

850

GIBRALTAR ROAD, UNIT 2
VAUGHAN, ONTARIO



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

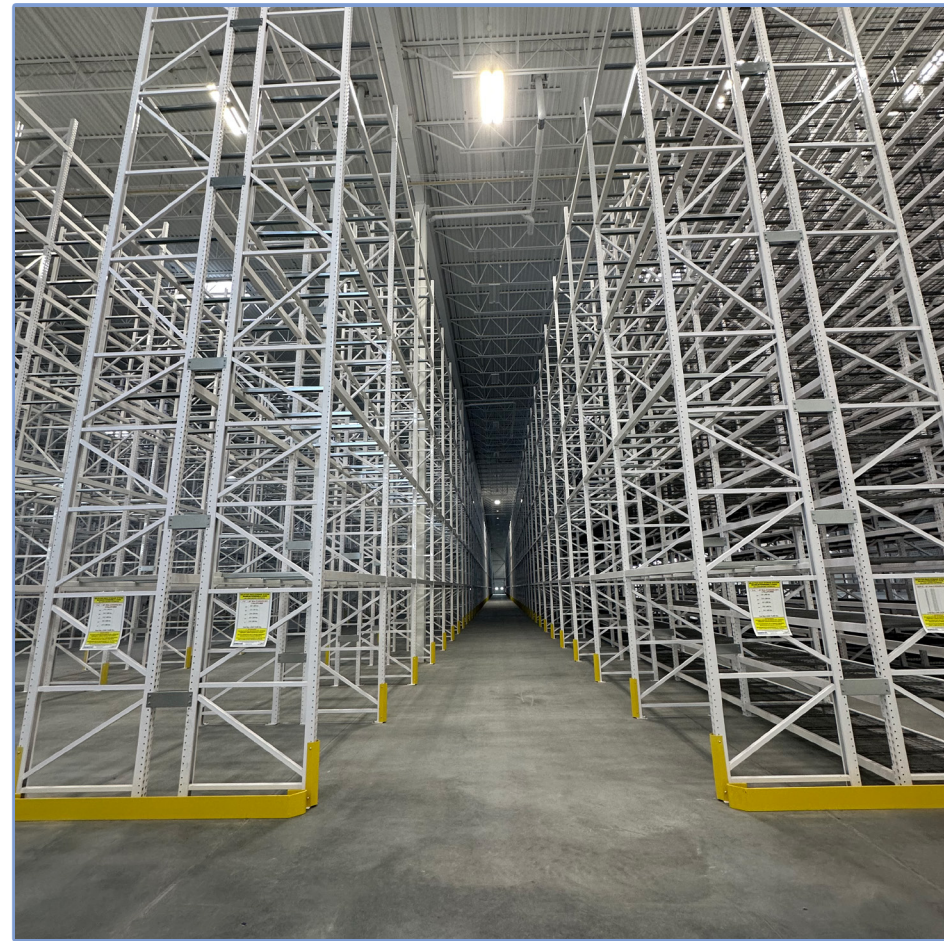
**AVISON
YOUNG**



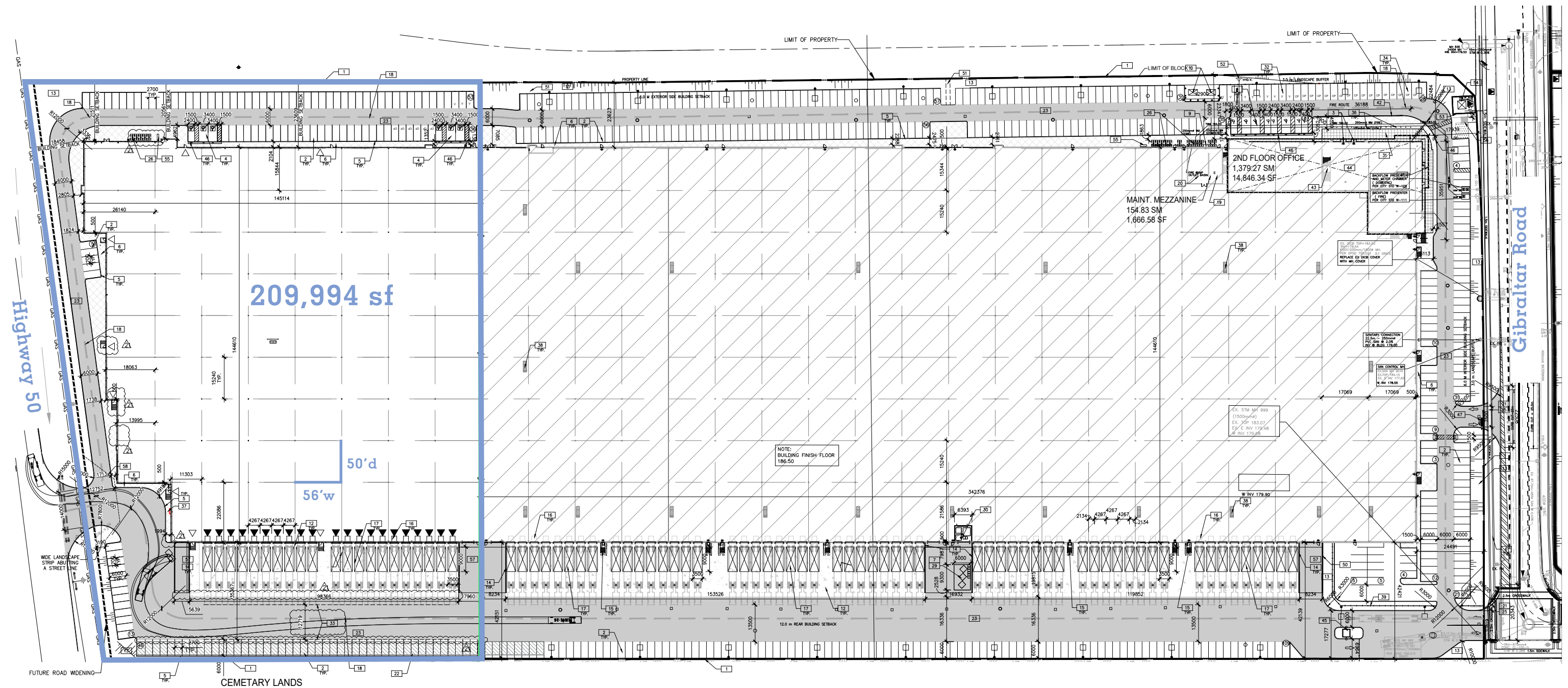
Space Details

Office Area	2,945 sf
Industrial Area	207,049 sf
Total Area	209,994 sf
Clear Height	40'
Shipping	21 Truck Level & 1 Drive-in Door
Zoning	Prestige Employment - EM1
Lighting	LED with motion sensors
Sprinklers	ESFR (K22)
Bay Size	56' W x 50' D
Asking Net Rent	\$15.95 psf
TMI	±\$3.50 (2026 est.)
Occupancy	Immediate
• 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 • Racking in place • Fenced and secured shipping court • AAA quality sublandlord • Head lease expires August 31, 2033	

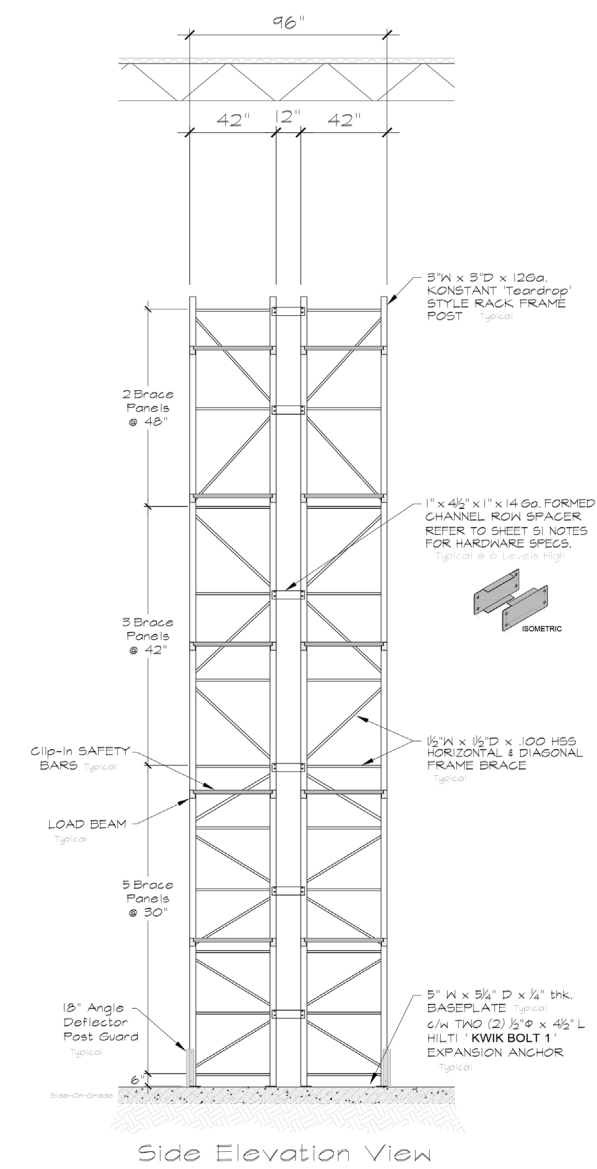
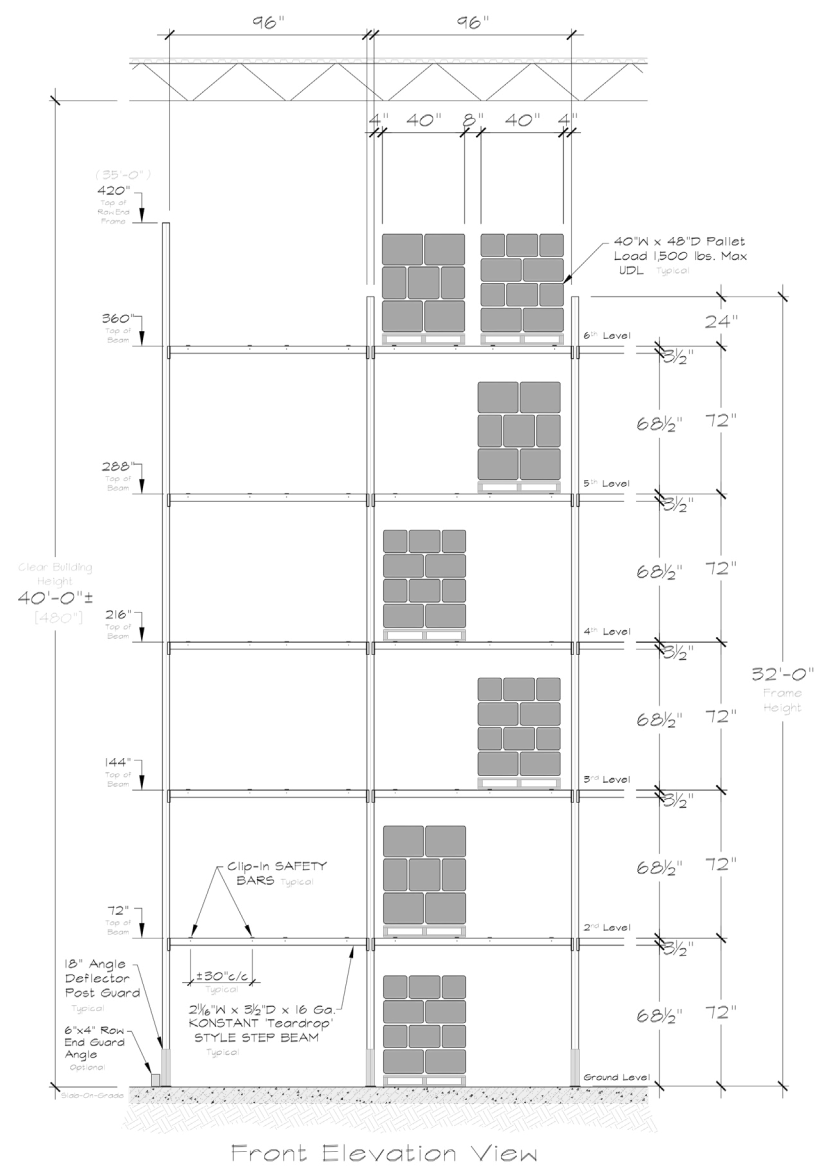
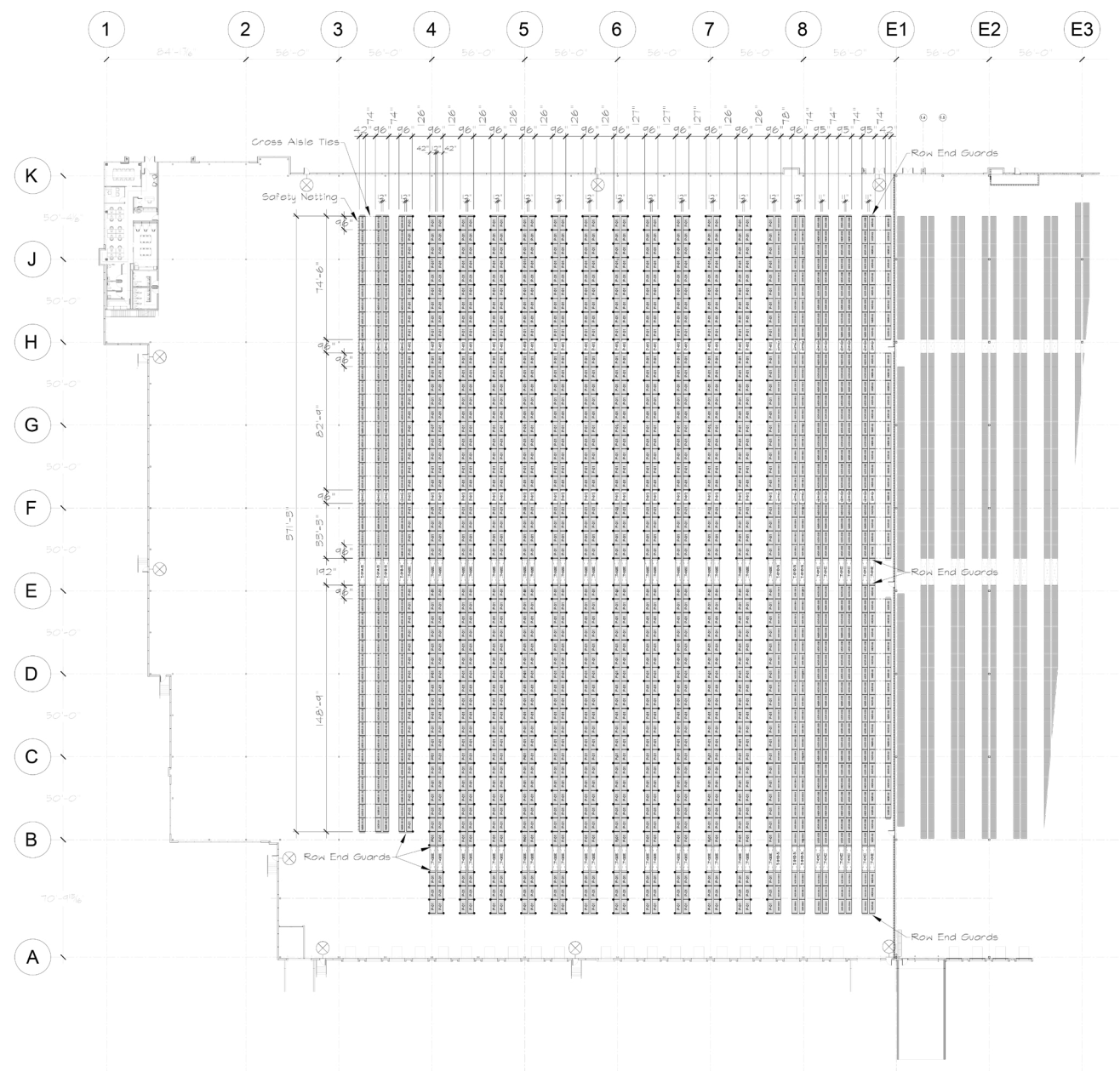
Interior photos



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Racking Plan



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%

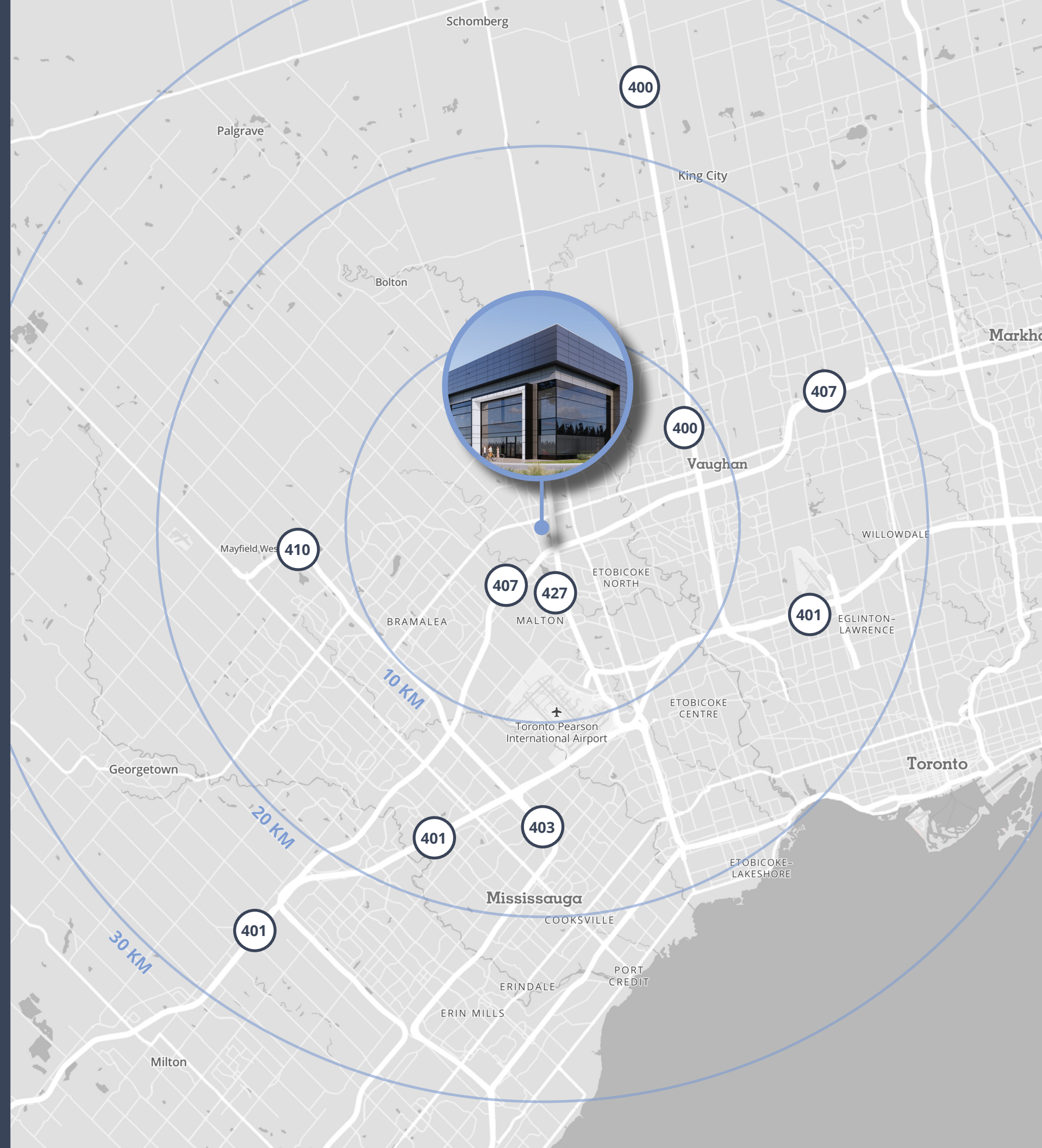
Labour
Employment Rate



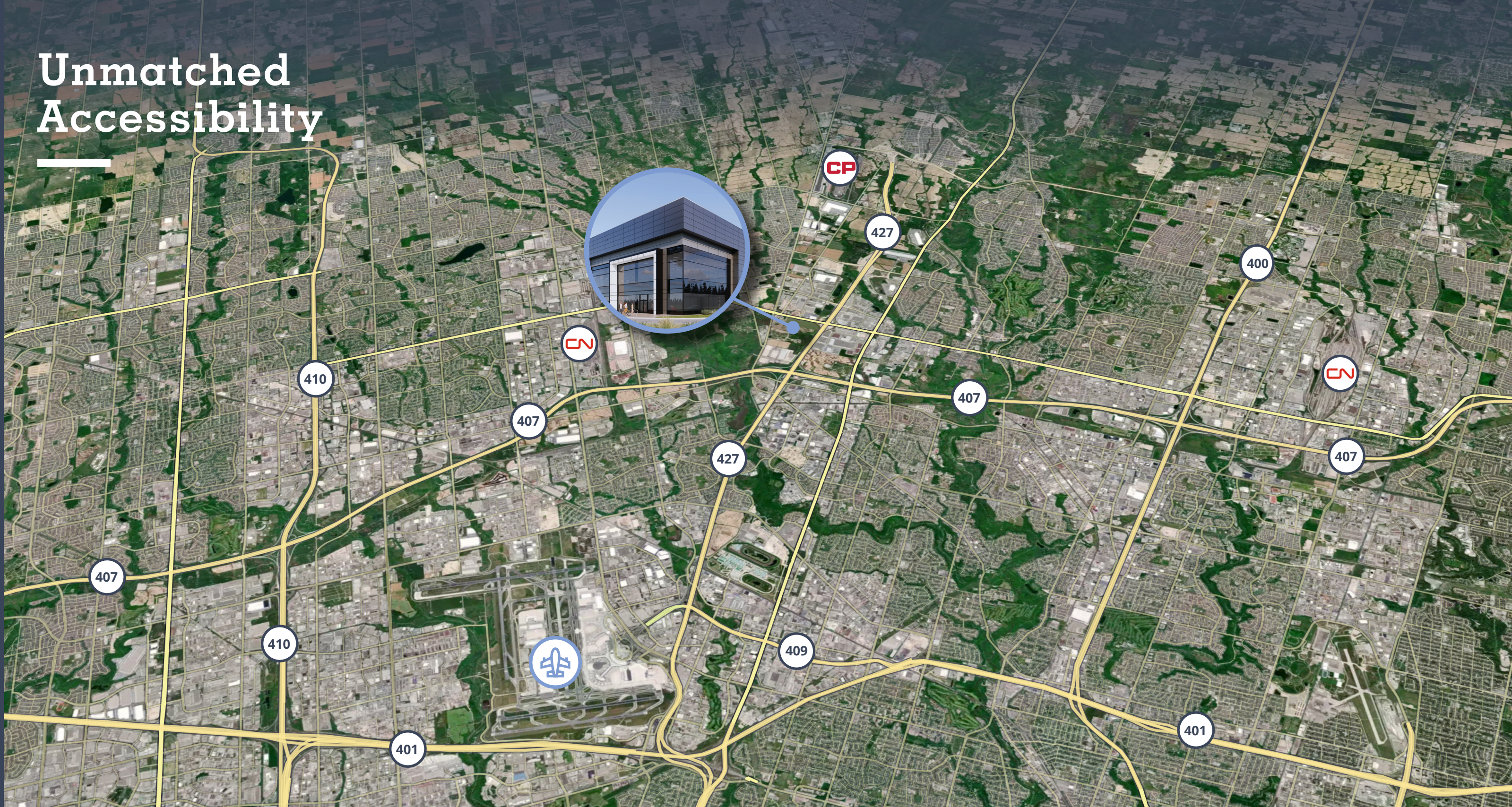
1,471,630

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



7.1 km

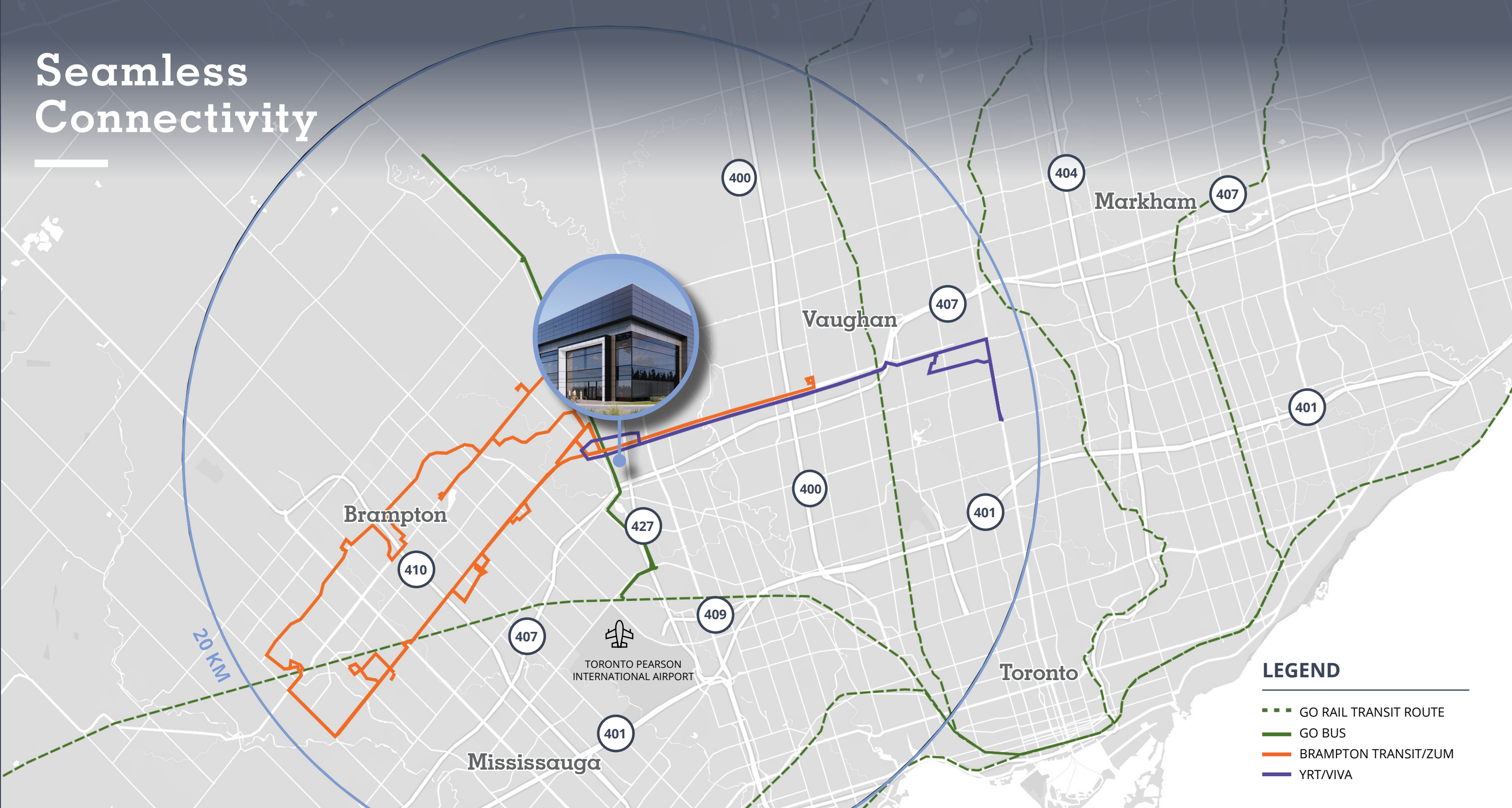
Distance to CP Rail
Intermodal



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

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