



For Sale: Industrial

# 125 Villarboit Crescent

Located in Vaughan's premier employment hub in Concord

**Lennard:**

201-60 Columbia Way, Markham  
905.752.2220

[lennard.com](http://lennard.com)

# 125 Villarboit Crescent



A modern, high-profile industrial facility in Vaughan's premier employment hub with excellent access to Highways 400 and 407. Features include corporate office space, on-site repair capabilities, and outdoor storage.



Site  
**3.81 acres**



Total Area  
**77,269 SF**  
Main Floor  
**43,276 SF**  
2nd Floor + Mezzanine  
**33,993 SF**



Zoning  
**EM2: General  
Employment Zone**



Clear Height  
**20 ft**



Shipping  
**5 Drive-In**



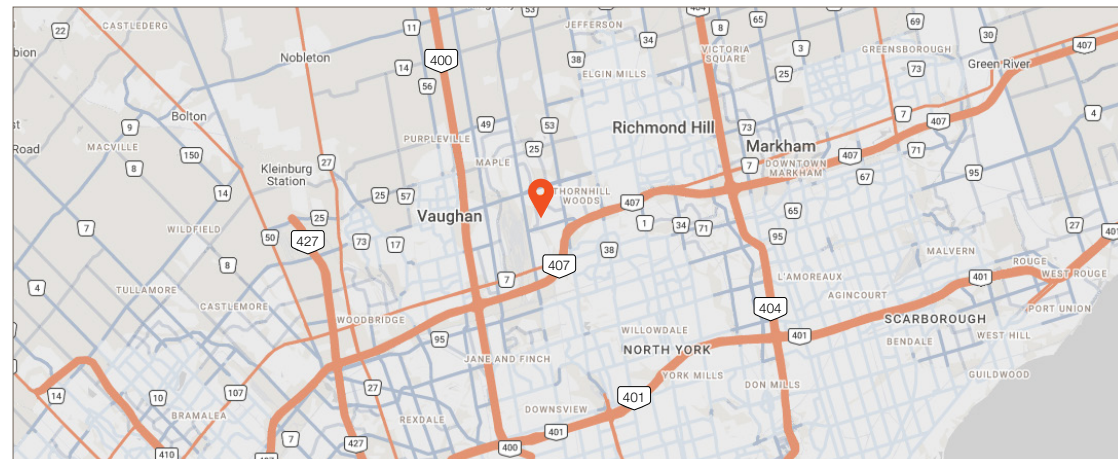
Asking Price  
**Contact  
Listing Agent**



Listing Agent  
**Scott Sutherland\***  
Partner  
416.804.1101  
ssutherland@lennard.com  
\*Sales Representative

## Property Highlights

- Prime Vaughan employment hub location with strong visibility
- Excellent access to Highways 400 and 7
- Functional industrial facility with office and repair space
- On-site diesel storage and outdoor storage capability
- Professionally landscaped site
- Located within EM2 zoning



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Zoning: EM2 • General Employment Zone

- Automotive Detailing
- Commercial school
- Contractor's establishment
- Heavy equipment sales, rental and service establishment
- Intermodal facility
- Manufacturing or processing facility
- Motor vehicle body repair
- Motor vehicle repair
- Research and development
- Transportation terminal
- Vertical farming
- Warehousing and distribution facility
- Banquet hall
- Car wash
- Night Club
- Temporary sales office (1) 02- 2025
- Accessory office (1)
- Accessory retail (1)
- Intermodal container (1)
- Outside storage (1)



Addition requirements:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-Law.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m<sup>2</sup> on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone

For more information, please visit the [City of Vaughan Zoning By Law](#)

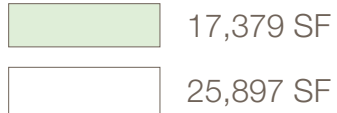
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## Floor Plan

Main Floor

43,276 SF





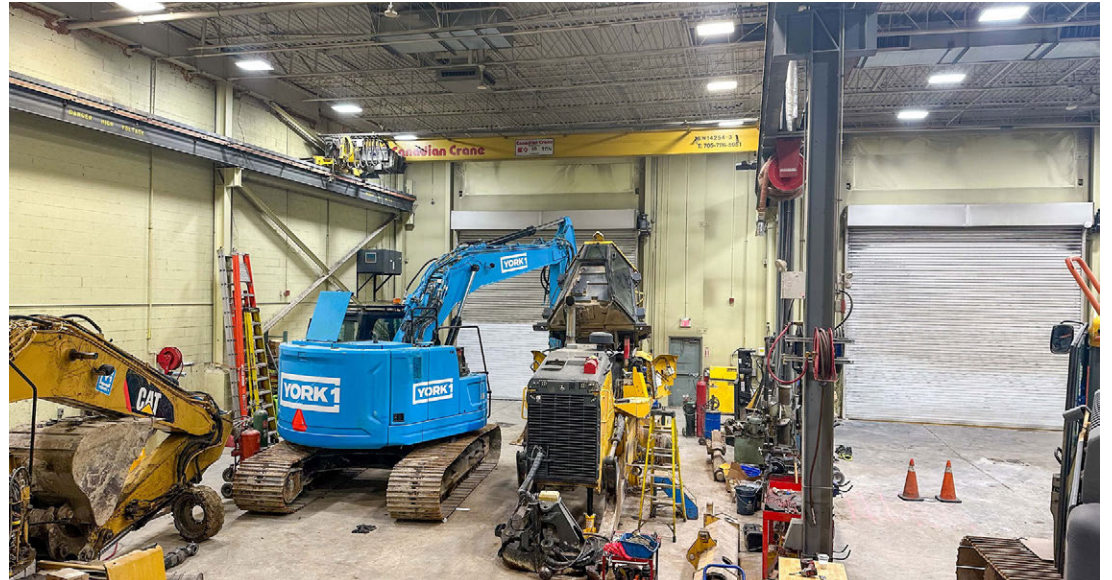
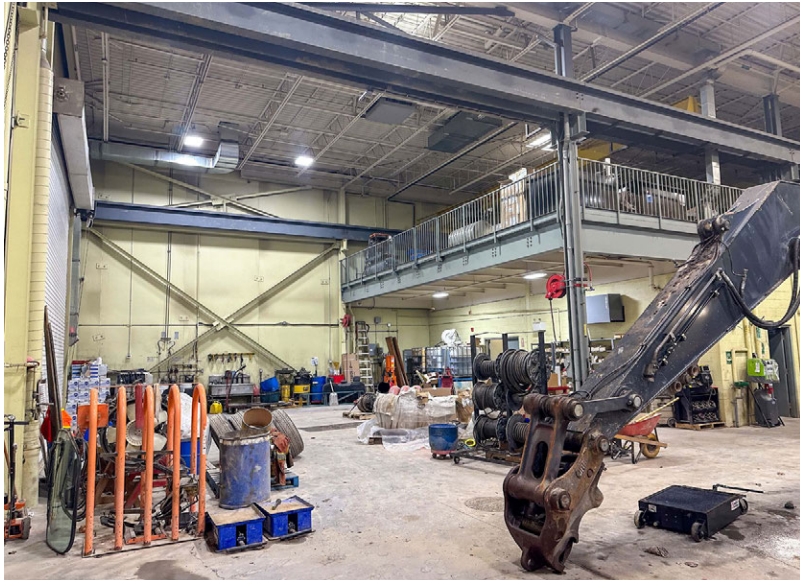
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