

FOR LEASE 130 BRADWICK DR.

VAUGHAN, ONTARIO



PROPERTY OVERVIEW

UNIT AREA
± 4,444 SF



OFFICE AREA
± 15%



CLEAR HEIGHT
18'0"



SHIPPING
2 DI DOORS



ASKING RATE (\$ PSF NET)
\$21.95



ADDITIONAL RENT (\$ PSF TMI)
\$5.34

COMPLETED RENOVATIONS

- Paint office and warehouse area
- New LED lighting in warehouse
- New LVT Flooring in washroom

FLOORPLAN

130 BRADWICK DR. UNIT 9-10



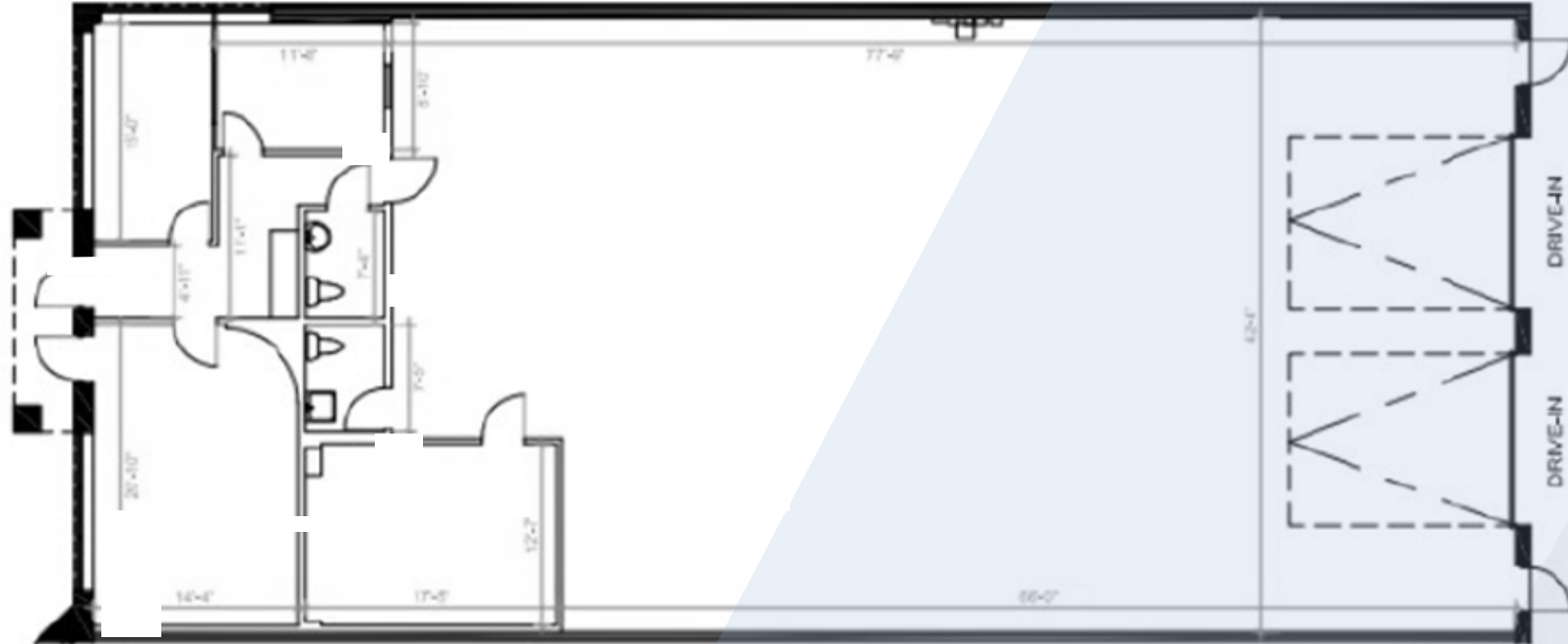
Strategically Located 20 Minutes from Toronto Pearson Airport



Excellent Proximity to 400 Series Highways



Professionally owned and operated



AREA SUMMARY

	RENTABLE AREA
OFFICE	878 S.F.
WAREHOUSE	3,566 S.F.
TOTAL	4,444 S.F.

FOR DISCUSSION PURPOSES ONLY

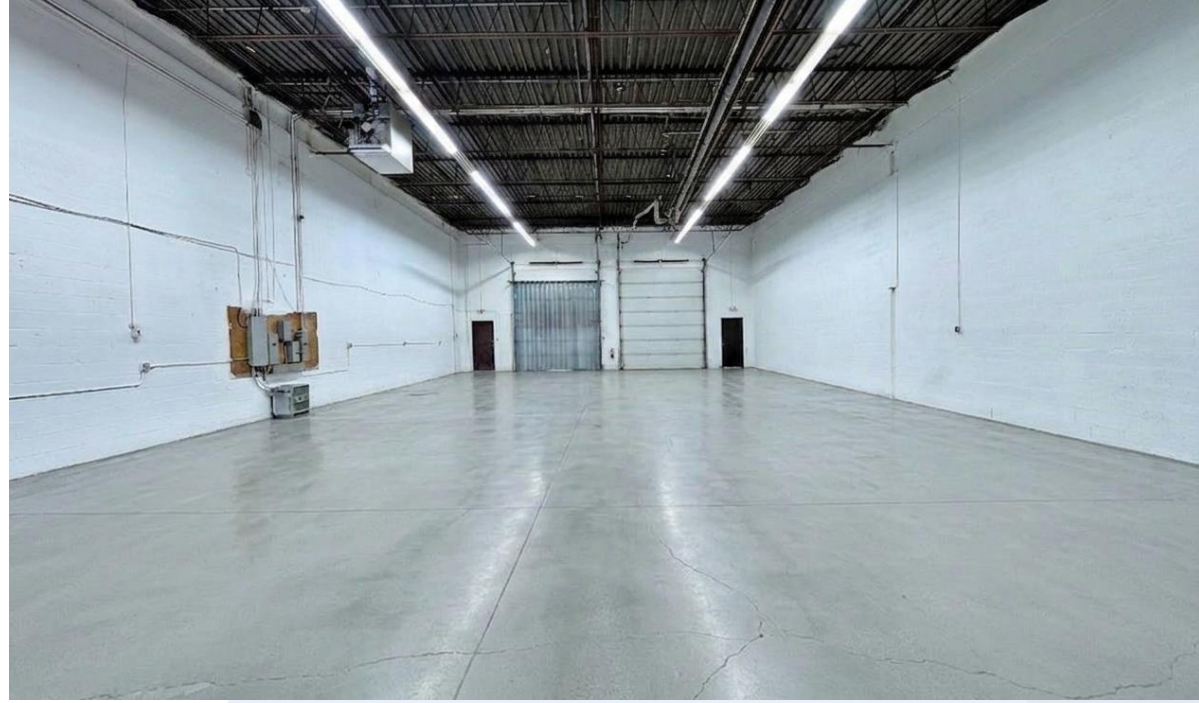


OFFICE PICTURES

130 BRADWICK DR. UNIT 9-10







DRIVE TIMES

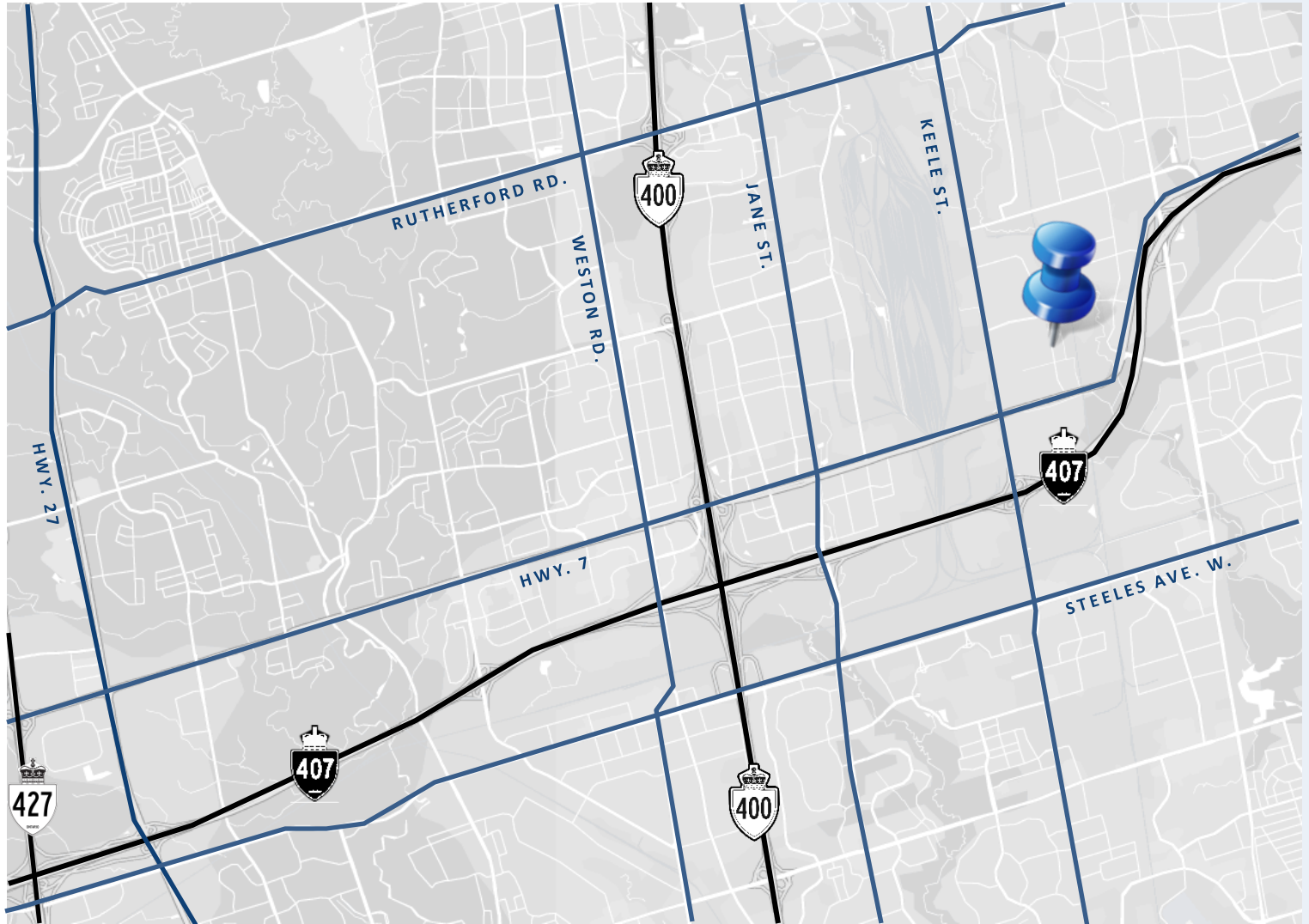
Vaughan
Metropolitan
Centre
13 Min.

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.

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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.

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