



For Lease: Industrial

8851 Keele Street

28,668 SF Freestanding Industrial Building in Tudor Business Park

Lennard:

Here is where your business will *grow*.

lennard.com

8851 Keele Street



Building Size

28,668 SF

Office Space (2 floors)

10%

Industrial Space

90%



Clear Height

21'



Shipping

3 Truck Level

1 Drive-in



Zoning

EM1-411



Asking Net Rent

\$17.95 PSF

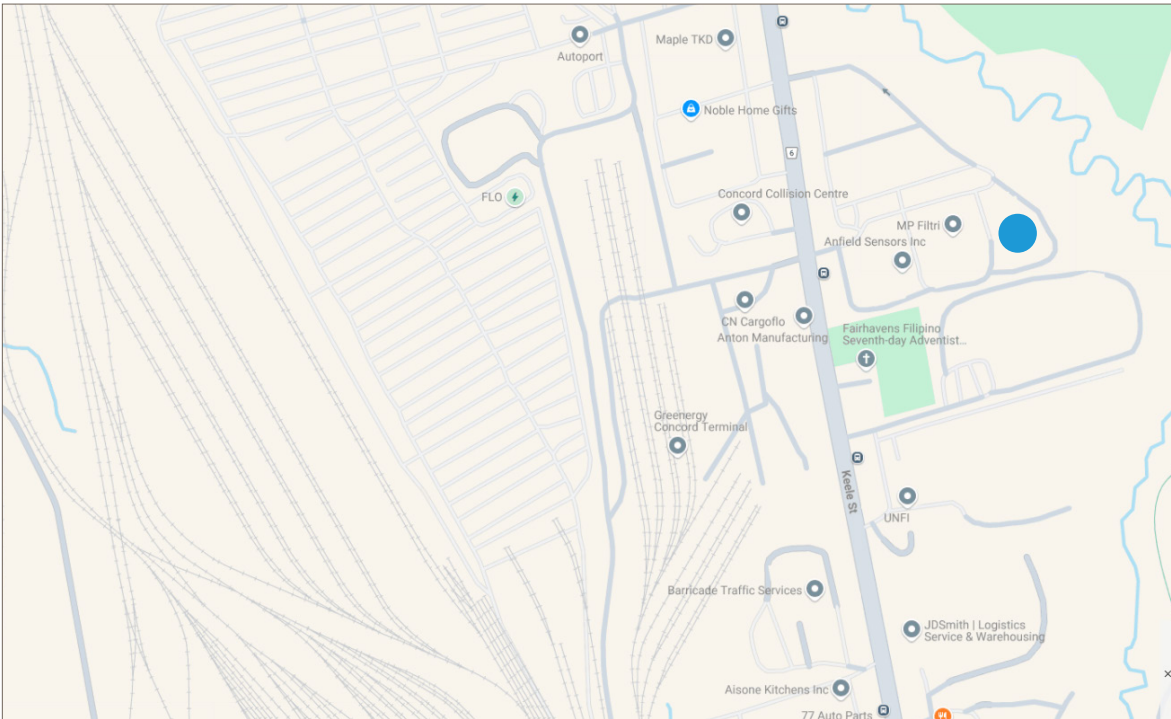
TMI (2025)

\$5.18 PSF

Property Highlights

- Dedicated facility with operational flexibility
- Excellent choice for a variety of industrial users
- With ample parking, 600A of power, and shipping that accommodates 53' trailers
- The property is designed to support efficient business operations
- Recent upgrades include enhanced LED lighting in the warehouse
- Landlord will provide a newly renovated office space to ensure a modern and productive work environment
- Professionally owned and managed by Tricap Properties

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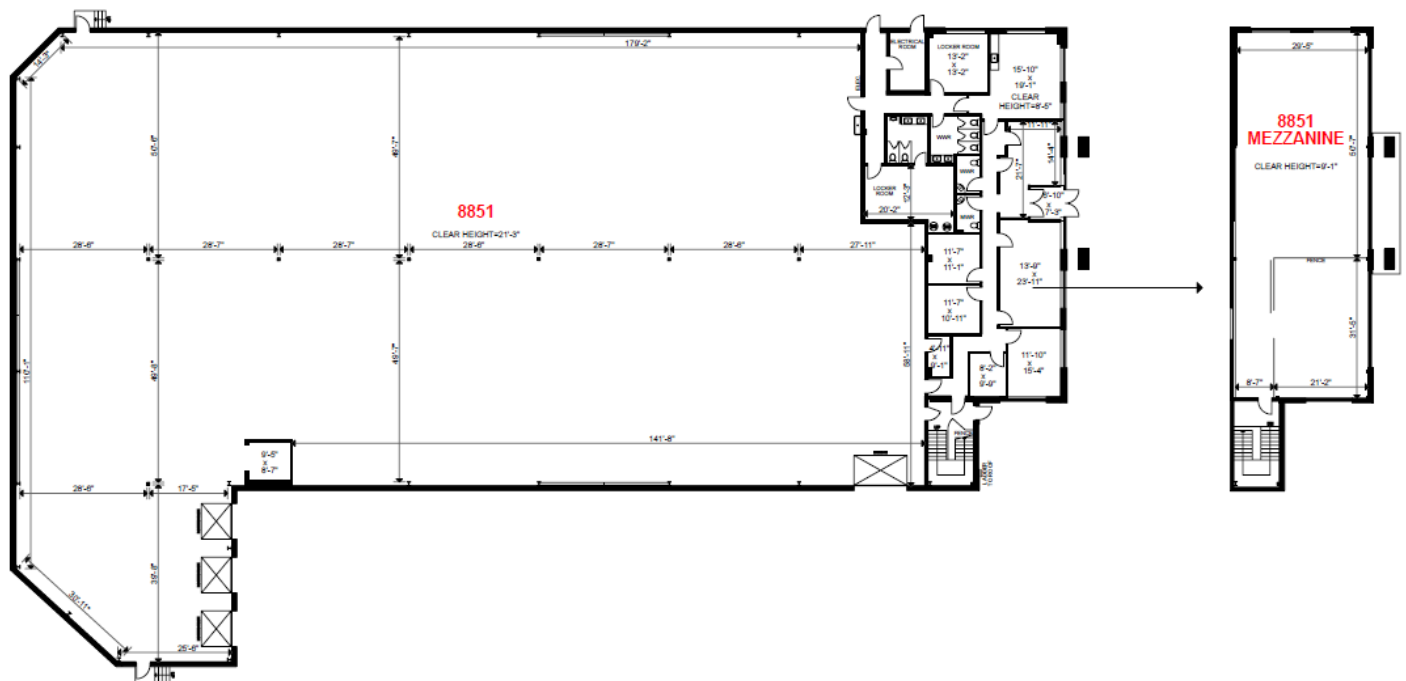


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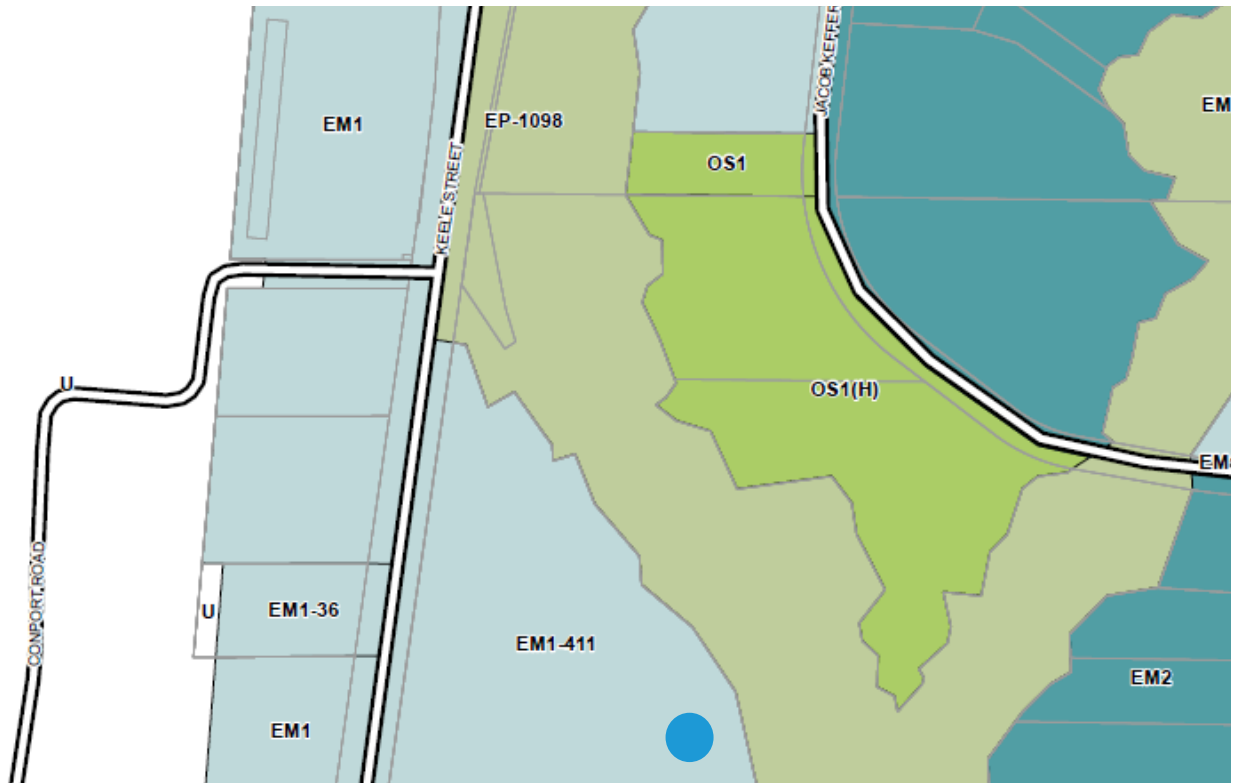
Floorplan



8851 Keele Street

Zoning

Under City of Vaughan Zoning By-Law 001-2021, 8851 Keele Street is zoned EM1 - 411 - Prestige Employment Zone.



Permitted uses include:

- Medical Office
- Office
- Accessory Office
- Temporary Sales Office
- Manufacturing or Processing Facility
- Warehousing and Distribution Facility
- Interdomal Container
- Ancillary Facility
- Vertical Farming
- Research and Development
- Commercial School
- Accessory Retail
- Motor Vehicle Body Repair
- Motor Vehicle Rental
- Motor Vehicle Repair
- Motor Vehicle Sales
- Automotive Detailing
- Day Care Centre
- Emergency Service
- Car Wash

*<https://www.vaughan.ca/sites/default/files/2024-10/179-2024.pdf>.
Please confirm intended use is permitted by the City of Vaughan

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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.