

For Sale: Designated Employment Lands

11101 Cold Creek Road

66.78 Acres within the West Vaughan Employment Area



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Executive Summary

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by the client (“the Vendor”) to coordinate the sale of designated employment development land comprised of 66.78 gross acres located in the Municipality of Vaughan, within the Region of York (“the Property”).

The subject property is located within the West Vaughan Employment Area, on the east side of Cold Creek Road, North of Nashville Road. In November 2022, The Region of York through its official plan review, designated the Property Employment paving the way for this area to be included in the GTA’s premier employment and distribution hub. The Property will benefit from its direct exposure to the future GTA West Corridor providing exceptional east west connectivity to all major 400 series public transit highways. In 2025 as part of Vaughan’s Official Plan review, the Property was designated a new employment area priming the Property for large scale future development. This updated designation reflects the Municipality’s forward looking growth strategy and signals long term value for prospective purchasers.

Vaughan continues to rank among the GTA’s most sought after municipalities, driven by persistent inventory shortages, a central well connected location, and a pro development municipal government.



Offering Process

The Advisors, on behalf of the Vendor, are soliciting investors, development and building firms for Agreements of Purchase and Sale for the subject property on an “as is, where is” basis. Submissions shall be made on the Purchasers preferred standard form of Agreement of Purchase and Sale. Offers are invited anytime and to be reviewed on a first come, first serve basis. The offers will be responded to at the Vendor’s discretion. All offers to be submitted to Joe Rosati, Mariano Covello, Aran Pope, and Brennan Shier. All co-operating brokers are to act as Buyer Brokers and must be compensated directly by their client.

Data Room

A full data room is available upon execution of the listing agents’ confidentiality agreement.

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Property Overview

-  Total Area
66.78 AC
-  Listing Price
Contact Listing Agents

Highlights

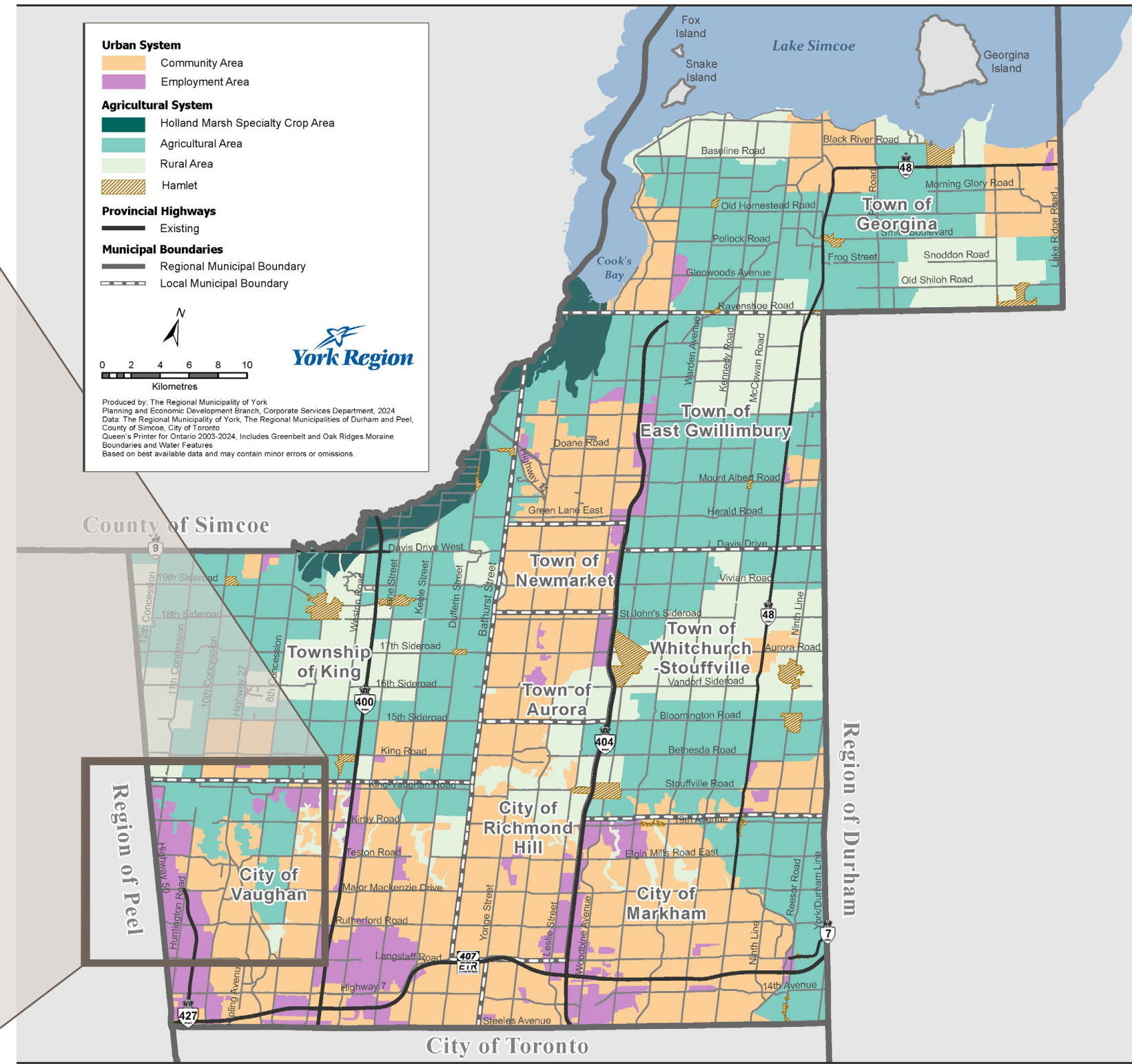
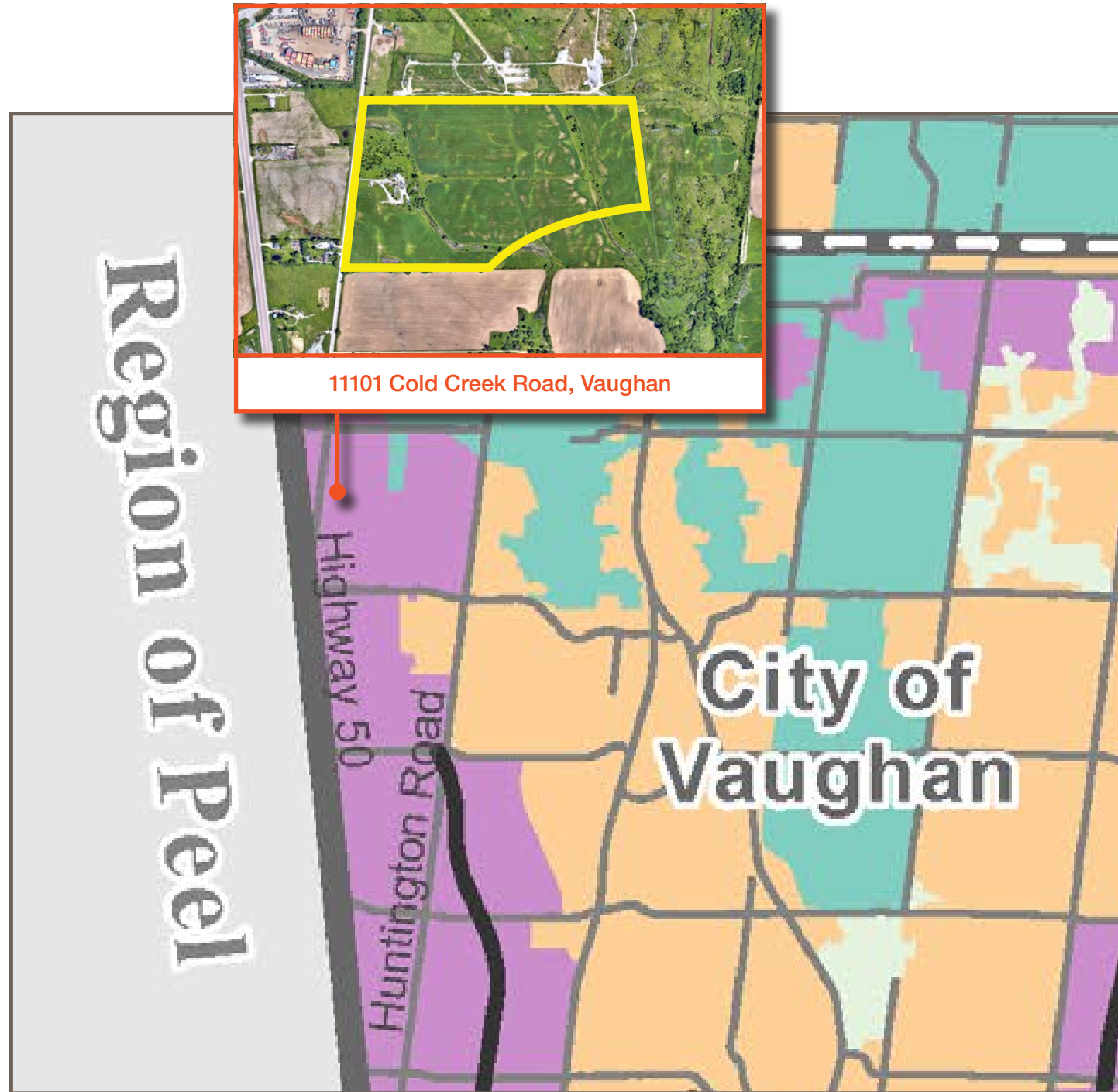
- A premier location for distribution and head office opportunity with major multinational brands within the immediate area (Walmart, FedEx, Amazon, Beer Store, Costco, Canadian Tire, Longo’s, Home Depot, etc)
- Direct exposure to the future GTA West Corridor

-  **Official Plan**
Designated as new employment area in the Vaughan Official Plan. Designated as employment area in York Region’s Official Plan.
-  **Zoning**
Agricultural (A) with portions of Environmental Protection (EP)
-  **Developable Area**
Speak to listing agents. Beacon Environmental Natural Heritage Opportunities and Constraint Analysis Report available within the data room.

York Region Official Plan Land Use Map

For Sale: Designated Employment Lands

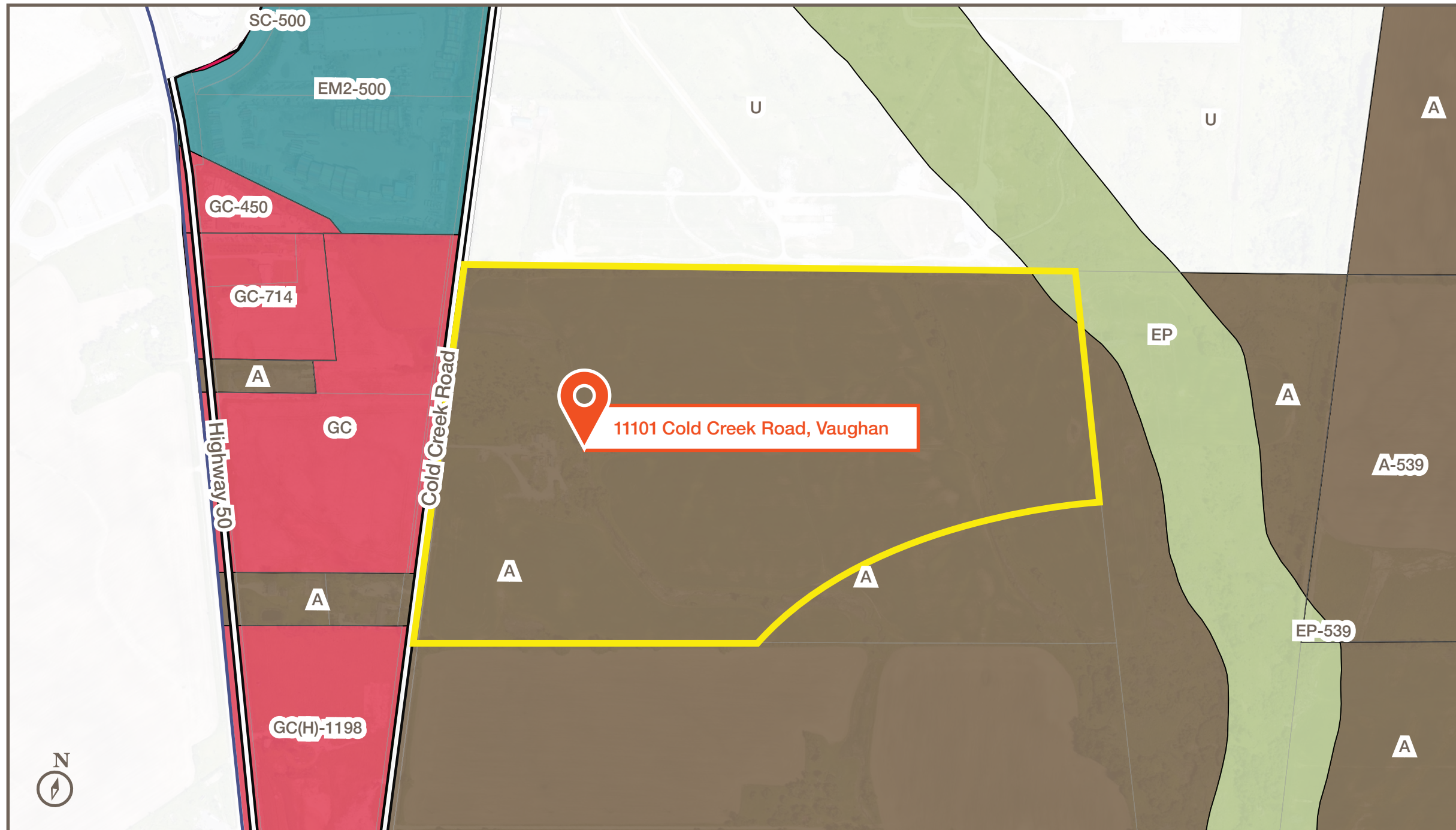
11101 Cold Creek Road, Vaughan



Vaughan Official Plan Zoning Map

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11101 Cold Creek Road, Vaughan

Zoning By-law 001-2021 | Schedule A | Map 212 & 213



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- EP (Environmental Protection Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Other Zones








- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)

GTA West Corridor Highway 413 Design Map

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Highway Design Lines

-  Preliminary Highway Right-of-Way
-  Preliminary Transitway Right-of-Way
-  Preliminary Highway Design
-  Preliminary Transitway Design
-  Proposed New Structures and Culverts
-  Proposed Stormwater Management Ponds, Outlets, and Creek Realignments
-  Existing Highway and Roads

Municipal Boundary 

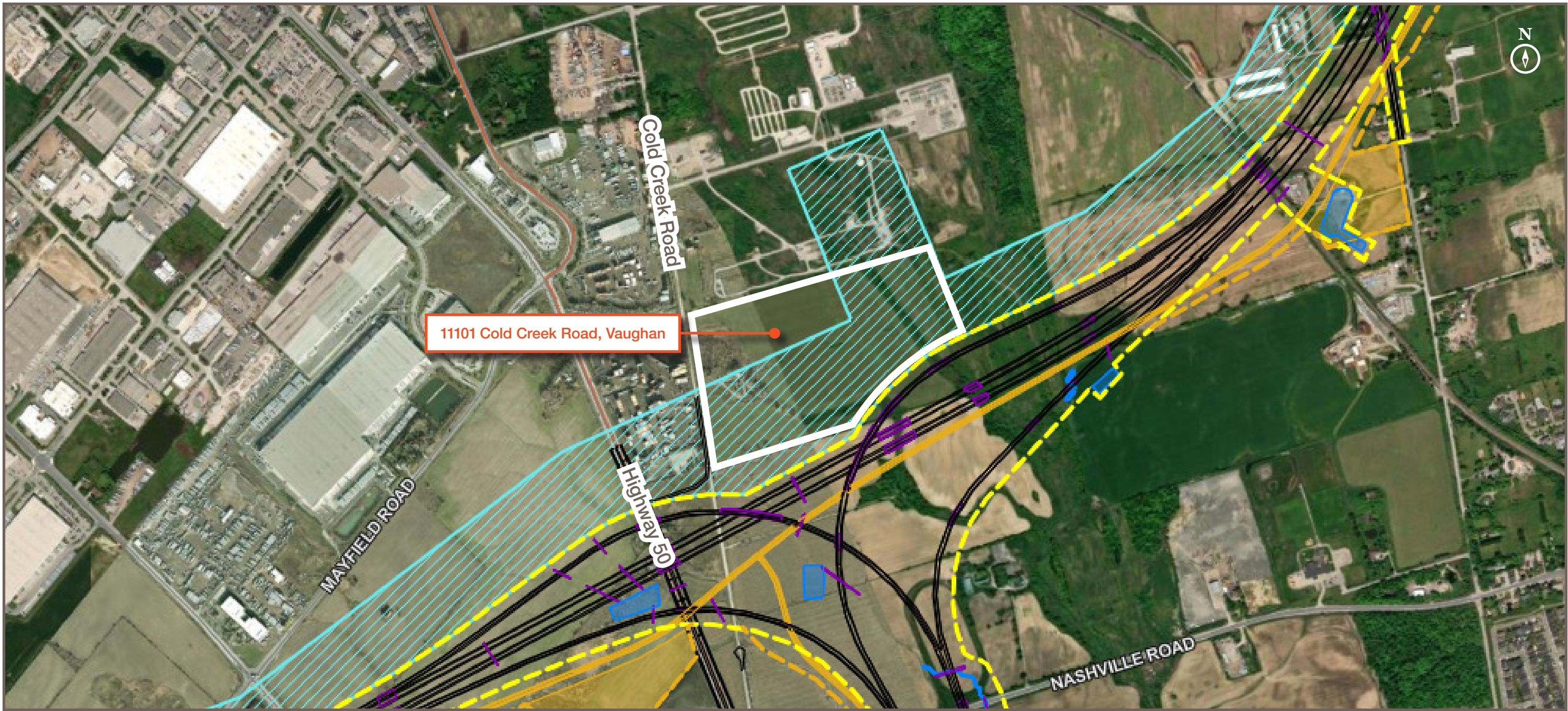


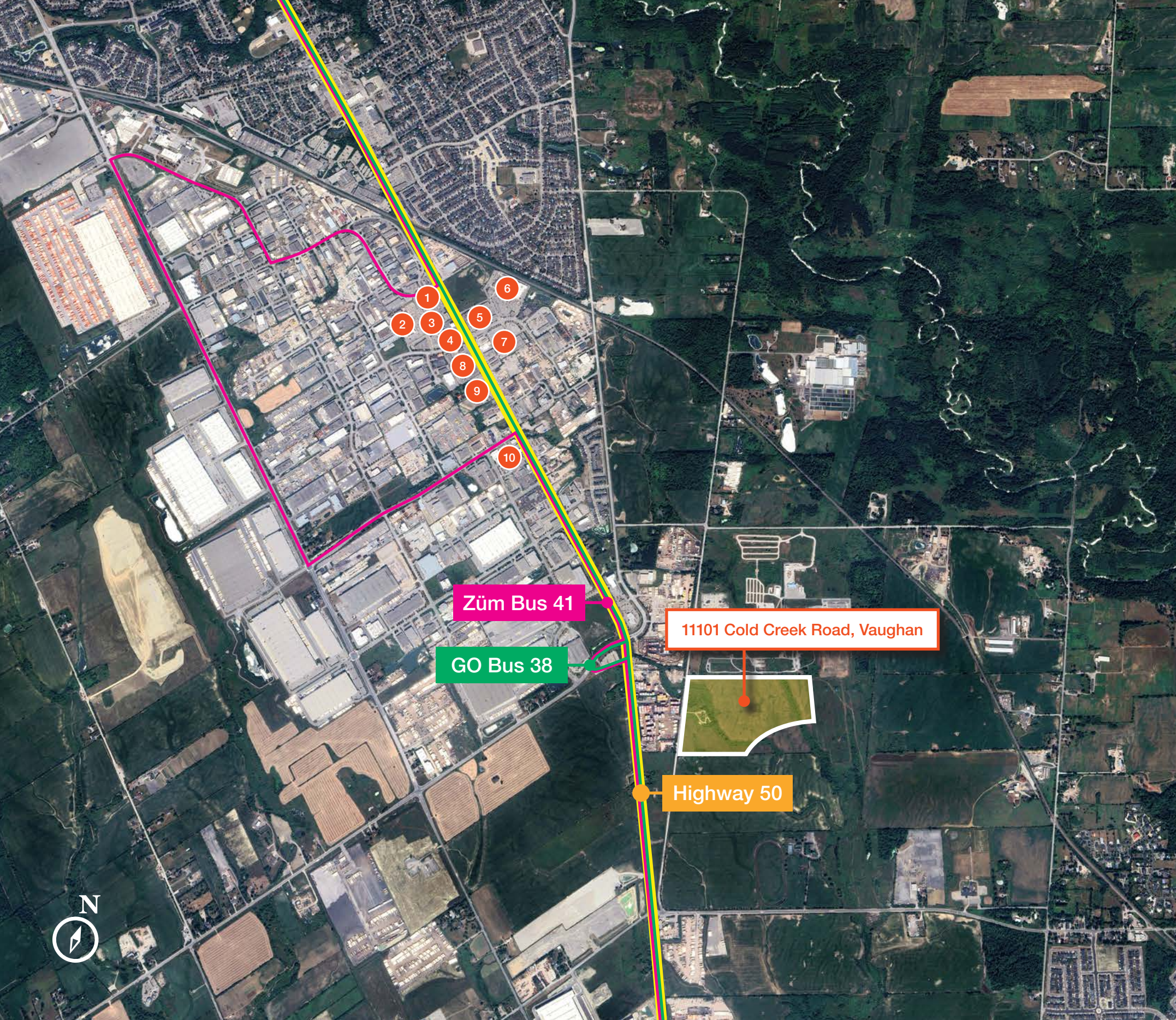
The accuracy of these maps extends to March 2026, and is based on the Preliminary Design reflected in the final Environmental Impact Assessment Report, which was prepared in accordance with the process set out in the Highway 413 Act, 2024 and the Highway Designation under the Public Transportation Highway Improvement Act. These maps and the information contained in them are provided on an "as-is" basis, without any representation or warranty of any kind. The highway project is in the design phase and these maps and the information contained in them is in draft and is subject to change without notice and in Ontario's sole and absolute discretion. Ontario shall have no liability of any kind for any damages whatsoever that may be incurred in any way related to these maps or the information in them.

More information about MTO Highway Corridor Management and permit control requirements can be found here: www.hcms.mto.gov.on.ca

Transmission Corridor Study—Narrowed Area of Interest

Actual route to be determined





Location Overview

11101 Cold Creek Road is strategically located in Vaughan's Kleinburg area, offering strong connectivity to major transportation corridors. Situated just minutes from Highway 50, the property provides convenient access to Highways 427, 407, 409, 400, and 401, enabling efficient travel across the GTA.

Highway 50	Highway 427	Highway 407
2 min	8 min	12 min
Highway 409	Highway 401	Highway 400
16 min	18 min	22 min

Toronto Pearson Airport
24 min

Times = 🚗 Drive time

Amenities

- 1 CIBC, Osmow's Shawarma, Booster Juice, Mac N' Wings
- 2 The Home Depot, Fifty South Shopping Centre
- 3 Dollarama, PetSmart, Sport Chek, Anytime Fitness
- 4 TD Canada Trust, A&W, Hampton Inn & Suites by Hilton, F45 Training
- 5 Mark's, Swiss Chalet, LCBO, Sleep Country, Quesada Burritos & Tacos
- 6 Walmart Supercentre
- 7 Canadian Tire, Canadian Tire Gas+, KFC, Bolton Pizza Panini
- 8 RBC, UPS, McDonald's, Pizzaville, Rogers, Jacks Pub & Grill
- 9 Tim Hortons, Starbucks, Chuck's Roadhouse Bar & Grill, Sushi Hama
- 10 Burger King, Sunset Grill



Your *next*
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project is
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