



FOR LEASE

3350 Langstaff Road

VAUGHAN, ON

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INDUSTRIAL BUILDING

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**BRIXTON™**

# Prime Vaughan Location High-Exposure Corner Lot



## Contents

Executive Summary	2
Property Highlights	3
The Property	4
Annual Operating Expenses	4
Gallery	5

## *The Offering*

Impressive 93,560 sq. ft. freestanding industrial building located in a prime Vaughan location. Situated on a corner lot at Langstaff Road and Edgeley Boulevard, this property offers exceptional street frontage and high visibility. Convenient access to Highways 400 and 407. Features an open-concept warehouse with office areas, making it ideal for warehousing, manufacturing, or a corporate head office. Originally constructed as a high-quality design/build facility, it includes an ideal space for a showroom.

Approximately 12,000 sq. ft. of office space, with 5,000 sq. ft. on the main level and approximately 8,400 sq. ft. on the second floor, including an unfinished mezzanine. Electrical service is approximately 3,000 amps (to be confirmed).

Heating includes a combination of open flame and radiant systems for efficient climate control. There are 123 surface parking spaces available on-site. The truck-level shipping area includes dock levelers and is well-lit with exterior lighting for enhanced functionality and safety.

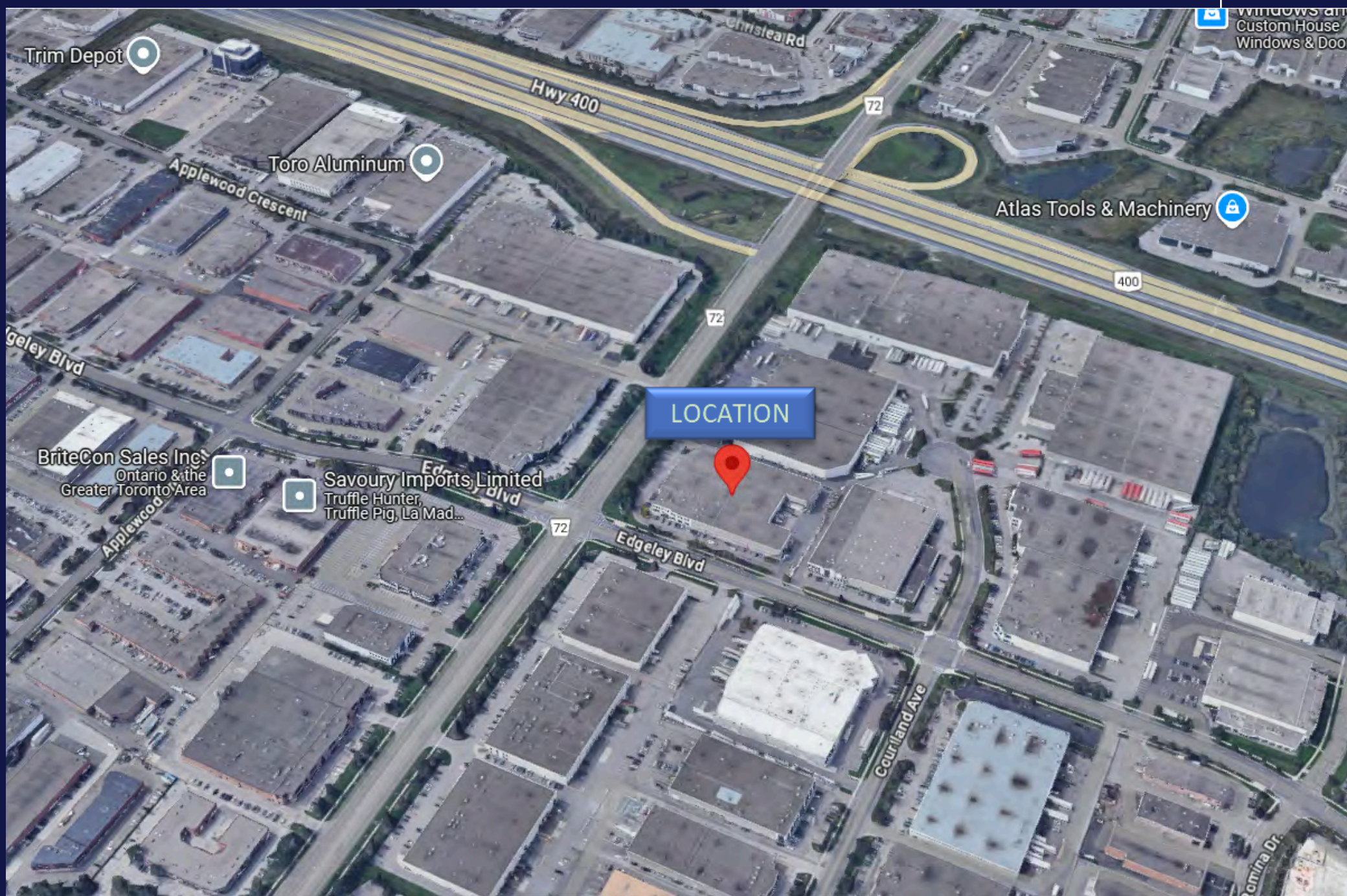
The property's location at Langstaff and Edgeley offers rare corner exposure with excellent visibility—perfect for companies seeking a strong brand presence or showroom component. Being in close proximity to Vaughan's urban amenities, public transit (including the Vaughan Metropolitan Centre and TTC subway extension), and Pearson International Airport adds significant value.

Leasing in Vaughan means positioning your business at the heart of a thriving economic corridor with unmatched access, visibility, and long-term growth potential.

Asking Net Rent

**\$ 18.75 PSF**





## Property Highlights



93,560 sq ft



12,000 sq ft of Office Space (5,000 sqft on the main level and 8,400 sqft on the second floor)



Industrial/Office



Occupancy Date - March 1<sup>st</sup>, 2026



Free Standing - High Quality Pre-Cast



Truck Level Loading Docks



Easy Access to Highways 400 & 407

# The Property



Address: 3350 Langstaff Road, Vaughan, ON



Major Intersection: Edgeley/Langstaff

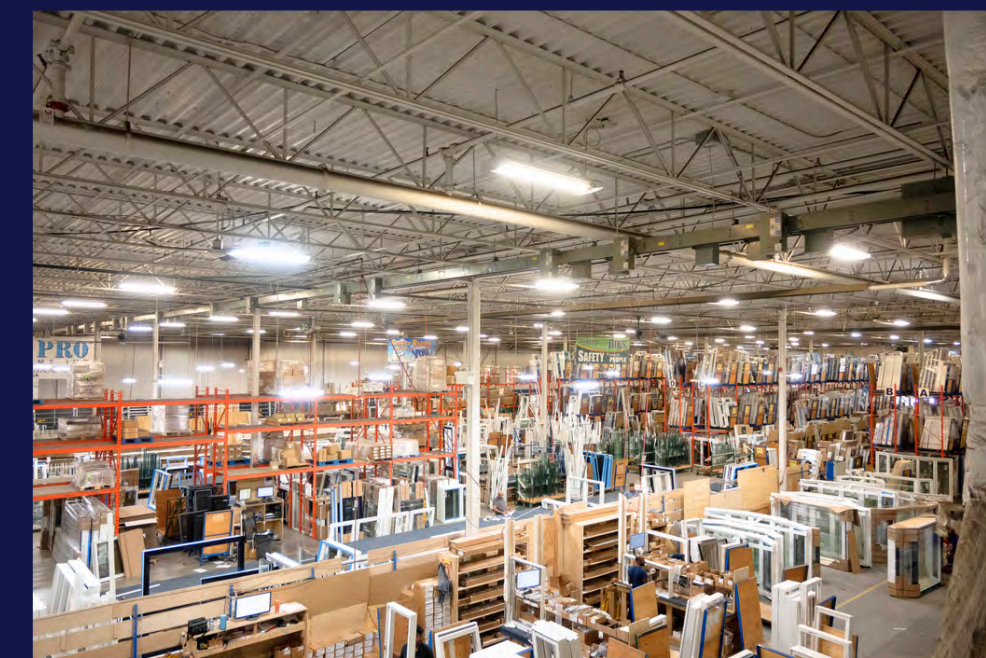
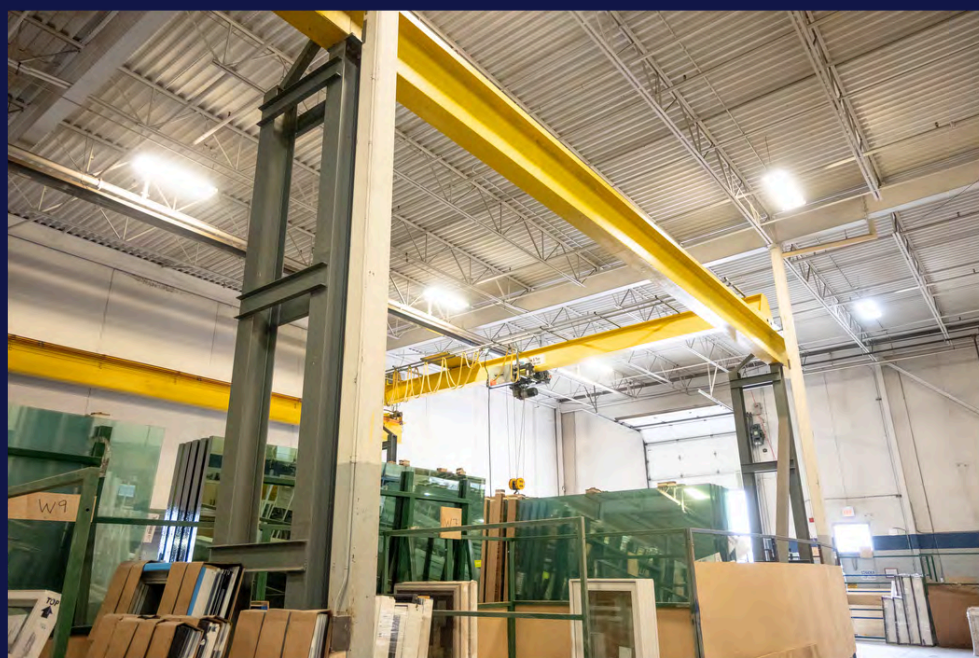


Zoning: Industrial-EM1

“This building offers a rare combination of location, functionality, exposure, and scalability—making it an ideal choice for businesses looking to elevate operations while securing long-term value in Vaughan’s competitive market”



# Gallery



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