



For Lease: Industrial

# 51 Four Valley Drive

31,500 SF Freestanding Industrial Building in Vaughan

- 2 x 25 ton cranes (additional 4x7 ton possible)
- Excess Land provides for large rear yard

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# 51 Four Valley Drive



31,500 SF Freestanding industrial building on 2.21 acres available for lease in Vaughan. Fantastic access to 400 series highways.



Available Space

**31,500 SF**

Office Space

**8,757 SF**



Clear Height

**24'**

Shipping

**1 Truck Level Door &  
2 Drive-In Doors (14'x14')**



Availability

**30 Days**



Net Rent

**\$18.50 PSF**

Taxes (2024)

**\$83,883.27**



**Mark McLaughlin\***

Senior Vice President

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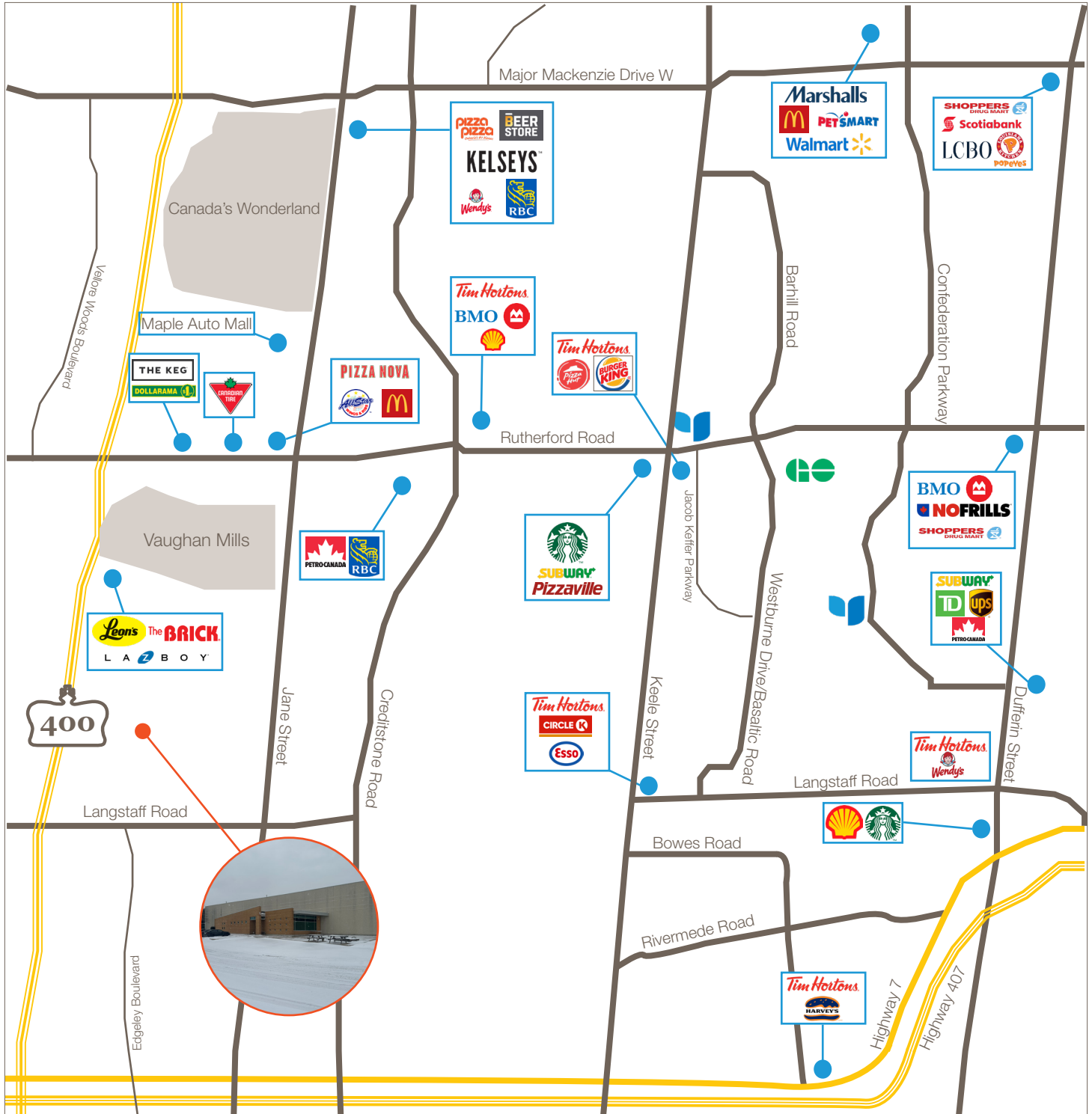
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\*Sales Representative

## Property Highlights

- Freestanding building in excellent condition
- Highway 400 visibility
- 2.21 acre lot
- 0.75 acres of excess land
- 2 x 25 ton cranes (additional 4x7 ton possible)
- Heavy power
- Great access to Highways 400, 407 & 7
- Walking distance to Vaughan Mills

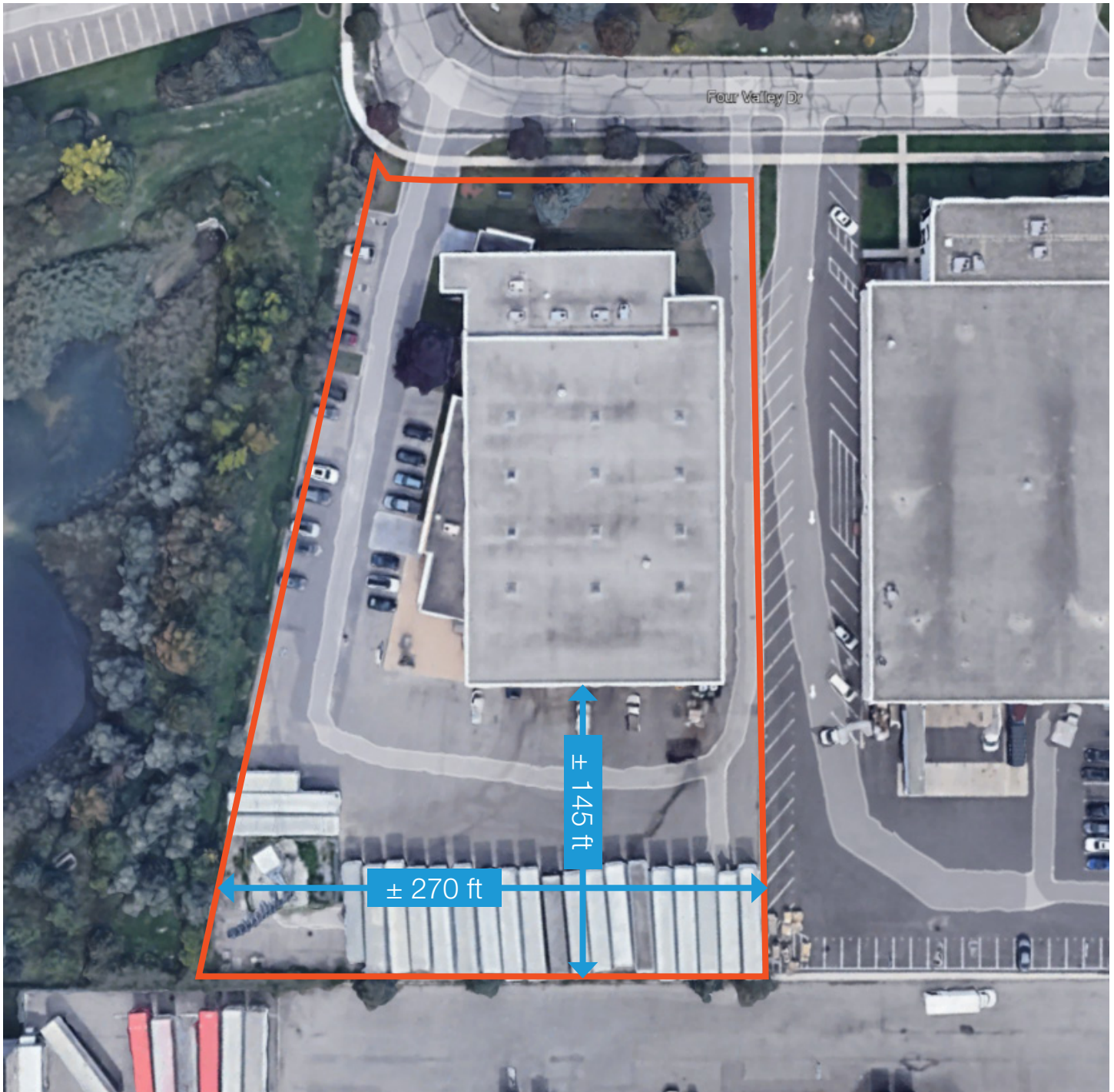
# 51 Four Valley Drive





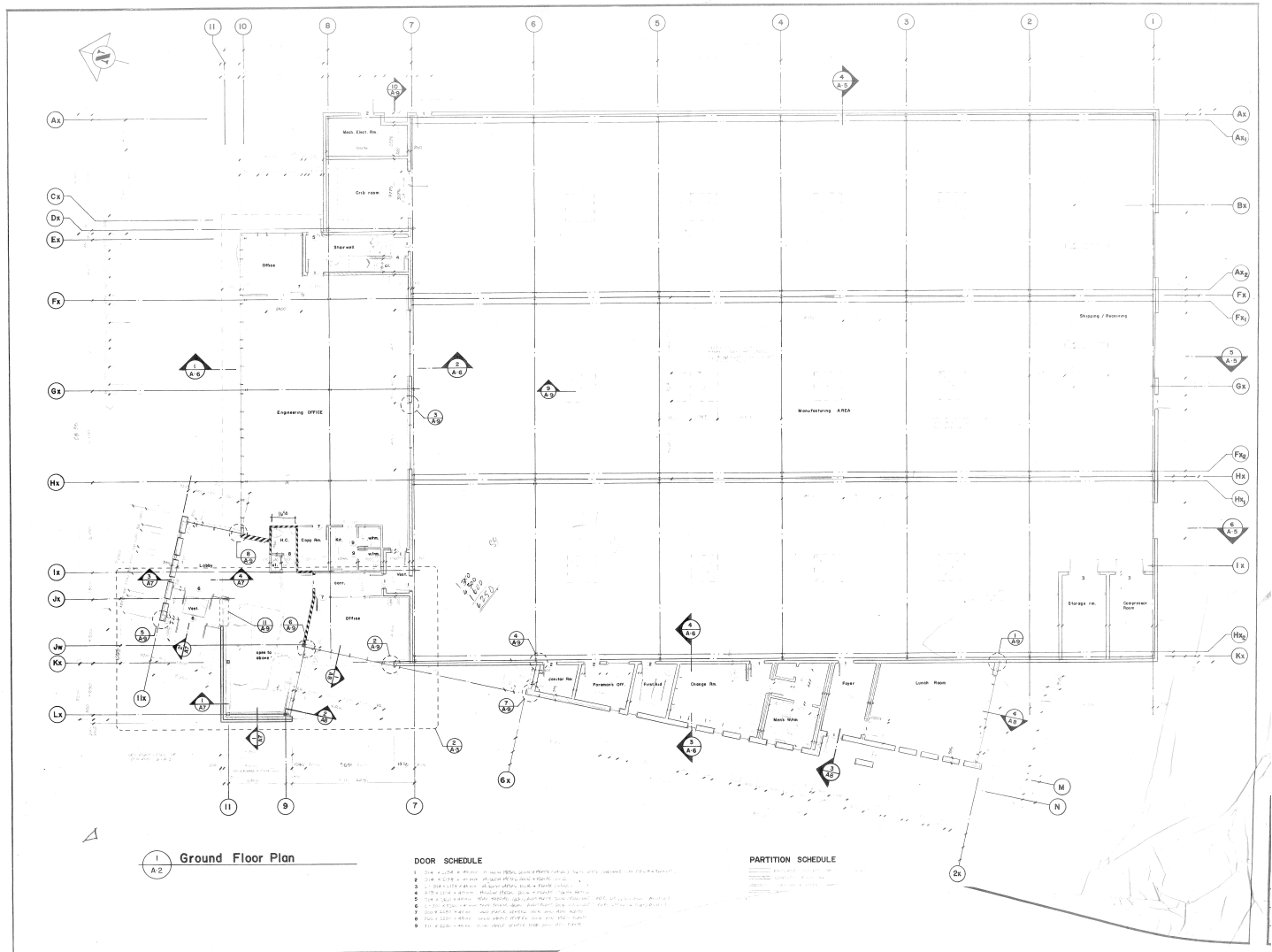
# 51 Four Valley Drive

Excess Land



# 51 Four Valley Drive

## Floor Plan



# 51 Four Valley Drive

## Zoning

According to the City of Vaughan Zoning by-law, the zoning designation of 51 Four Valley Drive is “EM1 - Prestige Employment Area Zone”

The following are permitted uses in the EM1 - Prestige Employment Area Zone:

### Employment Uses:

- Automotive Detailing
- Commercial school
- Manufacturing or processing facility
- Office <sup>(2)</sup>
- Research and development
- Vertical Farming
- Warehousing and distribution facility

### Other Uses:

- Car Wash <sup>(3)</sup>
- Day care centre
- Temporary sales office

### Specified Accessory Uses:

- Accessory office <sup>(1)</sup>
- Accessory retail <sup>(1)</sup>
- Ancillary retail <sup>(1)</sup>
- Outside Storage <sup>(1)</sup>



### Notes:

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 m2 on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.

For more information, please refer to City of Vaughan's zoning at <https://www.vaughan.ca/residential/by-laws-and-enforcement/property-by-laws/zoning>



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