

FOR LEASE 41 CITATION DR.

VAUGHAN, ONTARIO



PROPERTY OVERVIEW

UNIT AREA
± 24,599 SF



OFFICE AREA
± 15%



CLEAR HEIGHT
18'0"



SHIPPING
3 TL / 1 DI
DOORS



ASKING RATE (\$ PSF NET)
\$18.50



ADDITIONAL RENT (\$ PSF TMI)
\$5.36



DRIVE TIMES

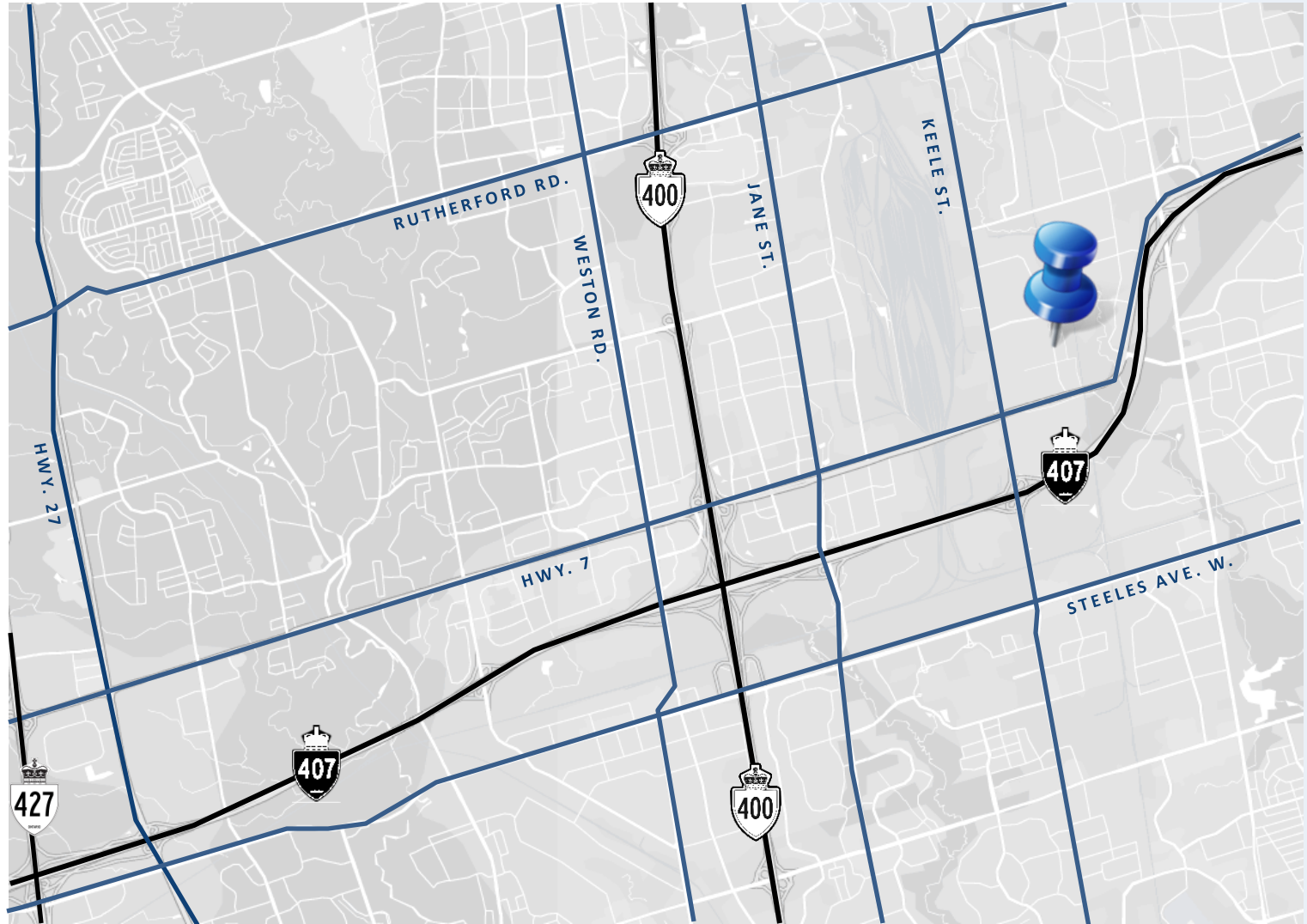
Vaughan
Metropolitan
Centre
13 Min.

Toronto Pearson
International
Airport
21 Min.

Union Station
38 Min.

407 ETR
Highway
5 Min.

400 Highway
8 Min.





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

With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth.

We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

PUREINDUSTRIAL.CA

Having over 100 years of combined sales and leasing management experience related to marketing, leasing and sale of Investment-Commercial-Industrial, Re-Sale Homes and New Construction properties.

Vanguard is proud of their dynamic Team; as each member has a strong commitment to customer service and dedicated to satisfy client needs, as a top priority. In fact, Vanguard Realty Brokerage Corp. adheres to a strict code of superior service and higher results, regardless of the complexity or size of the assignment, undertaking or transaction.

Vanguard Realty is directly involved and successfully selling, leasing and marketing properties on a daily basis. Their Team is not only qualified and knowledgeable, but also hand-picked by management. Ensuring the highest level of quality service and expertise is dedicated to their clients' projects.

VANGUARDREALTY.CA



For more information, please contact

PAUL MICELI

Salesperson | CEO | Partner

416.856.8111

pmiceli@vanguardrealty.ca

MARCELLO SCORZA

Broker of Record | Partner

416.856.8111

m scorza@vanguardrealty.ca

CARLO LA VALLE

Salesperson

416.856.8111

clavalle@vanguardrealty.ca

This document/email has been prepared by Vanguard Realty Brokerage Corp ("Vanguard") for advertising and general information only. This document is not an offer or promise to purchase, but is an invitation to submit an offer or promise to purchase. Vanguard makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Vanguard excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Reader of this document is strongly suggested to confirm this information with their respective legal, financial or other counsel and will not rely on Vanguard whatsoever. This publication is the copyrighted property of Vanguard. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. This information is confidential and cannot be shared by the Reader without prior consent from Vanguard.



VANGUARD
REALTY BROKERAGE CORP.
BROKERAGE