

FOR LEASE > INDUSTRIAL FREESTAND



# Fully Air Conditioned

249 COURTLAND AVENUE, VAUGHAN, ONTARIO



Location	> Near Highway 400 and Langstaff Road
Total Area	> 78,529 SF
Industrial Area	> 54,975 SF
Office Area	> 23,554 SF (on 2 floors)
Clear Height	> 24 feet
Shipping Doors	> 6 truck level, 1 drive in
Power	> TBC
Lot Size	> 4.22 acres
Zoning	> EM1
TMI	> \$2.95 PSF (to be confirmed)
Asking Lease Rate	> \$5.95 PSF net
Available	> April 1 2011
Comments	> Excellent corporate head office in great business park > Upgraded lighting > Anti-static floor > Power drops and air lines throughout > Excellent opportunity for high tech manufacturer or service facility for high tech products > Excellent shipping and parking > Excess land to the east side of the building > Excellent highway access - minutes to Highways 400, 7 and 407



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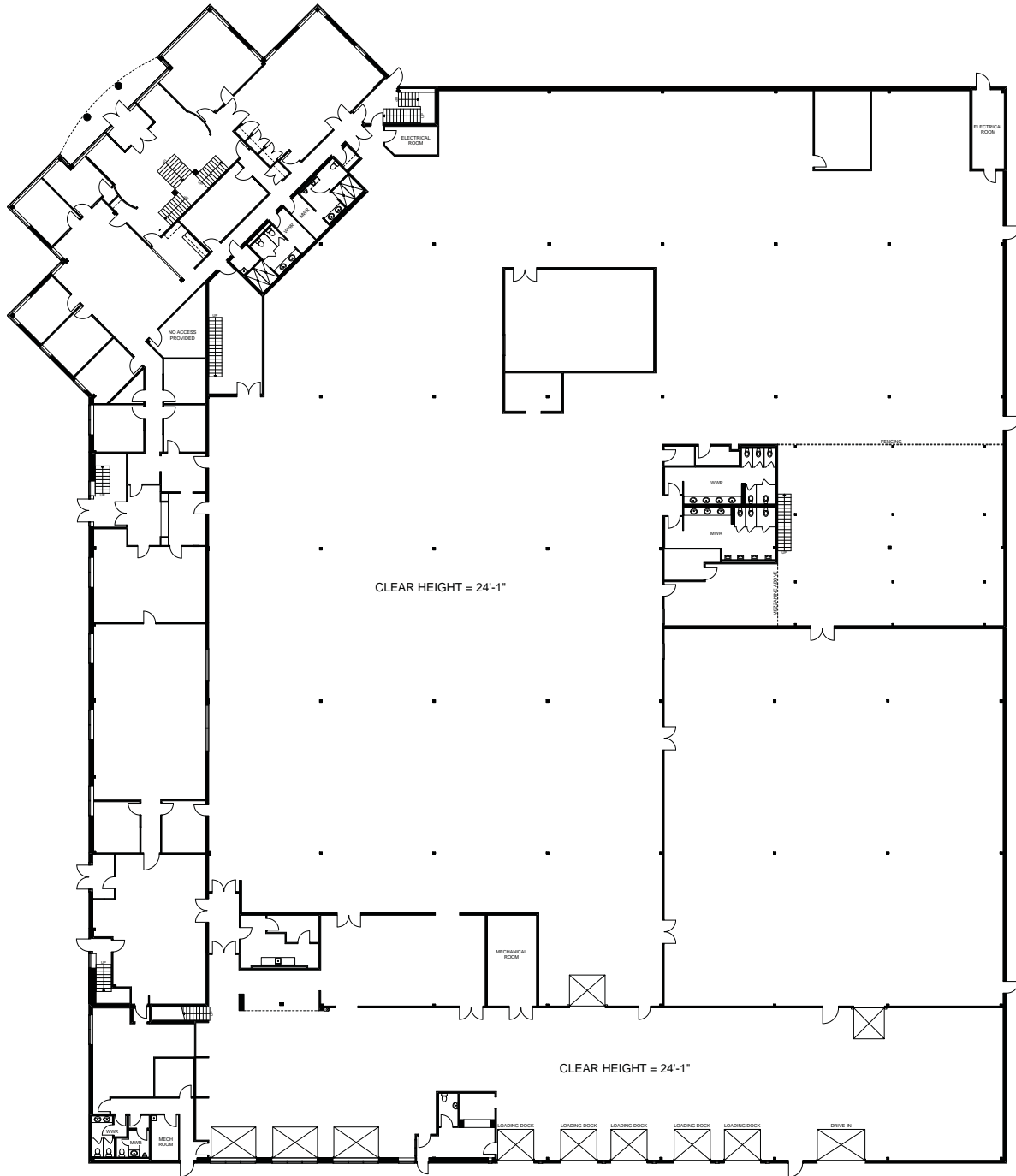
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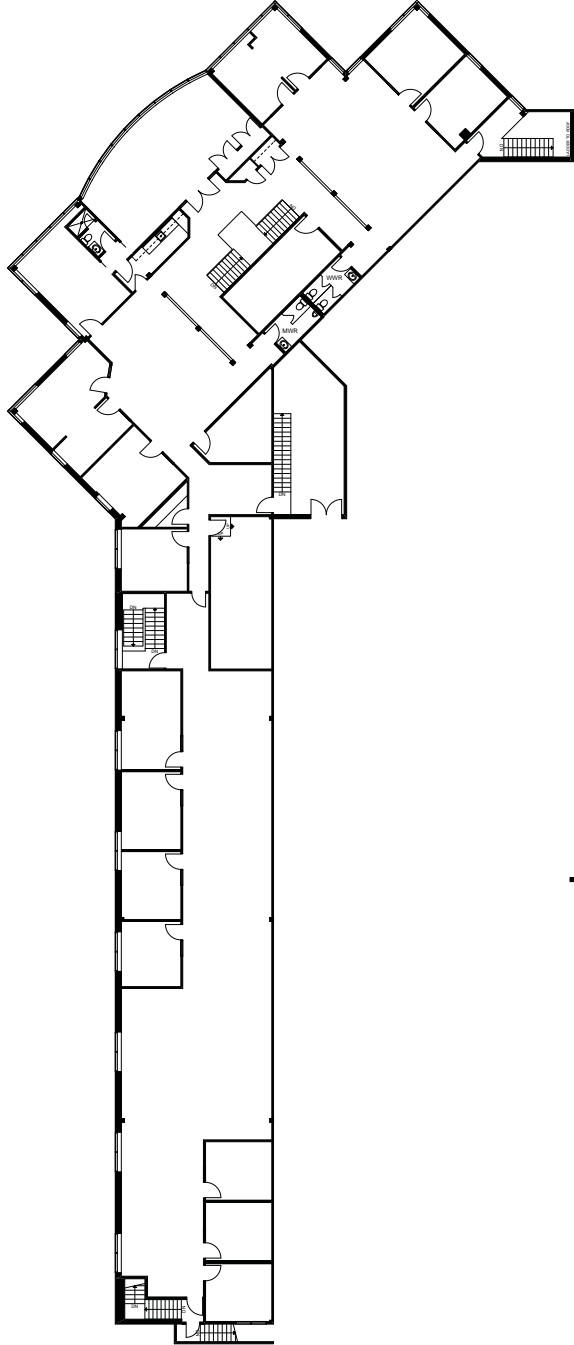


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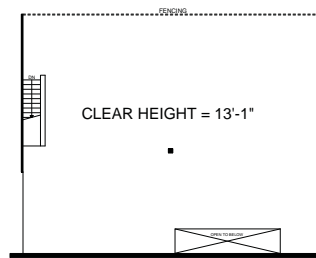
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SECOND FLOOR OFFICE



MEZZANINE - 2,827 SF



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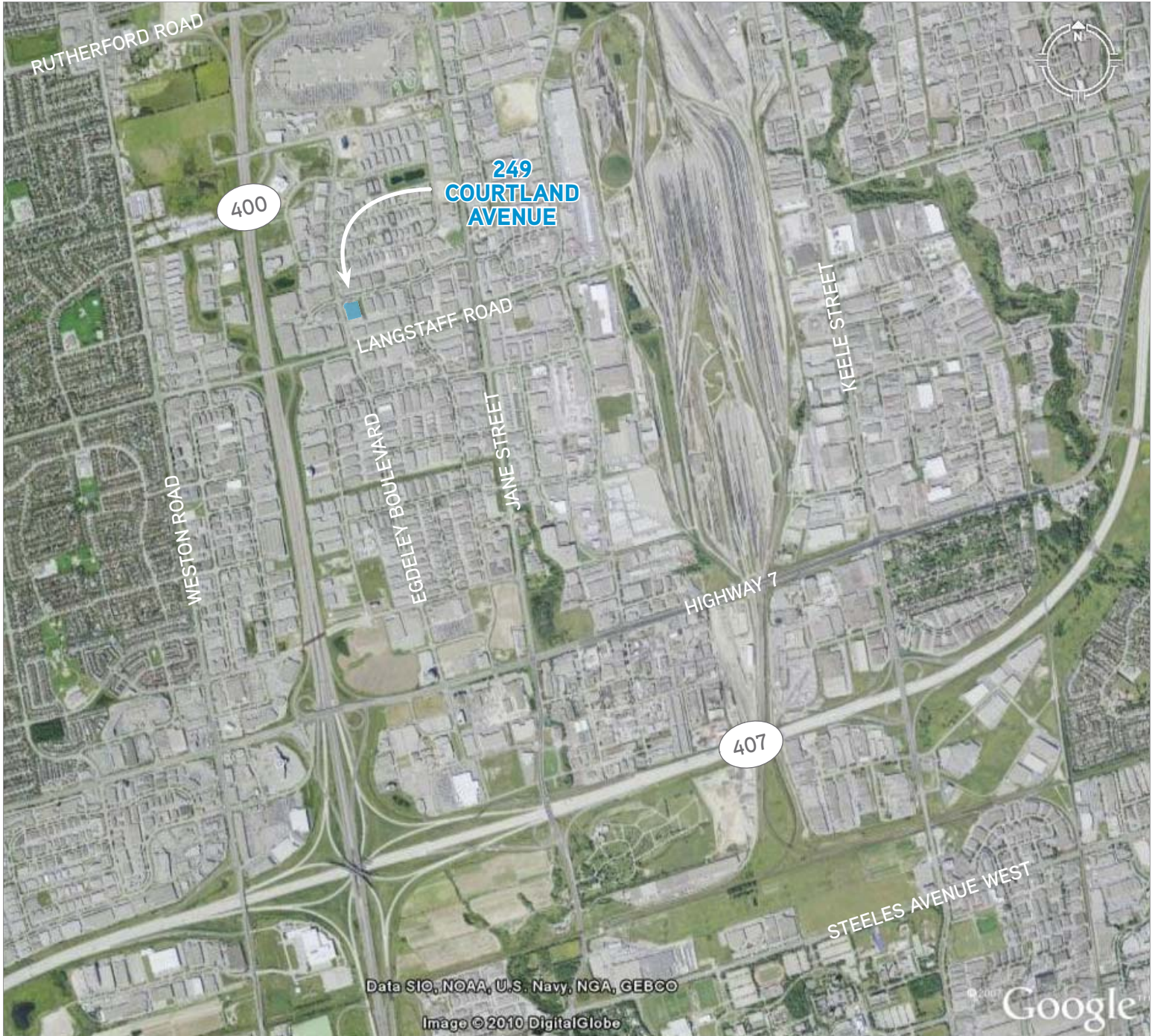
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\* Sales Representative

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