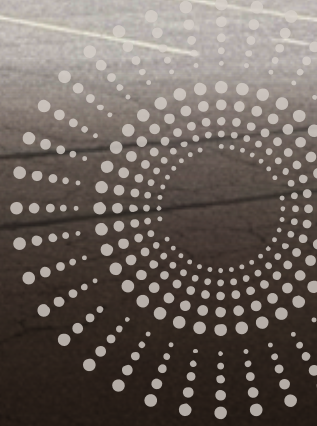




For Sale: Industrial

399 Four Valley Drive

5,040 SF Industrial Unit Available in Vaughan, ON



Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com

Information



Recently upgraded industrial unit and second floor office space located in Vaughan, ON with access to Highway 7, 400 & 407.



Units

6 & 7

Available Space

5,040 SF

Office Space

40%

Industrial Space

60%



Clear Height

22'



Shipping

2 Drive-In (16' x 14')



Zoning

EM1



Availability

Immediate



Asking Price

\$2,900,000

Condo Fees

\$1,052.32 per month

Taxes (2025)

\$14,357.61



Listing Agent

Andrew Holman*

Associate Vice President

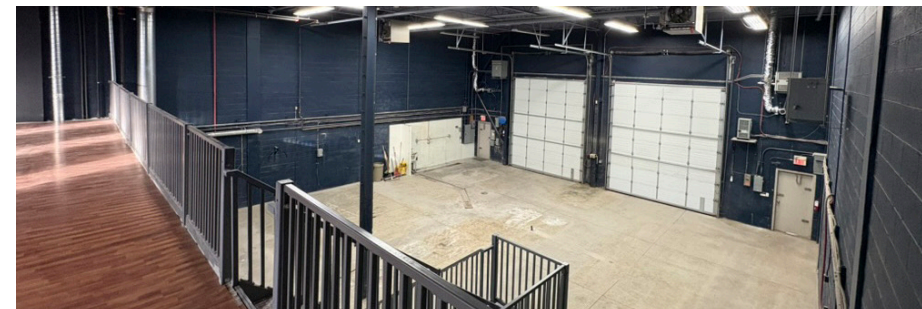
416.992.1685

aholman@lennard.com

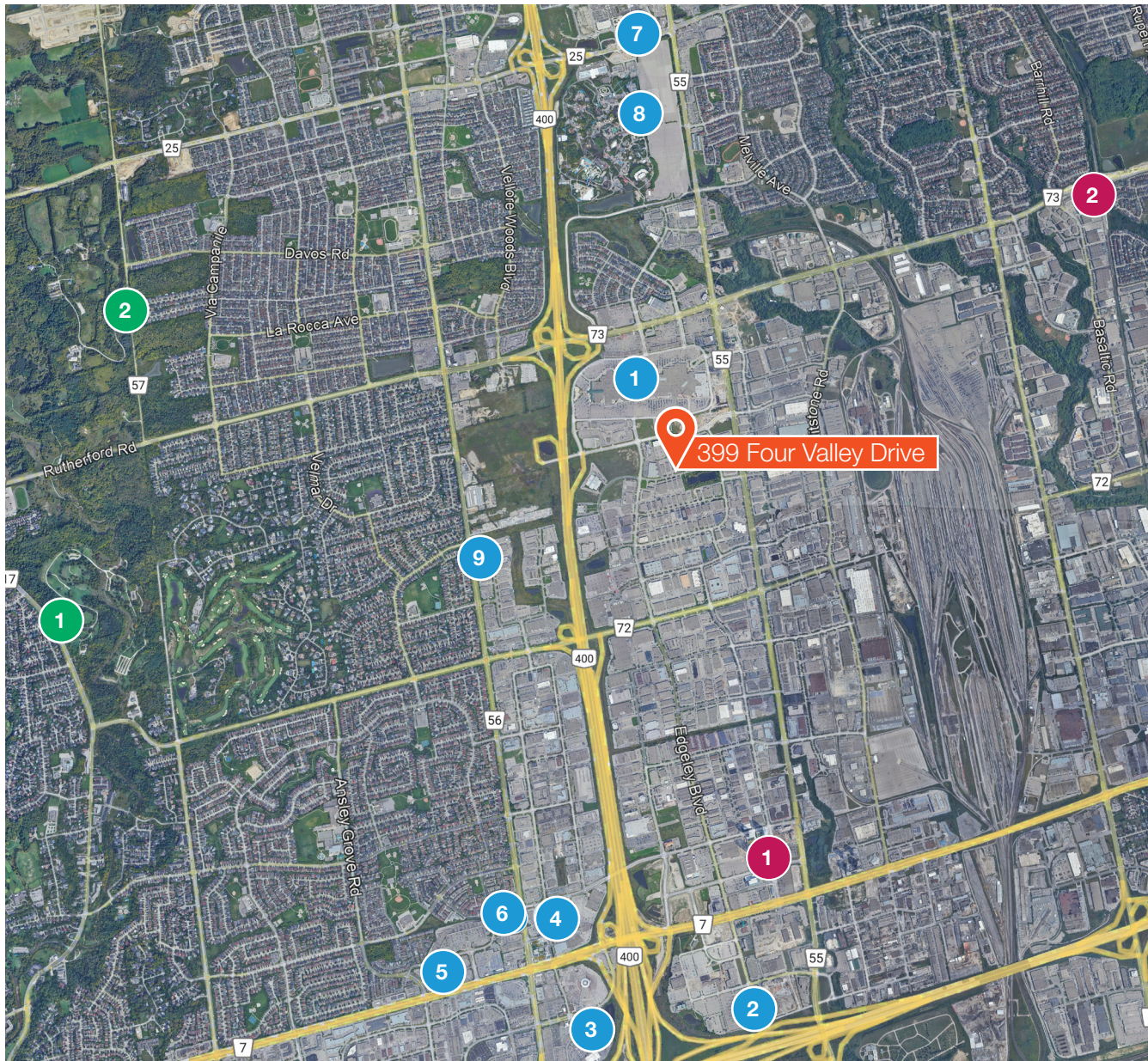
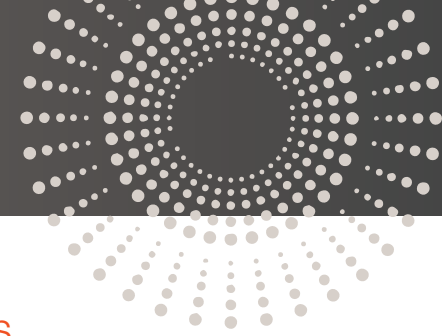
*Sales Representative

Property Highlights

- Recently upgraded, modern office space across two floors
- Oversized drive-in shipping door (16' x 14') access
- Immediate access to Highways 7, 400 & 407
- Walking distance to public transit
- Future roadway extension on Bass Pro Mills giving direct access to Weston Road
- Immediate vacant possession



Amenities



Amenities

- 1 Vaughan Mills Shopping Centre
- 2 IKEA Vaughan
- 3 Costco Wholesale
- 4 Home Depot
- 5 Fortinos
- 6 Best Buy
- 7 Cortellucci Vaughan Hospital
- 8 Canada's Wonderland
- 9 Mandarin Restaurant

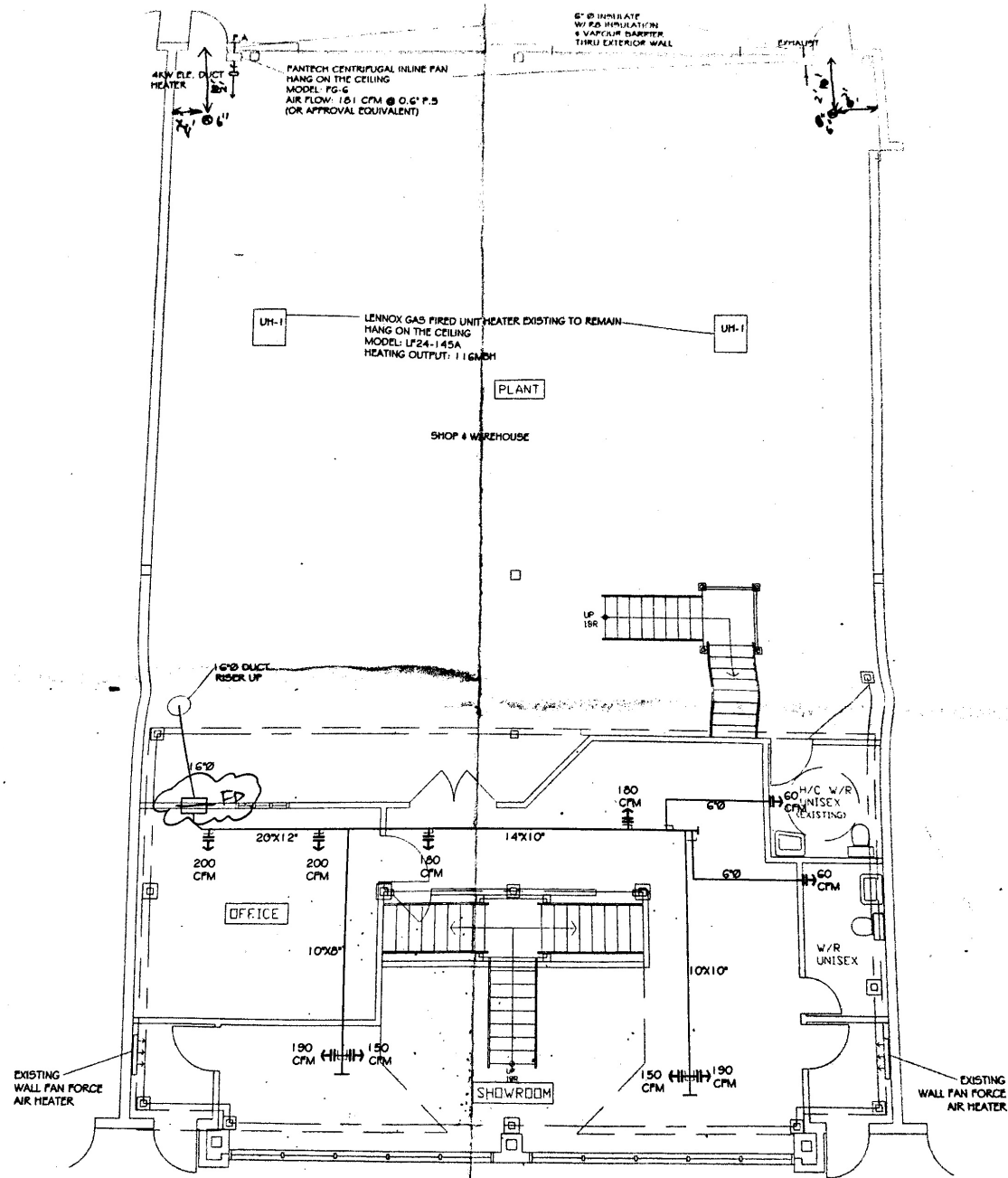
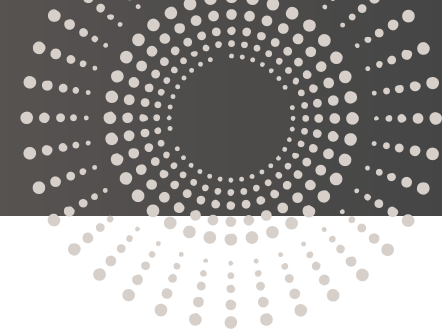
Transit

- 1 Vaughan Metropolitan Centre
- 2 Rutherford GO Station

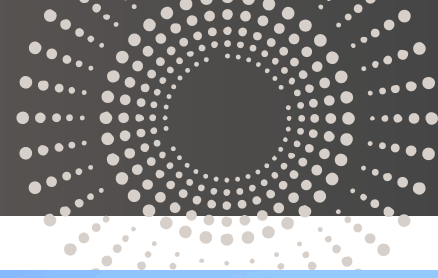
Parks

- 1 Kortright Centre for Conservation
- 2 Boyd Conservation Park

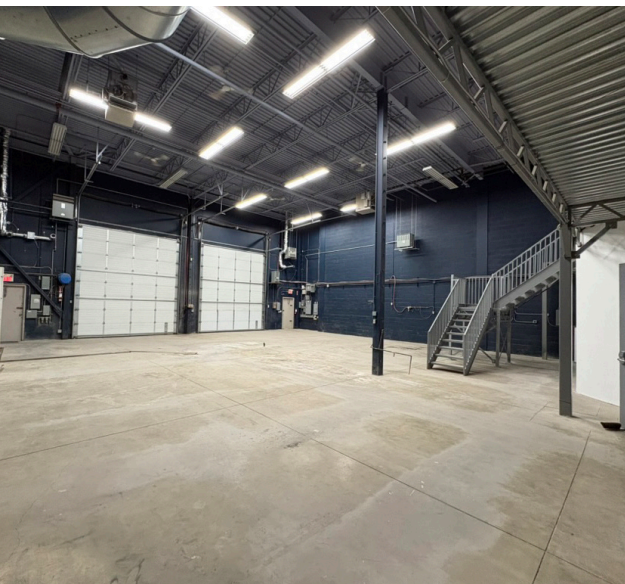
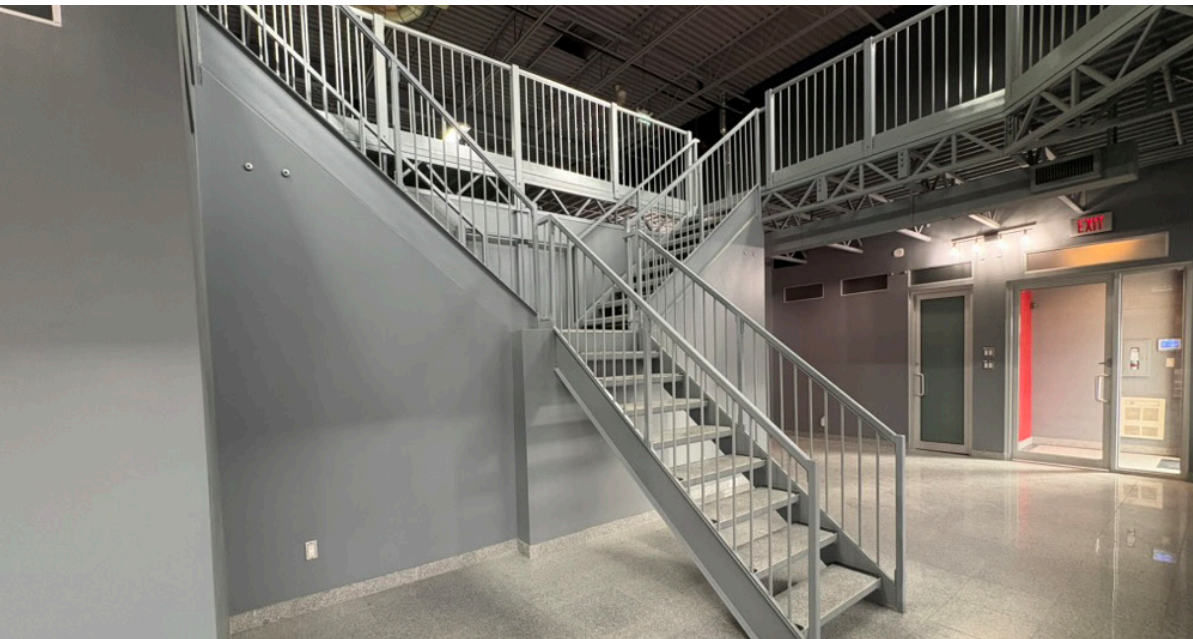
Floor Plan

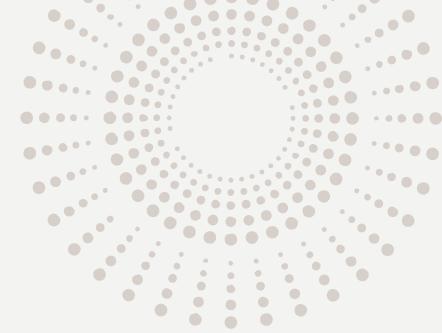


Photos



Photos





Lennard:

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*Sales Representative
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