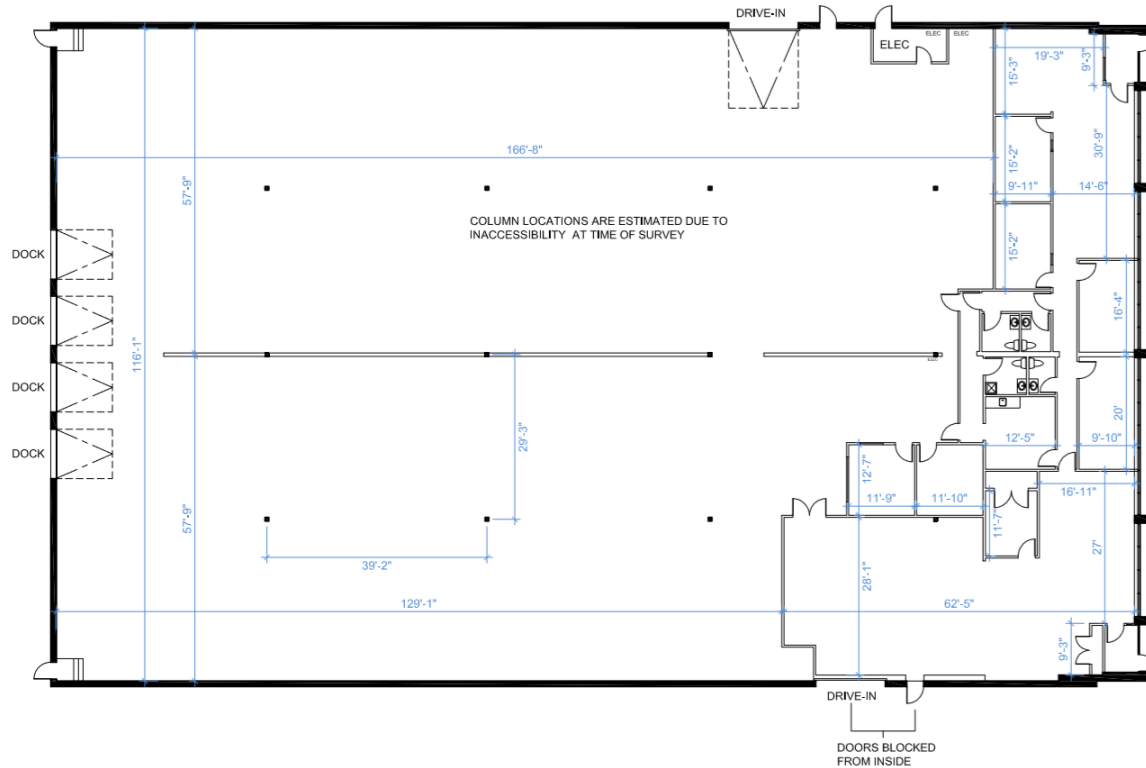
\$4.59 PSF

EXCLUDES MANAGEMENT FEE
EQUAL TO 4% OF NET RENT



± 22,877 SF

FOR DISCUSSION PURPOSES ONLY · NOT TO SCALE

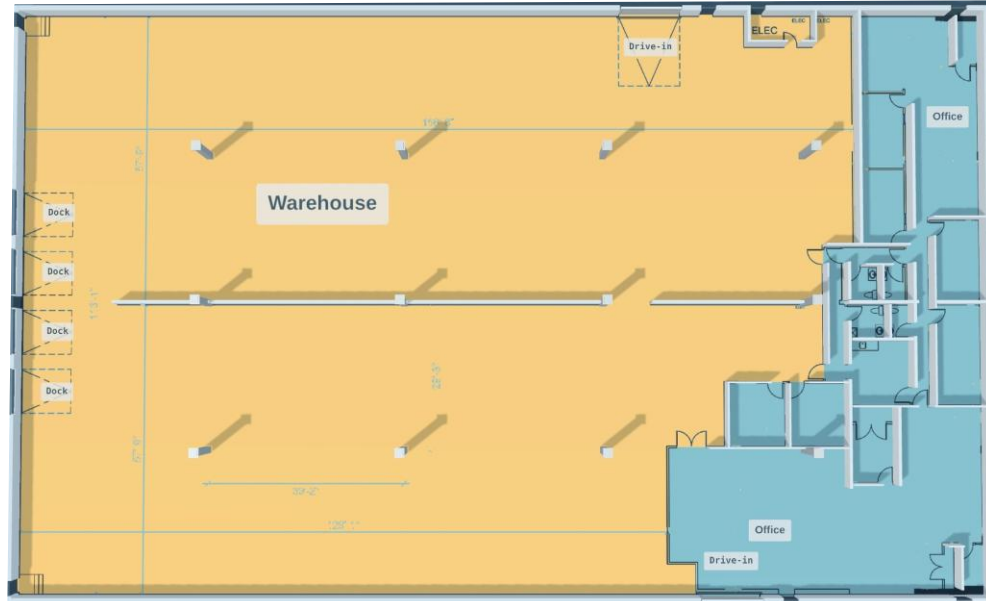


ENTIRE FREESTANDING BUILDING ·

FLOOR PLAN

± **22,877 SF**

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ENTIRE FREESTANDING BUILDING ·



A CLOSER LOOK

The Building

Freestanding single-tenant building
prominent signage and a strong corporate presence.



LOCATION

Strategically Connected.

Strategically positioned in north Vaughan with direct access to Highway 400, 407 ETR, and Highway 7.

DriveTimes

5 min 407 ETR Highway

8 min Highway 400

13 min Highway 427

12 min Vaughan Metropolitan Centre

17 min CN MacMillan Yard

19 min Toronto Pearson Int'l Airport

OWNER



PURE INDUSTRIAL

Pure Industrial is one of Canada's leading providers of industrial real estate.

With offices in Toronto, Montreal, Quebec City, and Vancouver, and a portfolio of top-tier properties across the country, Pure Industrial believes in the power of vision and the strength of partnership.

More than just providing industrial real estate, Pure Industrial is committed to helping businesses grow by delivering strategic locations, responsive service, and long-term value.

Its portfolio spans over 43 million square feet across Canada, ranging from small-bay warehouses to large-scale industrial developments, serving more than 1,200 customers nationwide.

Backed by a dedicated, customer-focused team, Pure Industrial is committed to building lasting relationships, delivering personalized service, and supporting seamless supply chain operations from the first mile to the last.

EXCLUSIVE LISTING BROKER



VANGUARD
REALTY BROKERAGE CORP.
BROKERAGE

With over 100 years of combined experience in sales, leasing, and property management, Vanguard Realty Brokerage Corp. specializes in the marketing, leasing, and sale of investment, commercial, industrial, resale residential, and new construction properties.

Vanguard is proud of its dynamic and experienced team, whose commitment to exceptional customer service and client satisfaction remains a top priority. The brokerage is built on a foundation of professionalism, market knowledge, and results-driven service, consistently delivering value regardless of the size or complexity of the assignment.

Actively involved in the sale, leasing, and marketing of properties on a daily basis, Vanguard's team brings hands-on industry experience and strategic insight to every transaction. Each team member is carefully selected to ensure clients receive the highest level of expertise, responsiveness, and dedicated service throughout every stage of their project.

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Vaughan, Ontario · ±22,877 SF Freestanding Building



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