

Lennard:

239 Chrislea Road



Industrial Space for Sale and Lease

Your commercial real estate *partner.*

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Executive Summary

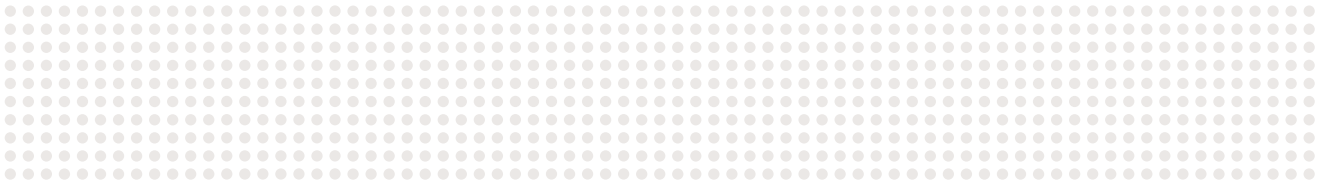
Executive Summary

Lennard Commercial Realty, is pleased to present the rare opportunity to acquire or lease 239 Chrislea Road, Vaughan Ontario. The Property is conveniently located just north west of Highway 400 and Highway 7. It offers easy access to public transit with the new Vaughan Subway extension only 10 minutes away, and the on-ramps to Highways 400 and 407 are within a 5 minute driving distance. 239 Chrislea Road is surrounded by numerous retail amenities and new commercial and residential development. The Vaughan Metropolitan Centre, a master-planned community, is only 5 minutes away and is the new Downtown Vaughan, home to several new world-class residential towers as well as business headquarters and major employers such as Toys “R” Us, Adidas, and KPMG. Vaughan has a highly skilled labour force, the largest economy in York Region, and is one of Canada’s fastest growing municipalities¹.

239 Chrislea features approximately 124,000 SF industrial space with a professionally built out office area (approximately 13,300 SF) and over 11,000 SF of showroom space. The property has 8 shipping doors, a clear height of 22 feet and accommodates 53-foot trailers. It boasts excellent signage opportunities with clear visibility from Highway 400 with over 235,000 cars passing the property on a daily basis.



¹ vaughanbusiness.ca/media/2020/02/BusinessServicesSectorProfile-WEB.pdf



Asset Overview

Building Overview

293 Chrislea Road is a 124,004 SF industrial space available for lease or sale near the intersection of HWY 400 and HWY 404. It is accessible from Chrislea Road with frontage on HWY 400.



Property Address
239 Chrislea Road
Woodbridge, ON

Nearest Major Intersection
HWY 400 &
HWY 407

Frontage
391.85 ft on
HWY 400

Access
Chrislea Road

Year Built
1999



Shipping Accommodation
53' Trailers

Loading Docks
7

Drive-In Door
1



Asking Sale Price
\$34,000,000
Asking Net Rent
\$10.25 PSF Net

TMI
\$3.42 PSF
Property Taxes
\$197,969.56
(2020 Estimate)



Total Area
124,004 SF
Office Area
13,398 SF
Warehouse Area
110,606 SF
(Includes Showroom)
Showroom Space
11,691 SF
Clear Height
22'



Available
November 1, 2020



Heat
Radiant Heat
in Warehouse



Power
2000 Amps
600 Volts



Zoning
EM1 – Employment Zone



Legal Description
PCL 27-1 SEC 65M2589; LT
27 PL 65M2589; VAUGHAN

Property Access

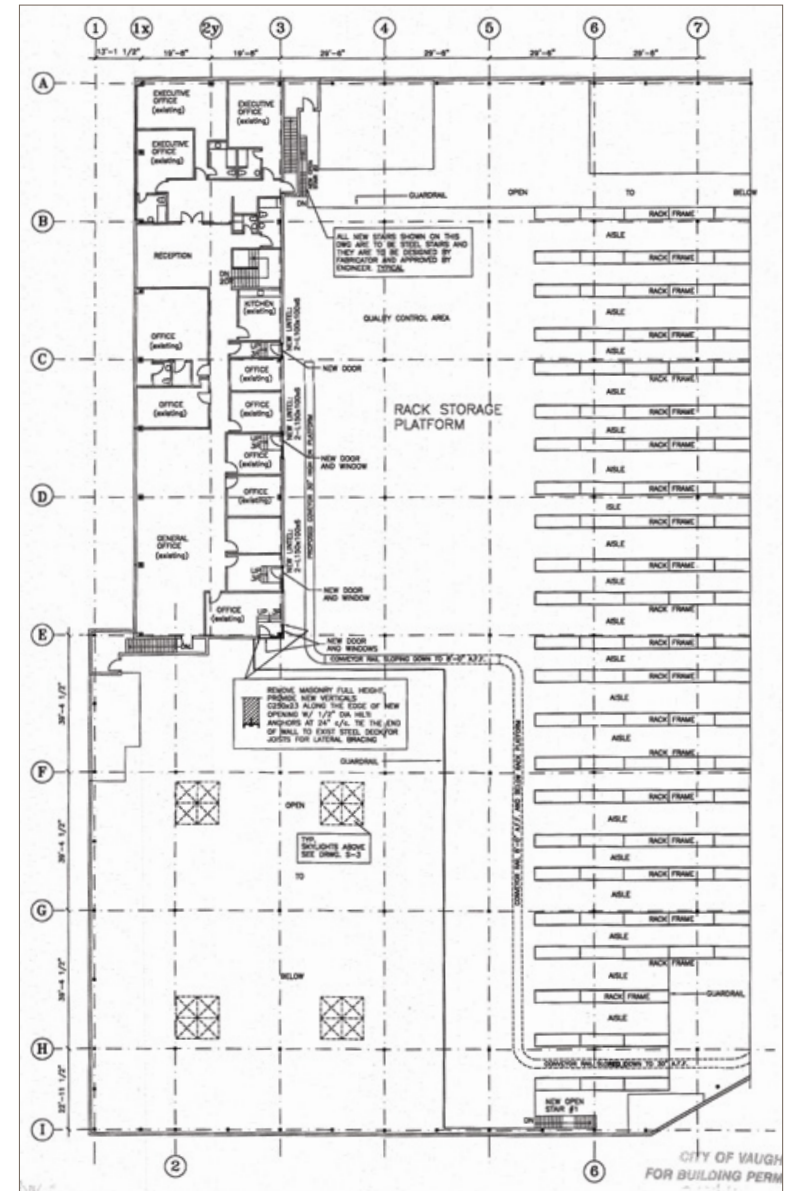
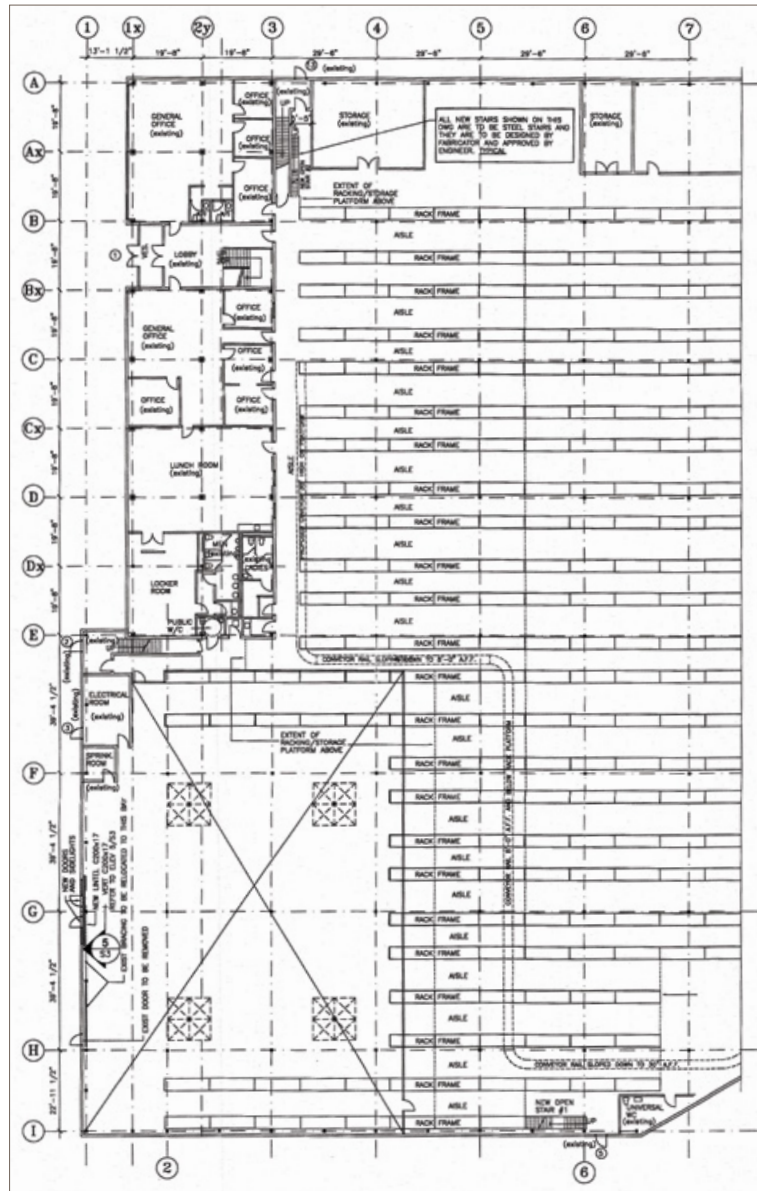


➤ Loading Docks ➤ Drive-In Doors

Floor Plans

Left:
Ground Floor
Office Floor Plan

Right:
Mezzanine
Floor Plan



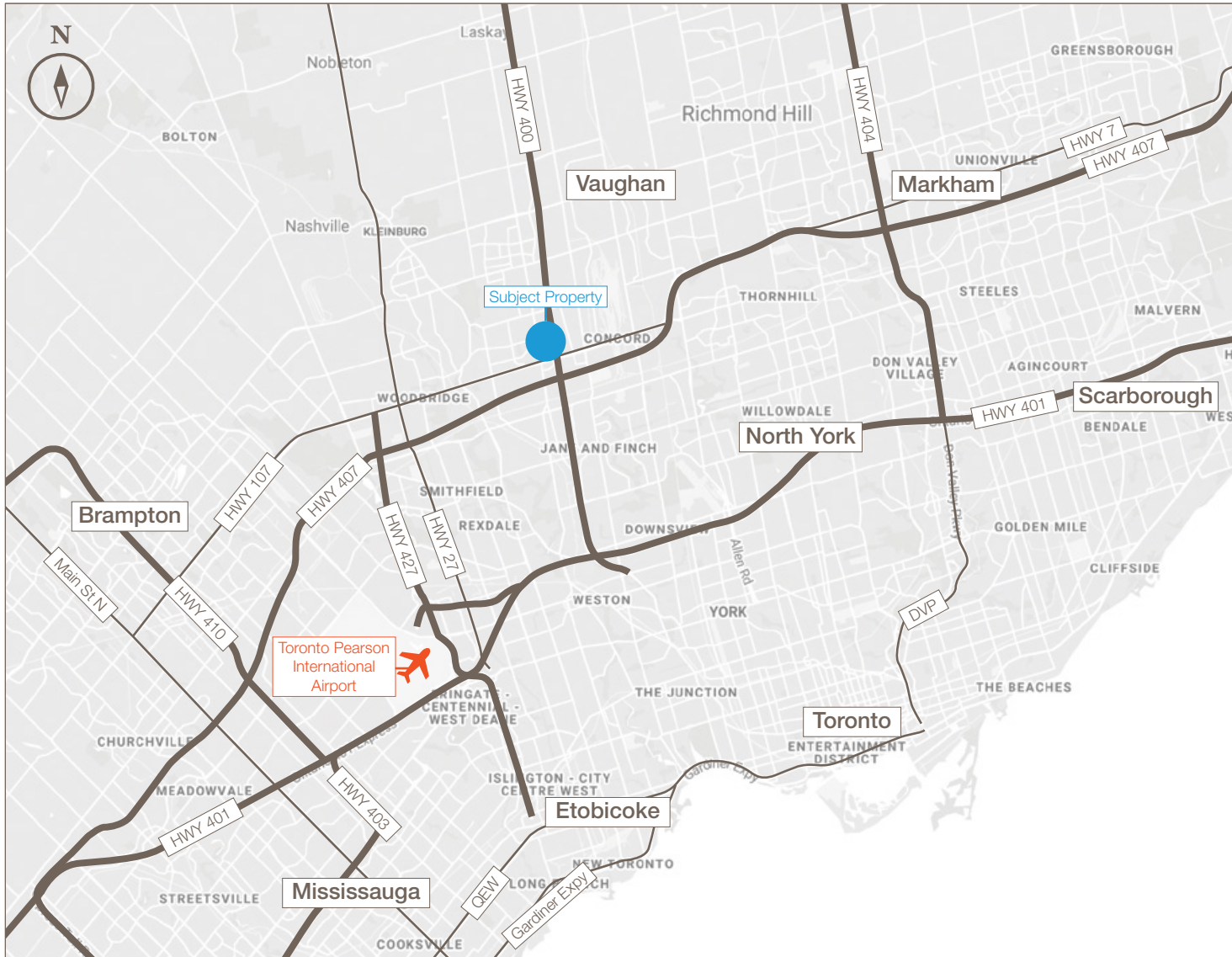
Property Photos





Area Overview

Location



Drive Times

37 min / 43.7 km

Downtown Toronto

24 min / 24.1 km

Markham

24 min / 29.4 km

Brampton

30 min / 21.5 km

North York

34 min / 36.8 km

Scarborough

28 min / 33.1 km

Mississauga

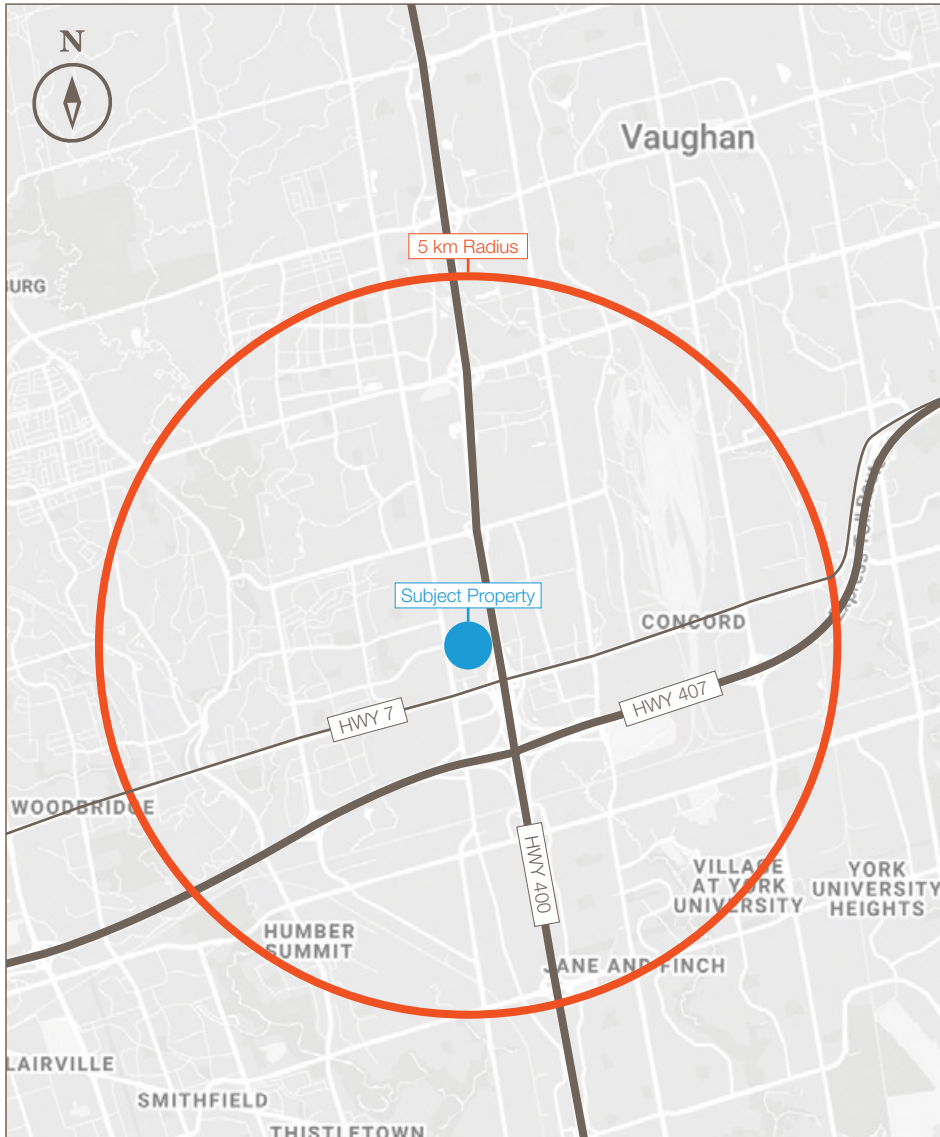
27 min / 35.2 km

Etobicoke

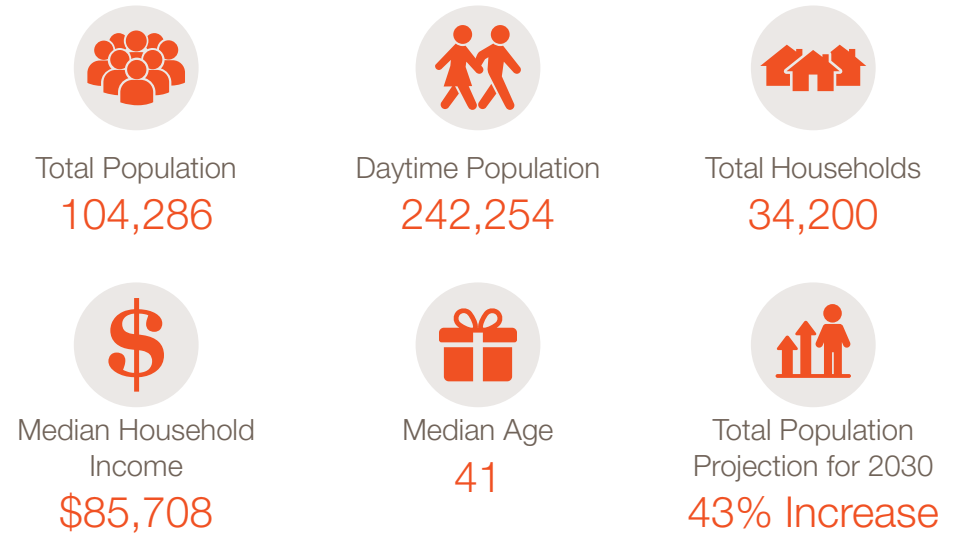
Transit



Demographics



Within 5 km of Subject Property



Vaughan



Source: 2017 Census Information from Statistics Canada.

Amenities



COSTCO
WHOLESALE

staples

CINEPLEX

BMO

THE HOME
DEPOT

CANADIAN
TIRE

BEST
BUY



Vaughan Metropolitan Centre

The Vaughan Metropolitan Centre (VMC) is an emerging downtown poised to be the financial, innovation and cultural centre of Vaughan.

Major corporations and thousands of new residents are choosing the VMC because it's the perfect balance between downtown Toronto and the Greater Toronto Region. No other location offers this blend of subway and rapid bus transit with equal access to downtown and the suburbs, Class A office space, and an urban lifestyle.

As a result, this hub at Highways 400 and 407 is growing faster than expected. It's on track to meet or exceed targets of 12,000 residential units, 1.5 million square feet of office space, and 750,000 square feet of new retail space by 2031.

The VMC is only 5 minutes away from 239 Chrislea Road.



Vaughan Metropolitan Centre Images



Area Photos



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2020.