



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

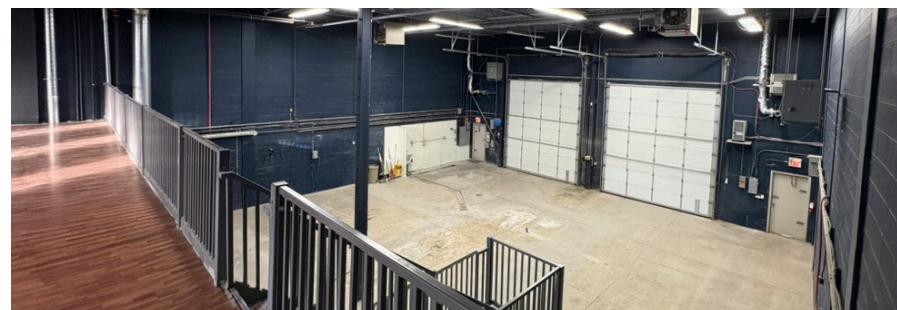


Listing Agent
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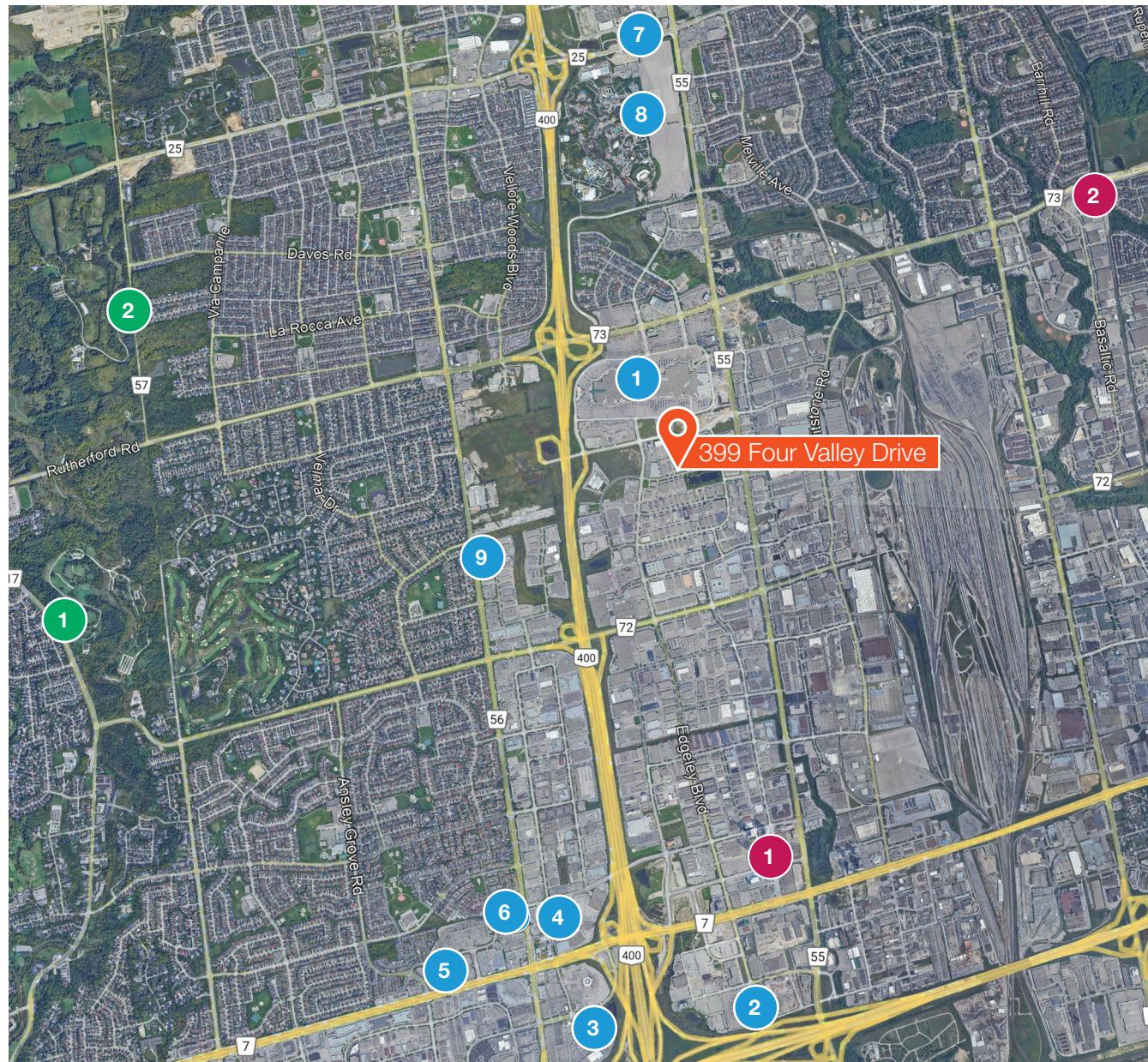
*Sales Representative

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

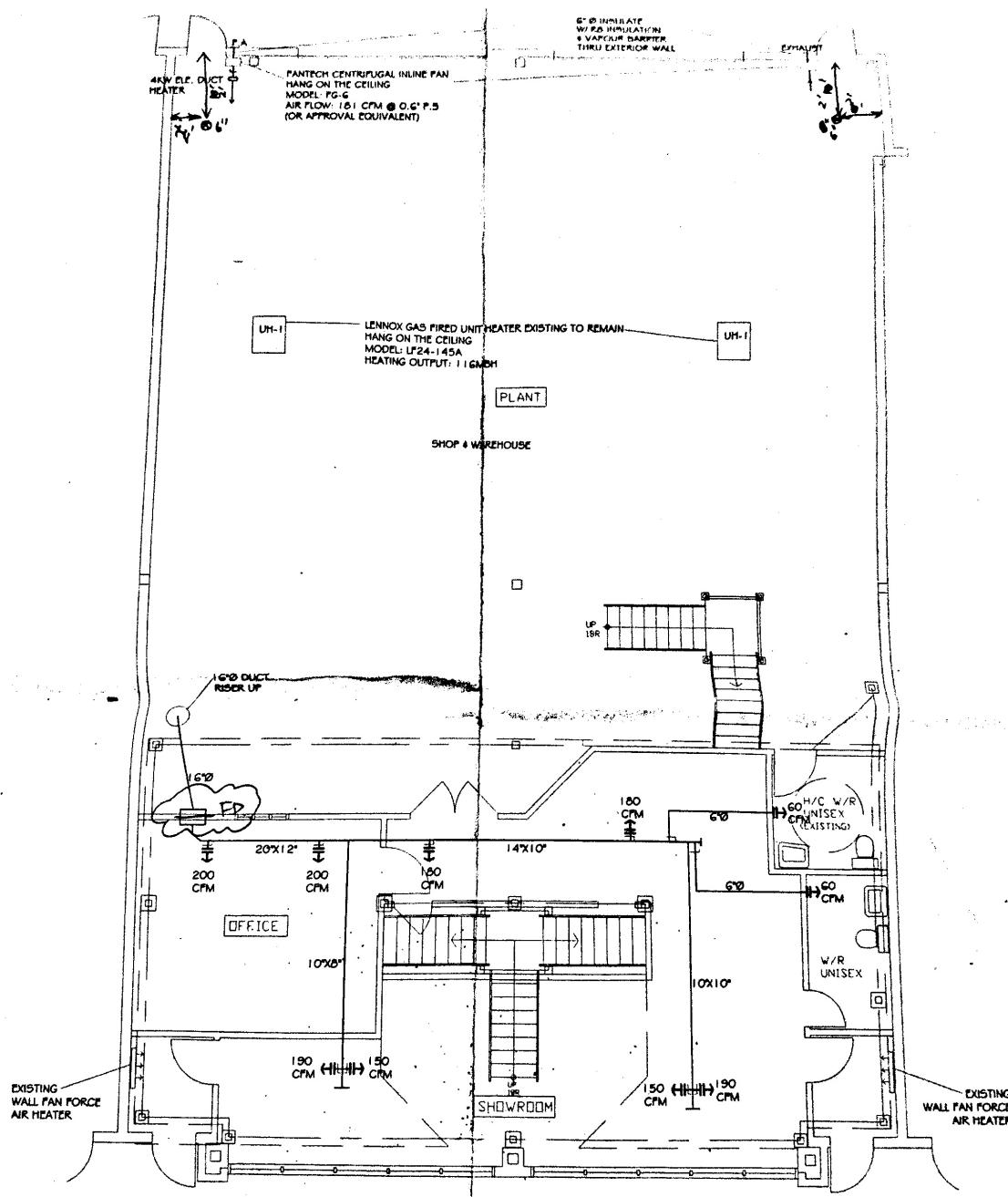
Transit

- 1 Vaughan Metropolitan Centre
- 2 Rutherford GO Station

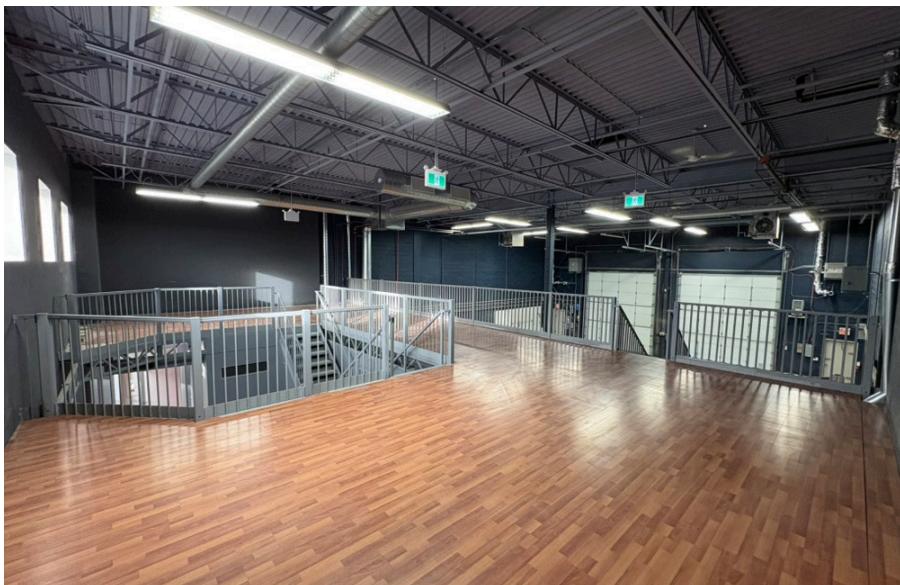
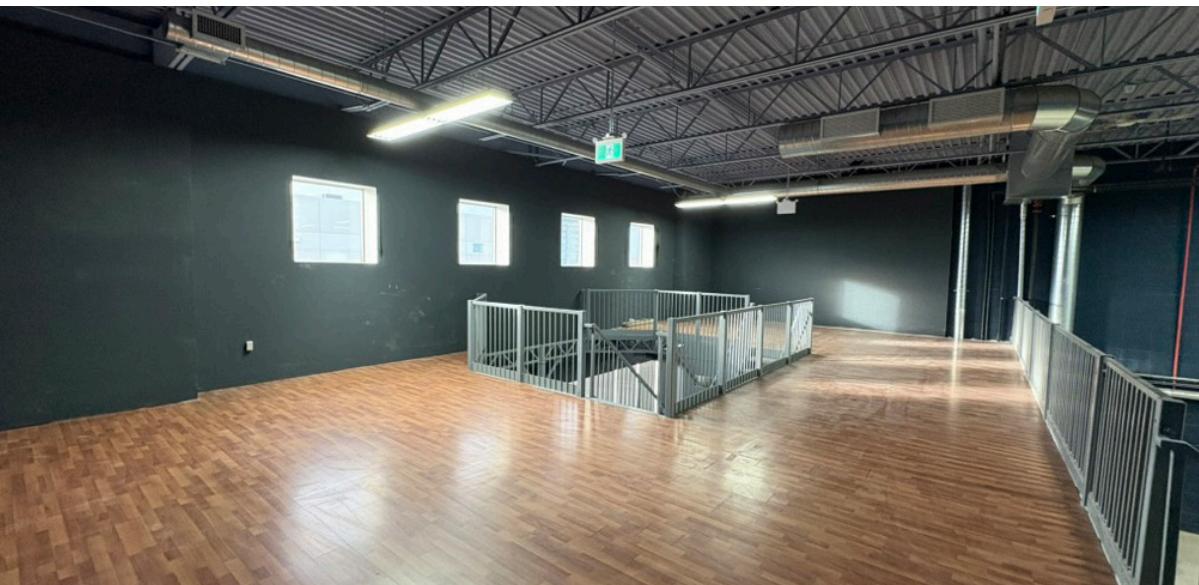
Parks

- 1 Kortright Centre for Conservation
- 2 Boyd Conservation Park

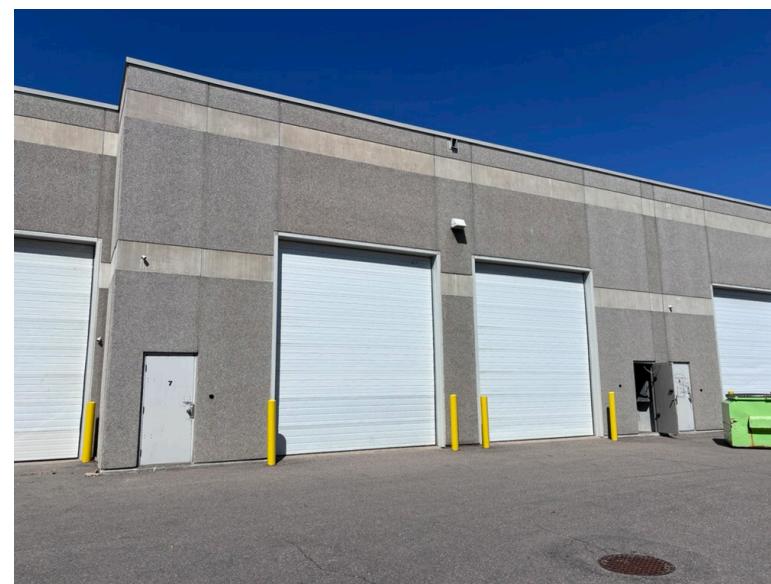
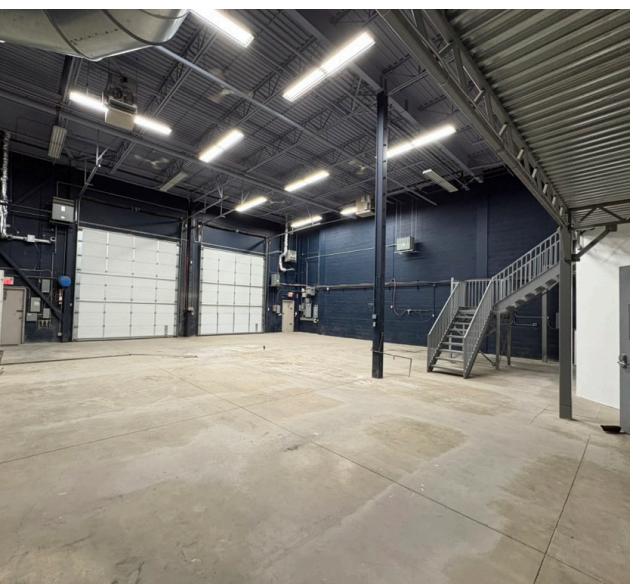
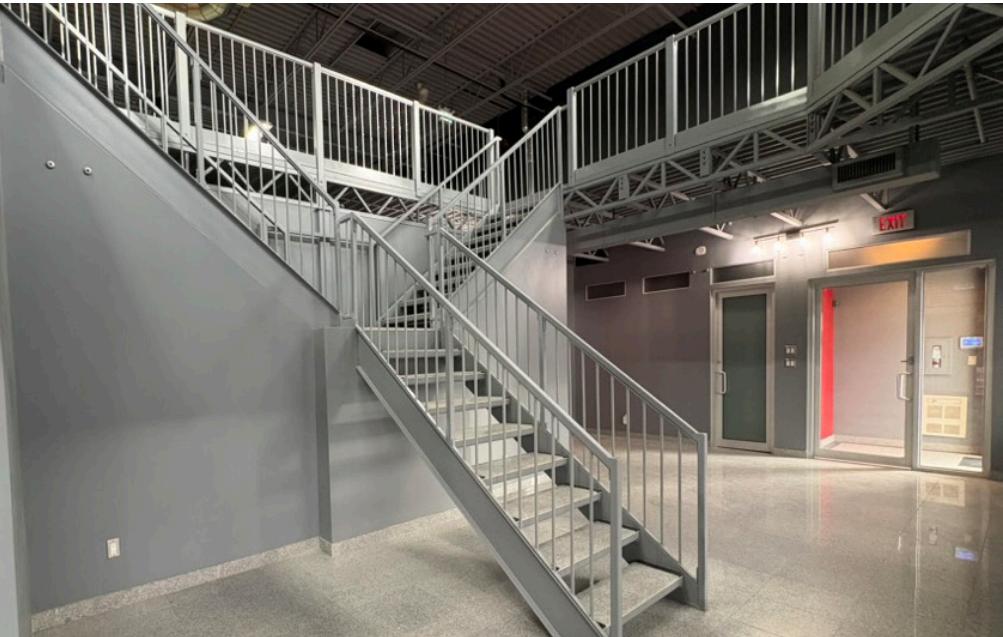
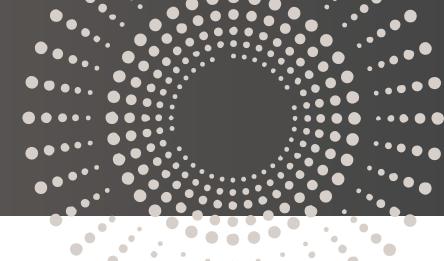
Floor Plan



Photos



Photos





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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.