



For Lease: Industrial

450 Bowes Road, Vaughan

6,087 SF Industrial Unit at Keele Street & Highway 7

Lennard: Here is where your business will *grow*.

Northbridge

450 Bowes Road, Vaughan

Units 5-6



Available Space

6,087 SF

Office Space

900 SF



Shipping

1 Drive-In Door
(21' wide)



Clear Height

15'



Net Rent

\$22.95 PSF

Additional Rent

\$5.84 PSF

Property Highlights

- Many Permitted Uses within EM2 zoning
- Office just painted
- “White Boxed” warehouse with new LED lighting
- Warehouse floors newly epoxied

Complex Completely Renovated!

- New asphalt 2023
- All exterior refurbished and repainted 2022
- New exclusive unit signage 2023
- New tenant directory 2023
- All doors refurbished/replaced and refinished 2022
- New landscaping and exterior security/lighting system 2023

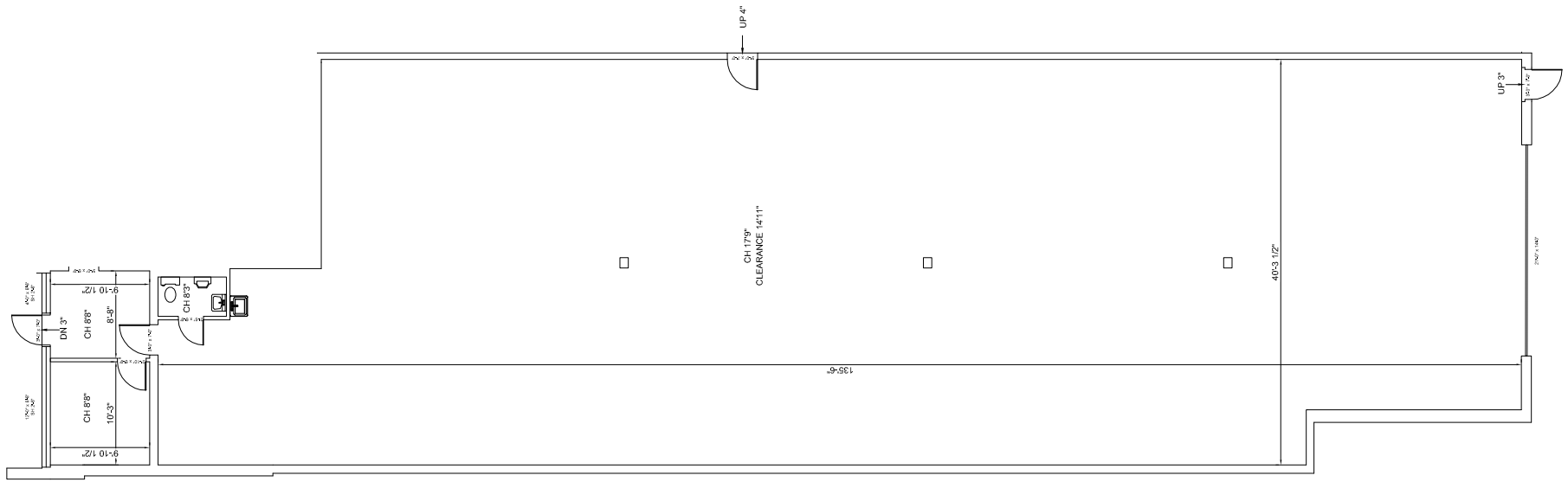


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Floor Plan - Units 5-6



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Zoning

The Property is zoned EM2 under the City of Vaughan's Zoning Comprehensive Zoning By-law 001-2021, with the following Permitted Uses:

Employment Uses

- 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

Other Uses

- Banquet hall
- Night club

Specified Accessory Use

- Accessory office ⁽¹⁾
- Accessory retail ⁽¹⁾
- Intermodal container ⁽¹⁾
- Outside storage ⁽¹⁾

⁽¹⁾ This use is subject to specific use provisions in accordance with Part 5 of this Bylaw.

For Full Zoning Information, please refer to:

<https://www.vaughan.ca/residential/building-and-construction/vaughans-planning-process/citys-comprehensive-zoning-by-law-001-2021>



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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.