



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

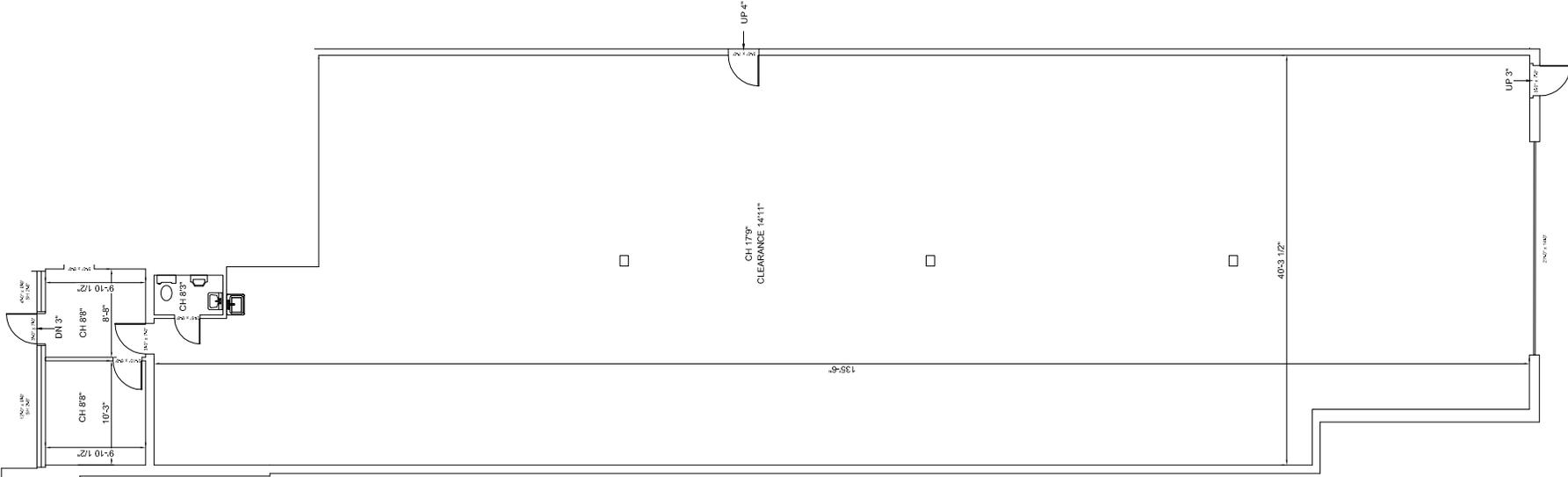


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## Floor Plan - Units 5-6



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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 <sup>(1)</sup>
- Accessory retail <sup>(1)</sup>
- Intermodal container <sup>(1)</sup>
- Outside storage <sup>(1)</sup>



<sup>(1)</sup> 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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\*Sales Representative

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