

**Lennard:**

239 Chrislea Road



Industrial Space for Sale and Lease

# Your commercial real estate *partner.*

Mariano Covello\*\*

Vice President

905.917.2053

mariano@lennard.com

Lennard Commercial Realty, Brokerage

201-60 Columbia Way

Markham, Ontario L3R 0C9

\*\*Broker

**Lennard:**

[lennard.com](http://lennard.com)





# Contents



Executive Summary	1
Asset Overview	3
Area Overview	11





# Executive Summary



# Executive Summary

Lennard Commercial Realty, is pleased to present the rare opportunity to acquire or lease 239 Chrislea Road, Vaughan Ontario. The Property is conveniently located just north west of Highway 400 and Highway 7. It offers easy access to public transit with the new Vaughan Subway extension only 10 minutes away, and the onramps to Highways 400 and 407 are within a 5 minute driving distance. 239 Chrislea Road is surrounded by numerous retail amenities and new commercial and residential development. The Vaughan Metropolitan Centre, a master-planned community, is only 5 minutes away and is the new Downtown Vaughan, home to several new world-class residential towers as well as business headquarters and major employers such as Toys “R” Us, Adidas, and KPMG. Vaughan has a highly skilled labour force, the largest economy in York Region, and is one of Canada’s fastest growing municipalities<sup>1</sup>.

239 Chrislea features approximately 124,000 SF industrial space with a professionally built out office area (approximately 13,300 SF) and over 11,000 SF of showroom space. The property has 8 shipping doors, a clear height of 22 feet and accommodates 53-foot trailers. It boasts excellent signage opportunities with clear visibility from Highway 400 with over 235,000 cars passing the property on a daily basis.



<sup>1</sup> [vaughanbusiness.ca/media/2020/02/BusinessServicesSectorProfile-WEB.pdf](http://vaughanbusiness.ca/media/2020/02/BusinessServicesSectorProfile-WEB.pdf)





# Asset Overview

# Building Overview

239 Chrislea Road is a 124,004 SF industrial space available for lease or sale near the intersection of HWY 400 and HWY 404. It is accessible from Chrislea Road with frontage on HWY 400.



Property Address  
**239 Chrislea Road**  
**Woodbridge, ON**

Nearest Major Intersection  
**HWY 400 &**  
**HWY 407**

Frontage  
**391.85 ft on**  
**HWY 400**

Access  
**Chrislea Road**

Year Built  
**1999**



Shipping Accommodation  
**53' Trailers**

Loading Docks  
**7**

Drive-In Door  
**1**



Asking Sale Price  
**\$34,000,000**  
Asking Net Rent  
**\$10.25 PSF Net**

TMI  
**\$2.81 PSF**  
Property Taxes  
**\$197,969.56**  
*(2020 Estimate)*



Total Area  
**124,004 SF**  
Office Area  
**13,398 SF**  
Warehouse Area  
**110,604 SF**  
*(Includes Showroom)*  
Showroom Space  
**11,691 SF**  
Clear Height  
**22'**



Available  
**November 1, 2020**



Heat  
**Radiant Heat**  
**in Warehouse**



Power  
**2000 Amps**  
**600 Volts**



Zoning  
**EM1 – Employment Zone**



Legal Description  
**PCL 27-1 SEC 65M2589; LT**  
**27 PL 65M2589; VAUGHAN**

# Zoning

239 Chrislea Road is zoned EM-1

## Permitted Uses

The following uses shall be permitted:

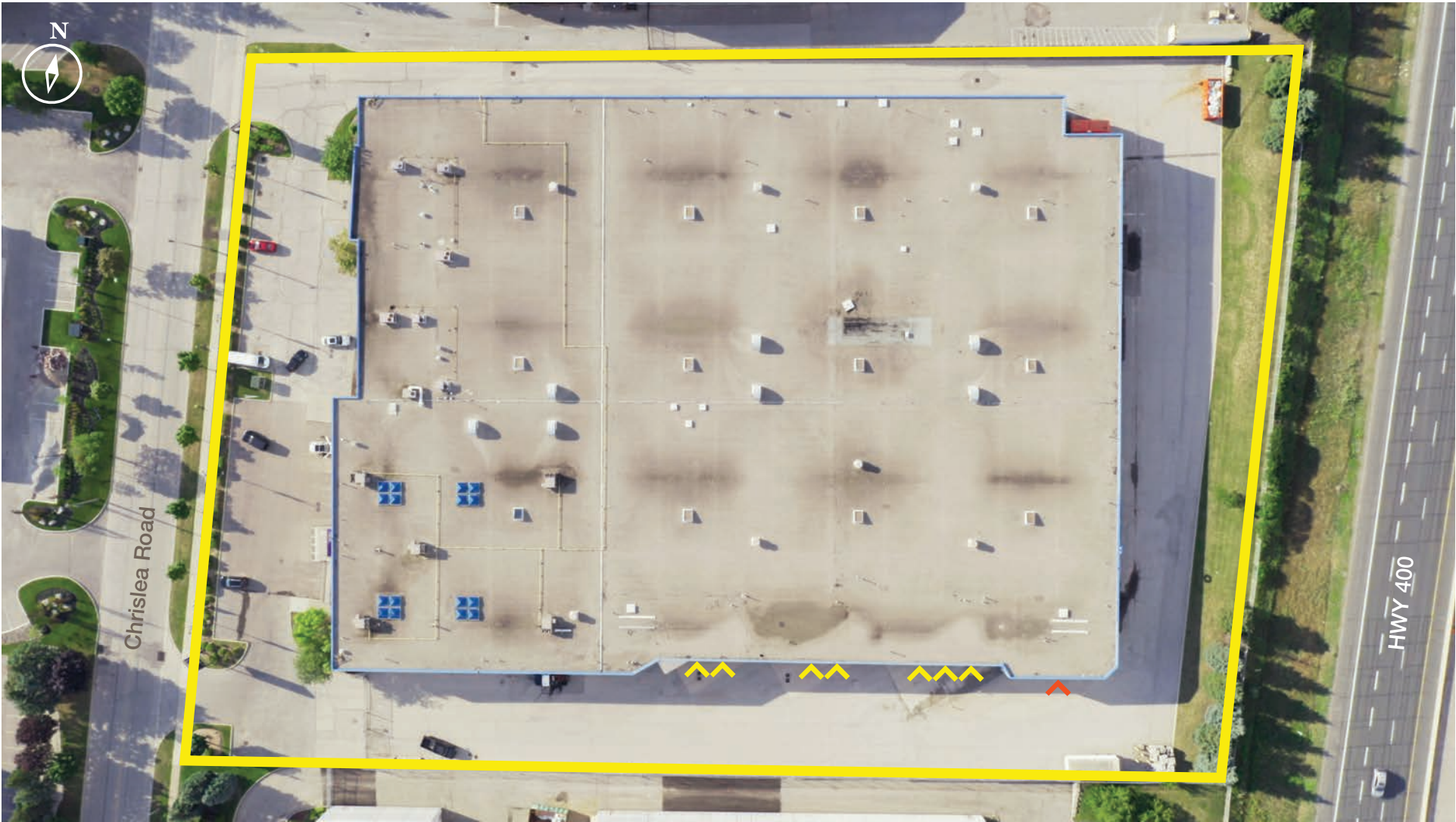
- Day Nursery
- Technical School
- Parks and Open Space
- Recreational Uses
- Wayside Pit
- Wayside Quarry

The uses permitted are as follows, provided they are within a wholly enclosed building and with no outside storage:

- Employment Use
- Accessory Retail Sales to an Employment Use
- Accessory Office Uses to an Employment Use
- Banquet Hall, in a Single Unit Building, subject to Section 3.8
- Bowling Alley, subject to Section 3.8
- Business and Professional Offices, not including regulated health professional
- Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7
- Convention Centre, Hotel, Motel, subject to Section 3.8
- Funeral Home in a Single Unit building and subject to Section 3.8
- Car Brokerage
- Office Building
- Recreational Uses, including a golf driving range and miniature golf course
- Service and Repair Shop
- Any public garage legally existing as of the date of enactment of By-law 80-95



# Property Access

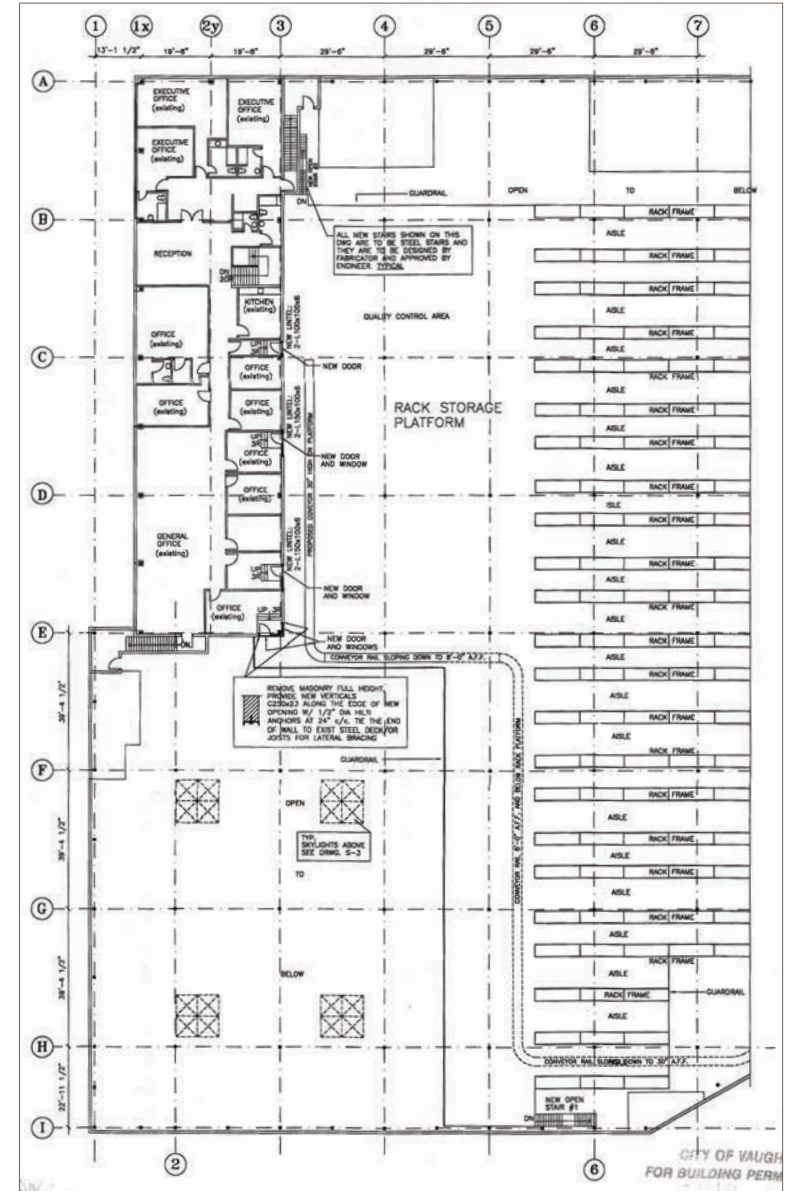
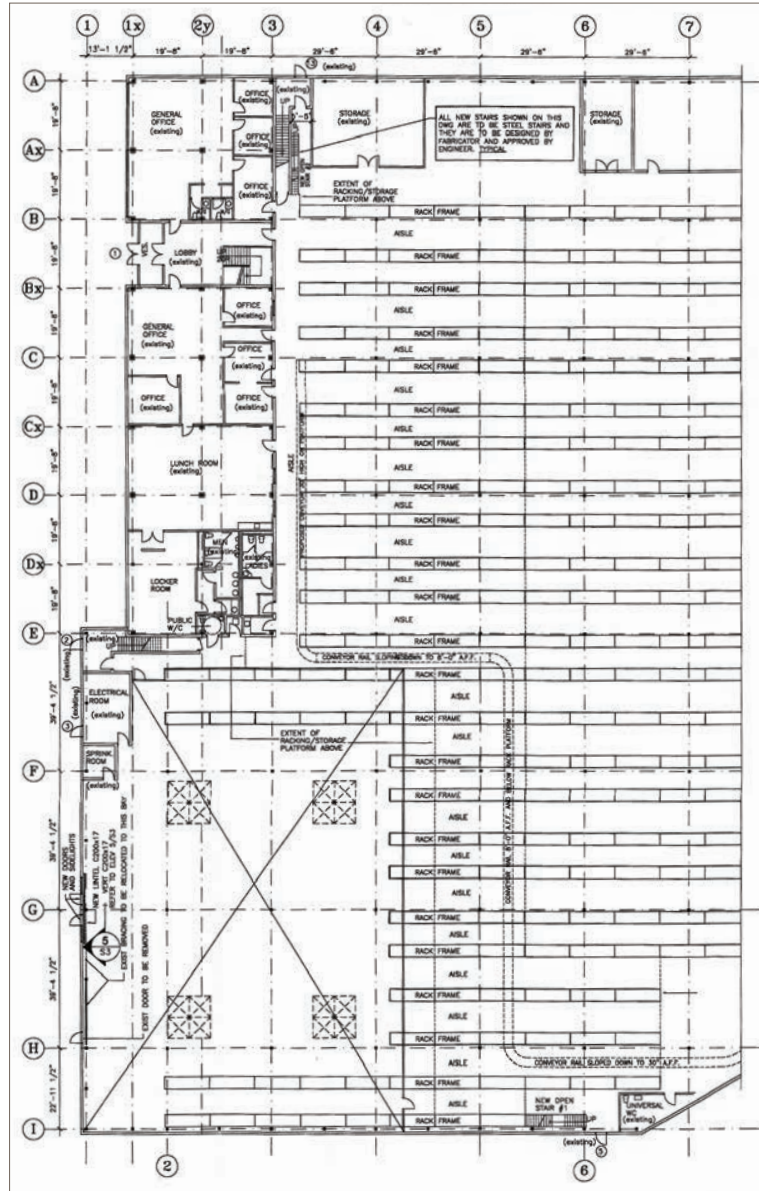


➤ Loading Docks    ➤ Drive-In Doors

# Floor Plans

Left:  
Ground Floor  
Office Floor Plan

Right:  
Mezzanine  
Floor Plan





# Property Pics







## Area Overview



# Vaughan Metropolitan Centre

The Vaughan Metropolitan Centre (VMC) is an emerging downtown poised to be the financial, innovation and cultural centre of Vaughan.

Major corporations and thousands of new residents are choosing the VMC because it's the perfect balance between downtown Toronto and the Greater Toronto Region. No other location offers this blend of subway and rapid bus transit with equal access to downtown and the suburbs, Class A office space, and an urban lifestyle.

As a result, this hub at Highways 400 and 407 is growing faster than expected. It's on track to meet or exceed targets of 12,000 residential units, 1.5 million square feet of office space, and 750,000 square feet of new retail space by 2031.

The VMC is only 5 minutes away from 239 Chrislea Road.



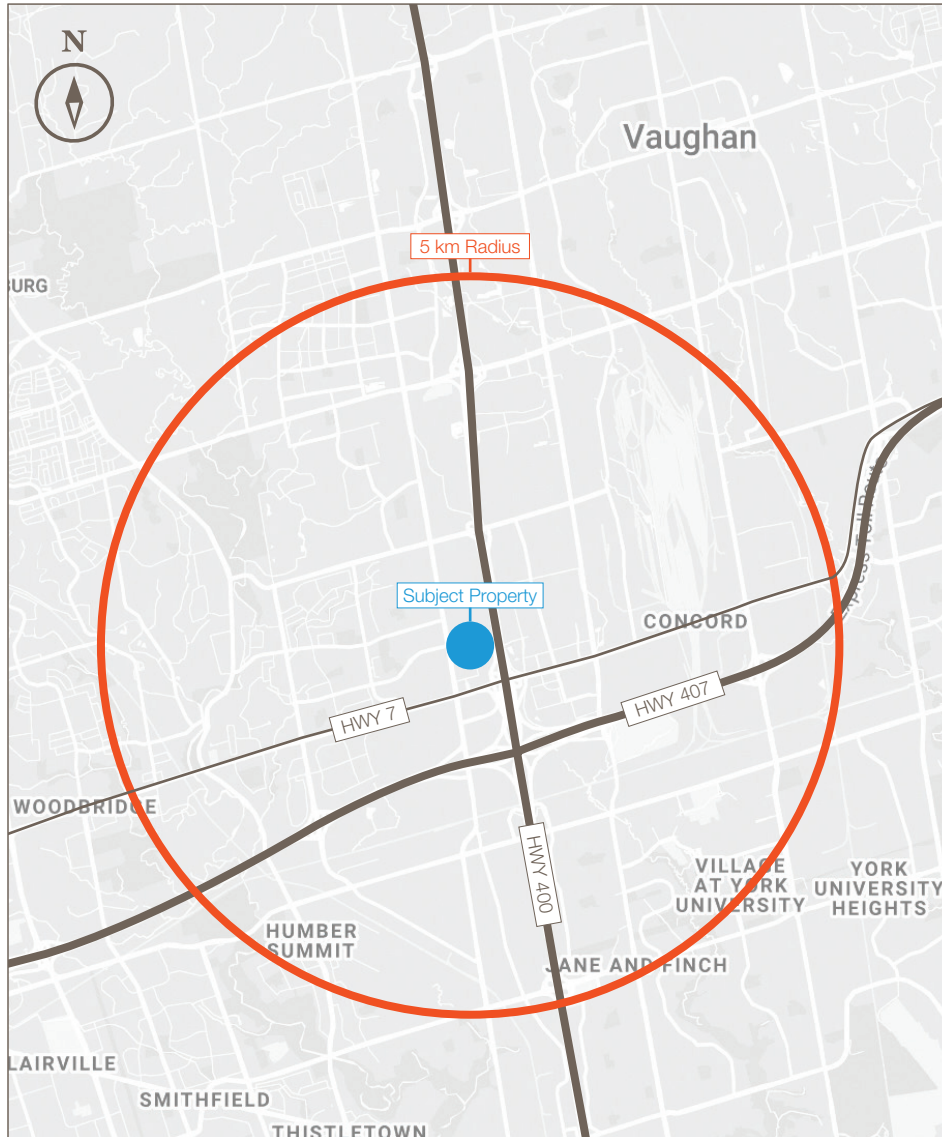


# Vaughan Metropolitan Centre Images





# Demographics



## Within 5 km of Subject Property



Total Population  
104,286



Daytime Population  
242,254



Total Households  
34,200



Median Household Income  
\$85,708



Median Age  
41



Total Population Projection for 2030  
43% Increase

## Vaughan



Total Population  
306,233



Average Household Income  
\$133,095

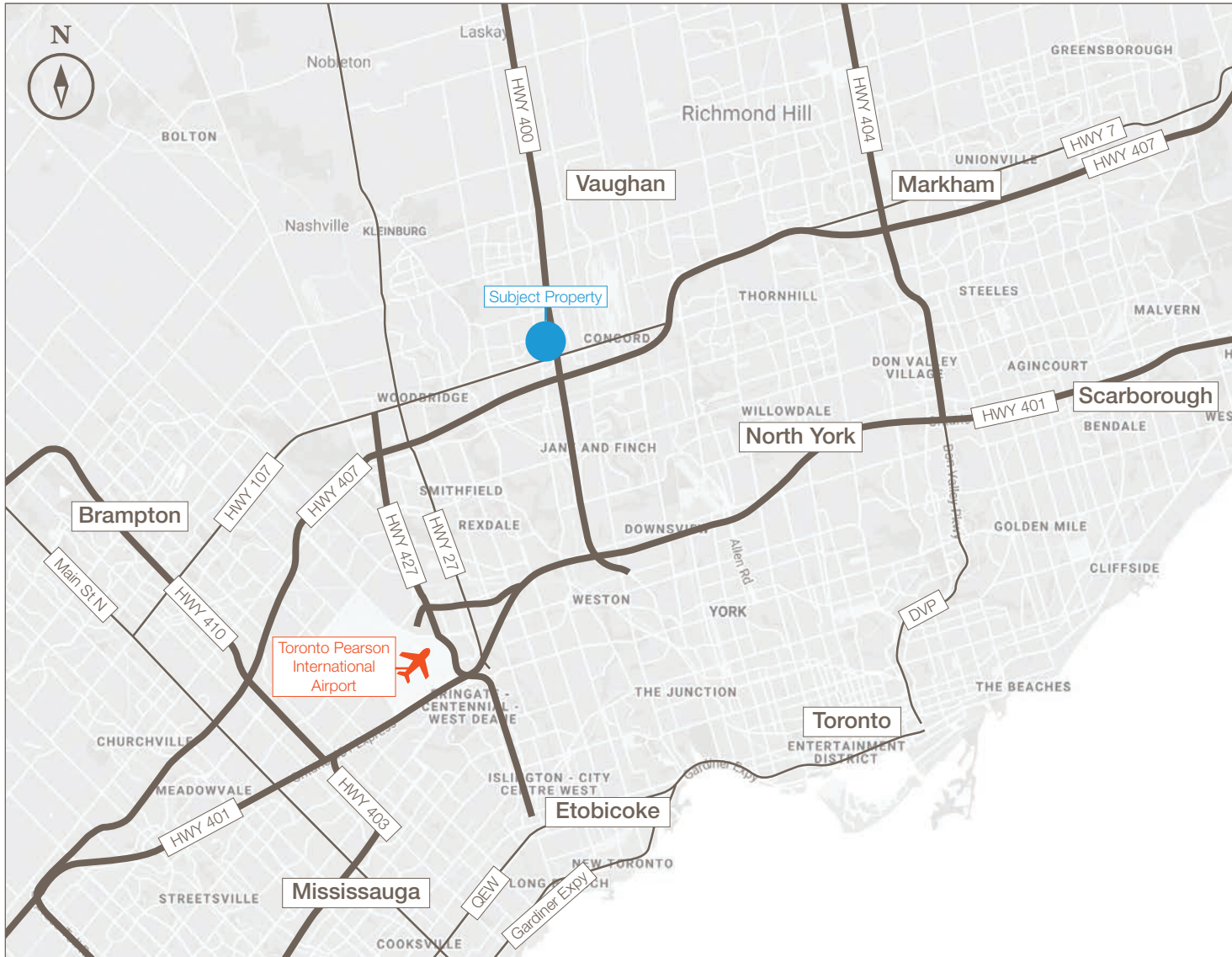


Total Population Employment Rate  
64.6%

Source: 2017 Census Information from Statistics Canada.



# Location



## Drive Times

37 min / 43.7 km

**Downtown Toronto**

24 min / 24.1 km

**Markham**

24 min / 29.4 km

**Brampton**

30 min / 21.5 km

**North York**

34 min / 36.8 km

**Scarborough**

28 min / 33.1 km

**Mississauga**

27 min / 35.2 km

**Etobicoke**

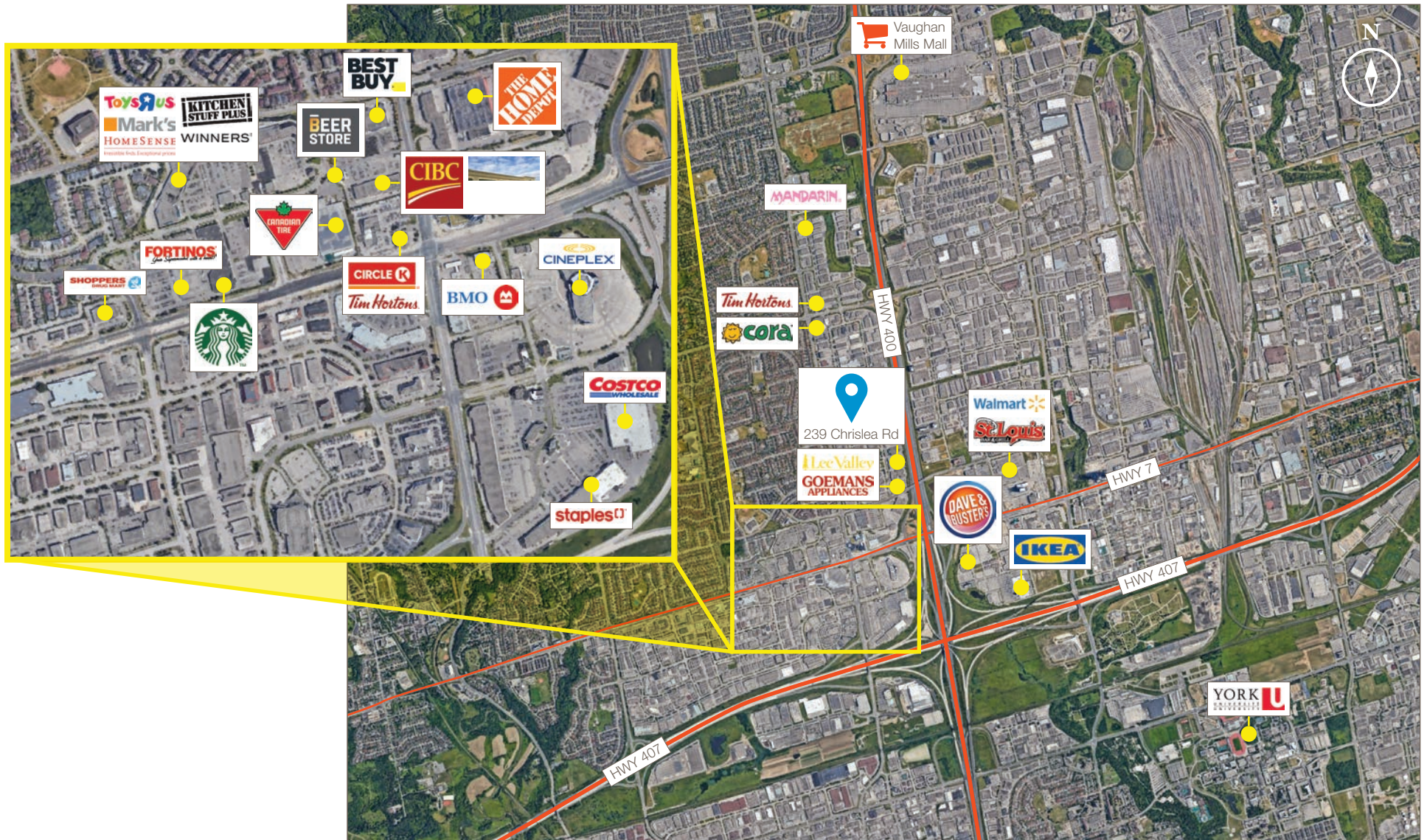


# Transit





# Amenities





**COSTCO**  
WHOLESALE

**staples**

**CINEPLEX**

**BMO**

**THE HOME  
DEPOT**

**CANADIAN  
TIRE**

**BEST  
BUY**





# Area Photos



# Lennard:

Mariano Covello\*\*, Vice President  
905.917.2053  
[mariano@lennard.com](mailto:mariano@lennard.com)

201-60 Columbia Way, Markham  
905.752.2220  
[lennard.com](http://lennard.com)

\*\*Broker

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 2020.