

**AVISON
YOUNG**



FOR SUBLEASE

Freestanding industrial building

111 Staffern Drive
Vaughan, ON

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Property details

TOTAL AVAILABLE AREA

27,349.42 sf

INDUSTRIAL AREA

85%

OFFICE AREA

15%

CLEAR HEIGHT

18' 0"

ZONING

EM2

SHIPPING

4 TL | 2 DI

POSSESSION

Speak to listing agent

ASKING NET RENT

Unpriced

ADDITIONAL RENT

\$4.33 psf (2026)

Features



Freestanding building in the Dufferin St/ Langstaff Rd area.



Excellent shipping area with 4 truck level doors and 2 drive in doors.



Immediate access to Highway 407, transit and numerous local amenities



EM2 zoning permits a wide variety of uses including outside storage.



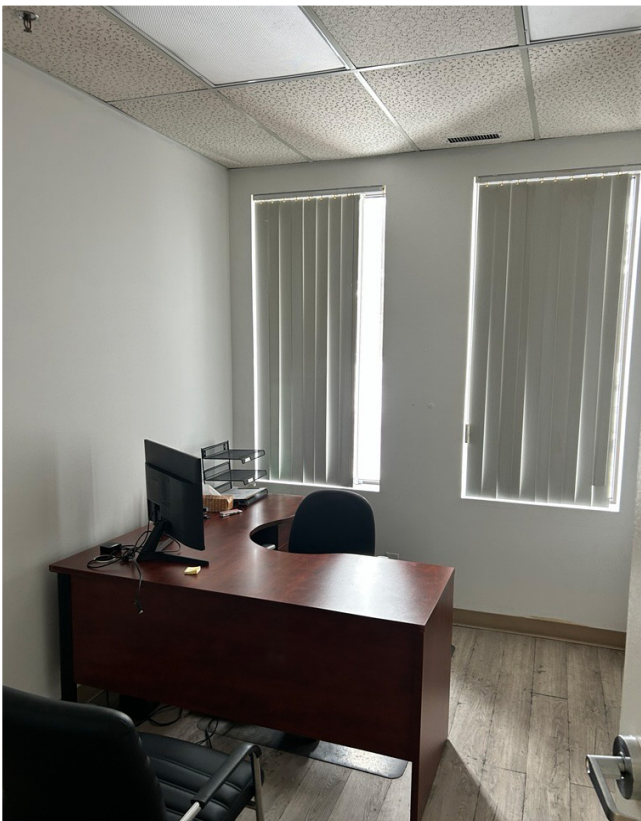
Secured property with fenced and gated rear yard.



111 Staffern Drive

Vaughan, ON

PICTURES



Zoning - EM1 98.99

Permitted uses

EMPLOYMENT ZONE

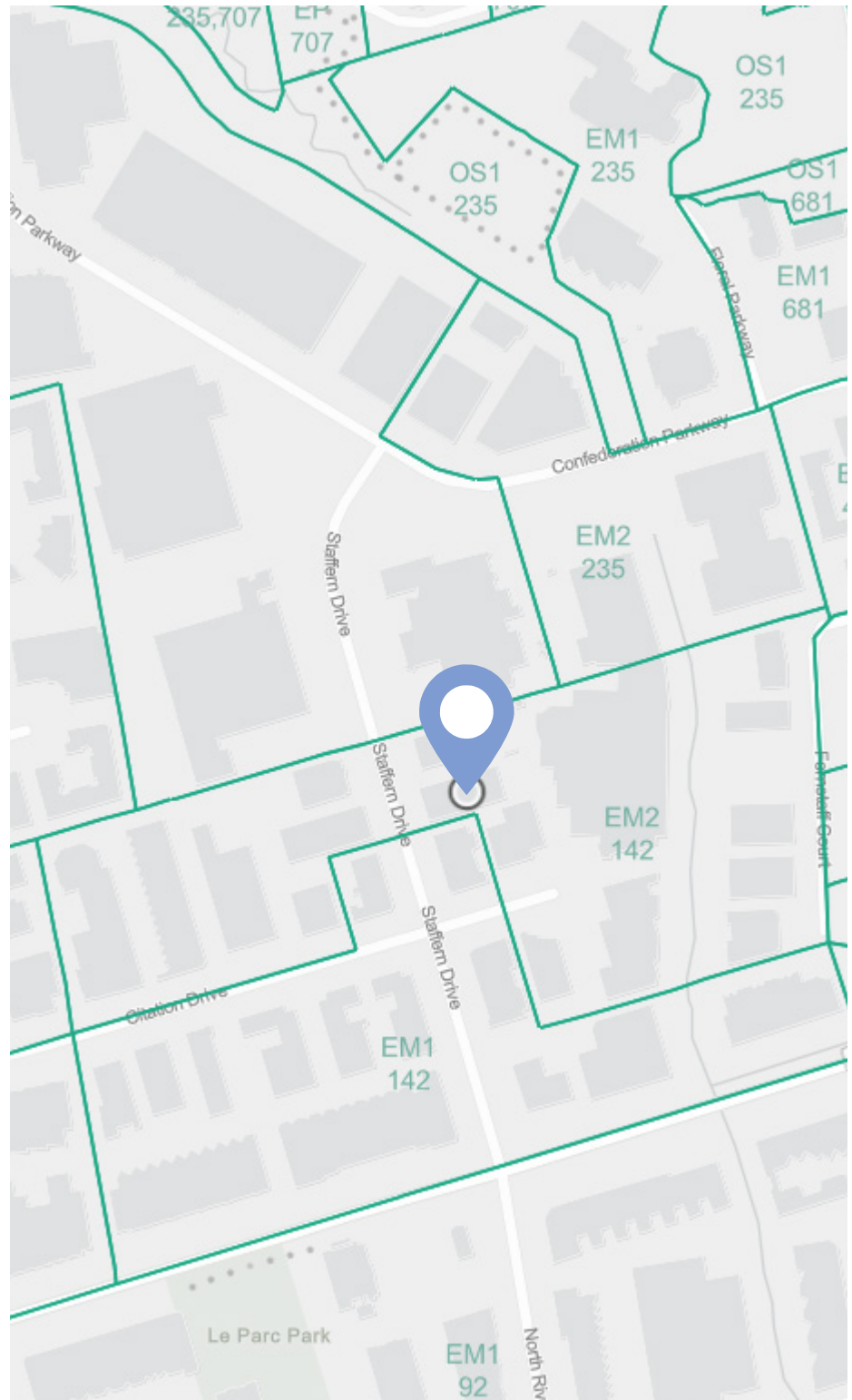
- Automotive detailing
- Commercial school
- Manufacturing or processing facility
- Motor vehicle body repair
- Motor vehicle repair
- Temporary sales off
- Research and development
- Vertical farming
- Warehousing and distribution facility
- Heavy equipment sales, rental and service establishment

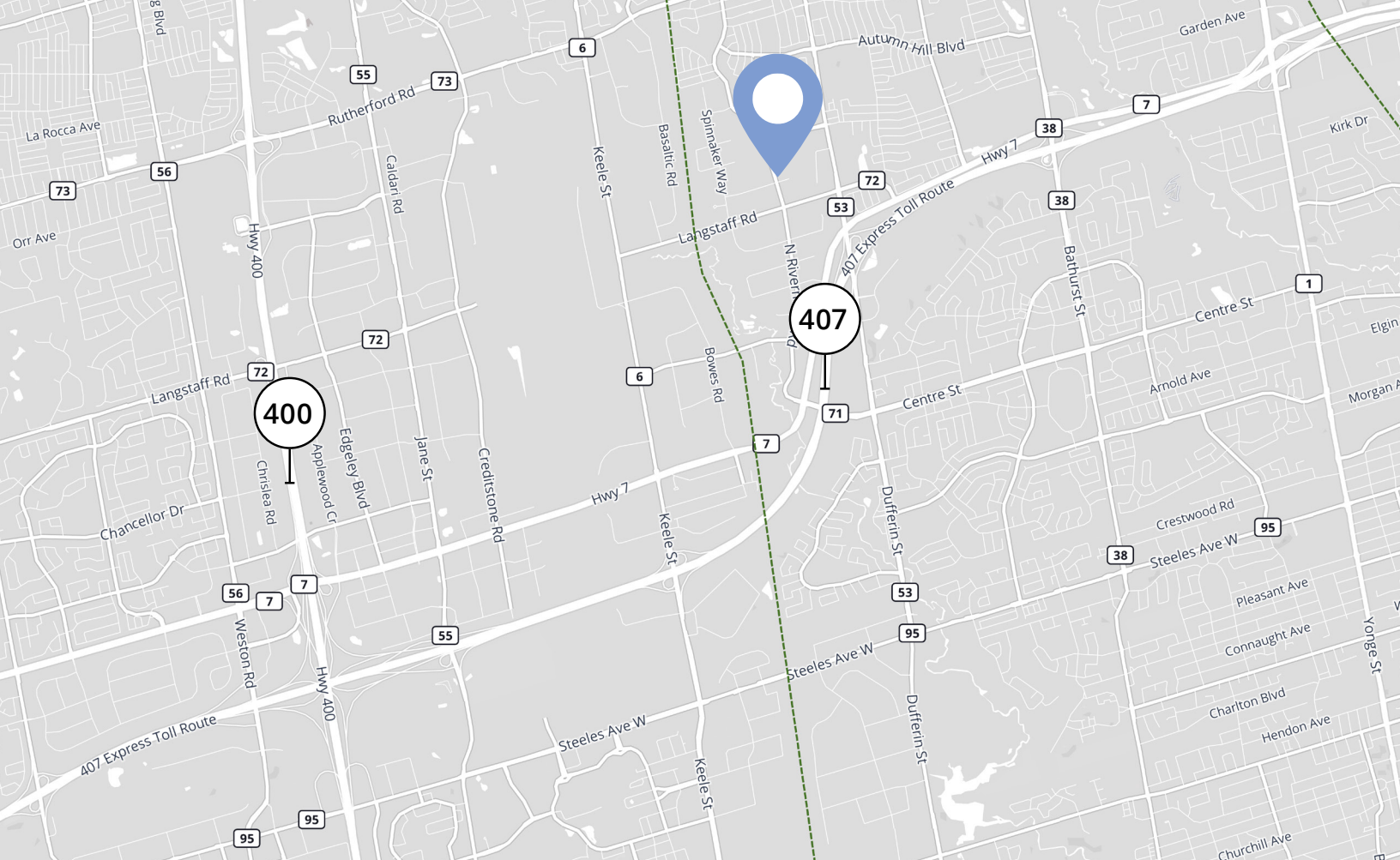
OTHER

- Contractor's establishment
- Car wash
- Transportation terminal
- Banquet hall
- Night club

SPECIFIED ACCESSORY USES

- Accessory office
- Accessory retail
- Intermodal container
- Outside storage





Amenities within 5KM



860

Restaurants



1,602

Retail



18

Gas Stations



10

Banks



20

Fitness Centres

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