

FOR LEASE

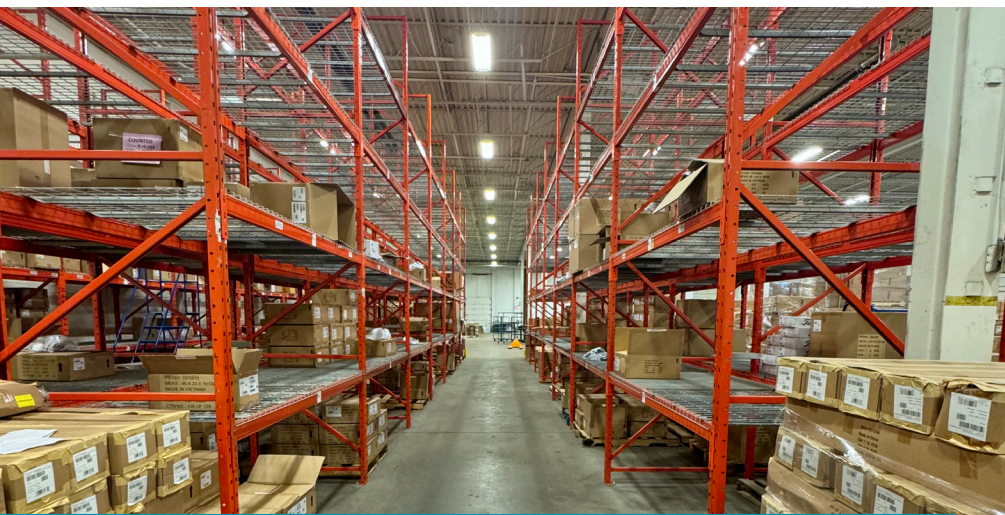
40 AUDIA COURT, UNIT 2

Vaughan, ON



PROPERTY FEATURES

40 AUDIA COURT, UNIT 2, VAUGHAN



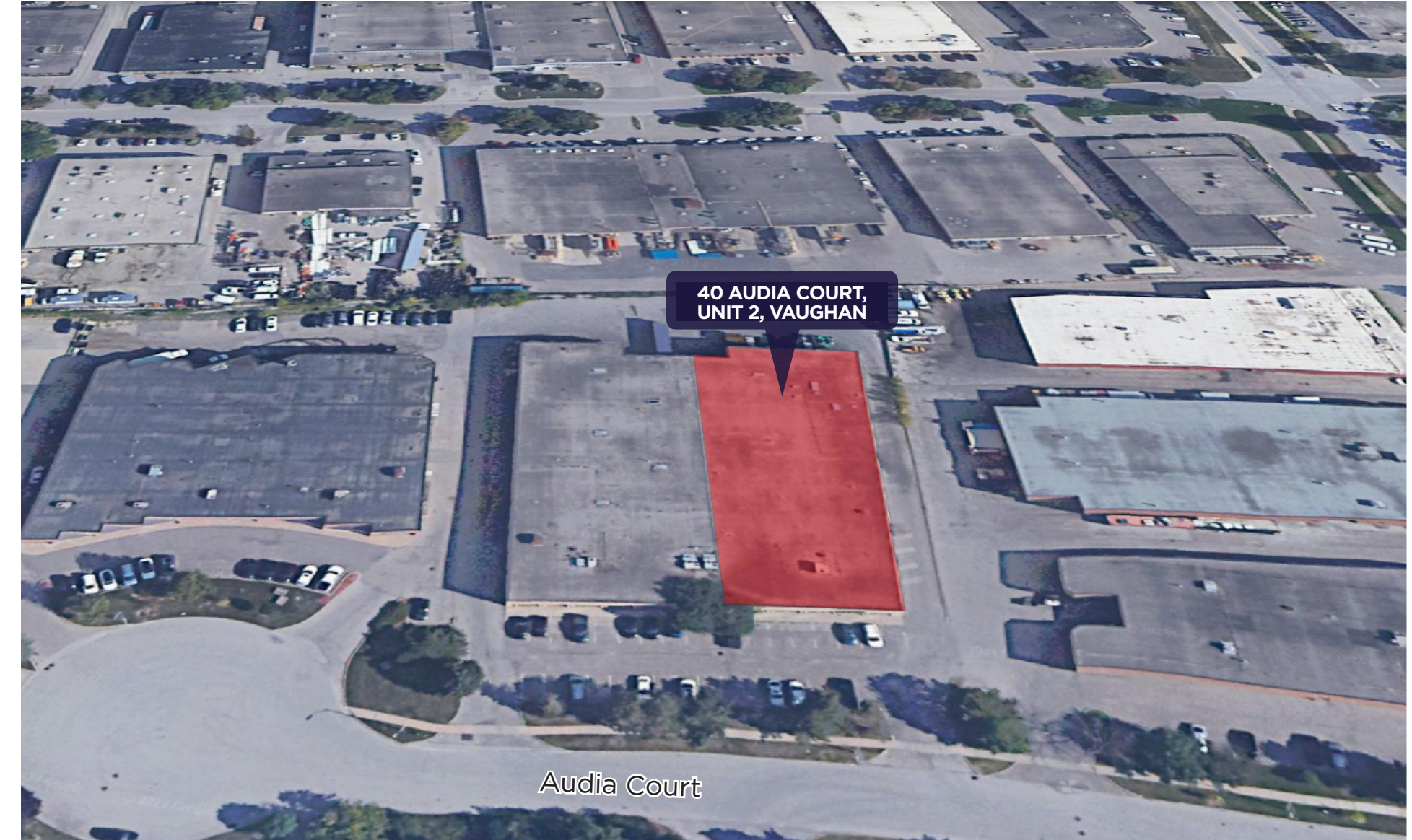
INDUSTRIAL WAREHOUSE

Building Size:	21,677 SF
Industrial Area:	18,425 SF
Office Area:	3,252 SF (15%)
Clear Height:	20'
Shipping:	2 TL 2 DI
Zoning:	EM-2
Possession:	March 1, 2025

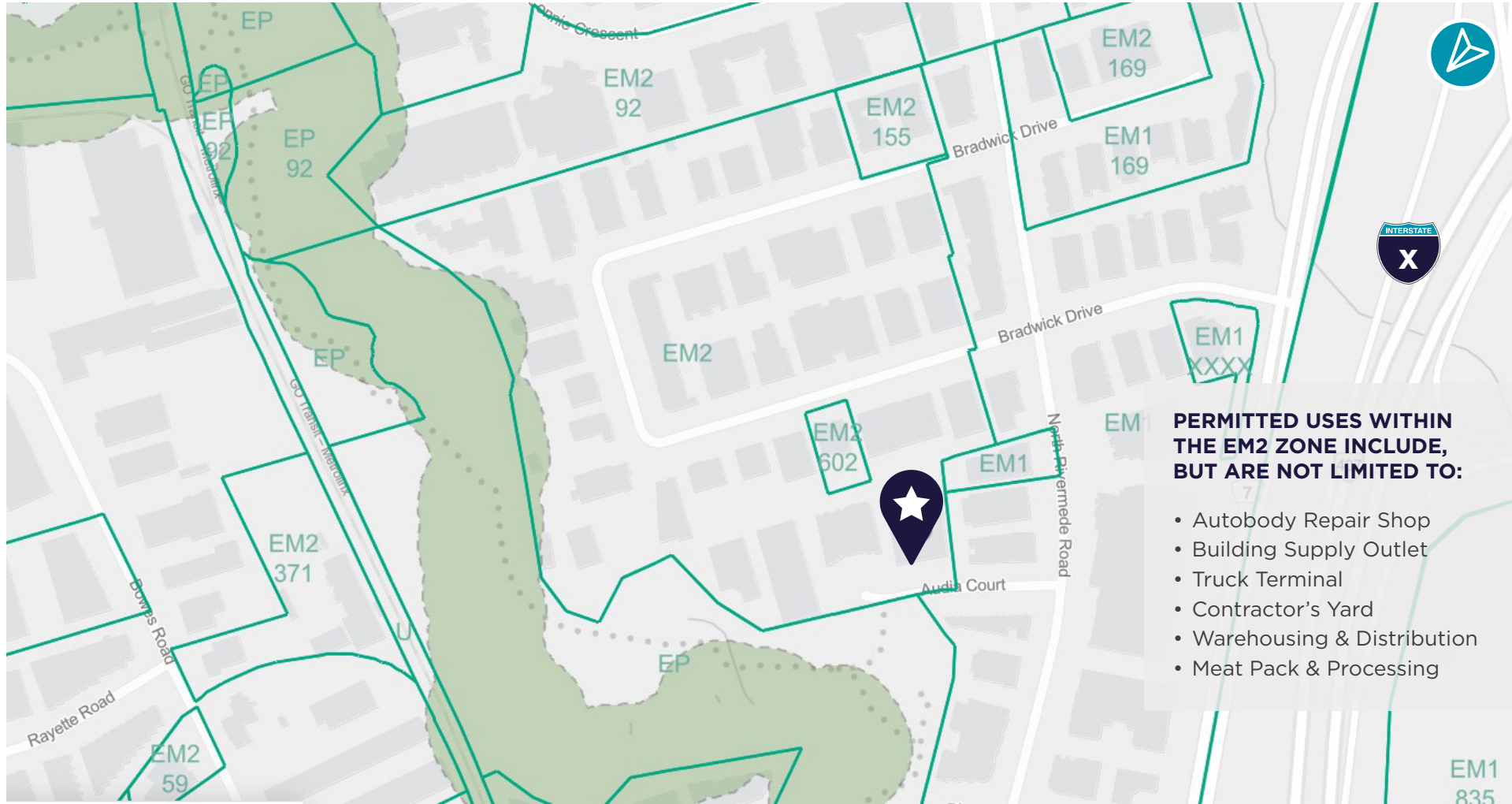


SITE PLAN

Located on Audia Court, this 21,677 SF industrial unit offers excellent access to Highways 407, 7, 400 and 404, providing optimal connectivity for logistics and commuting throughout the GTA.



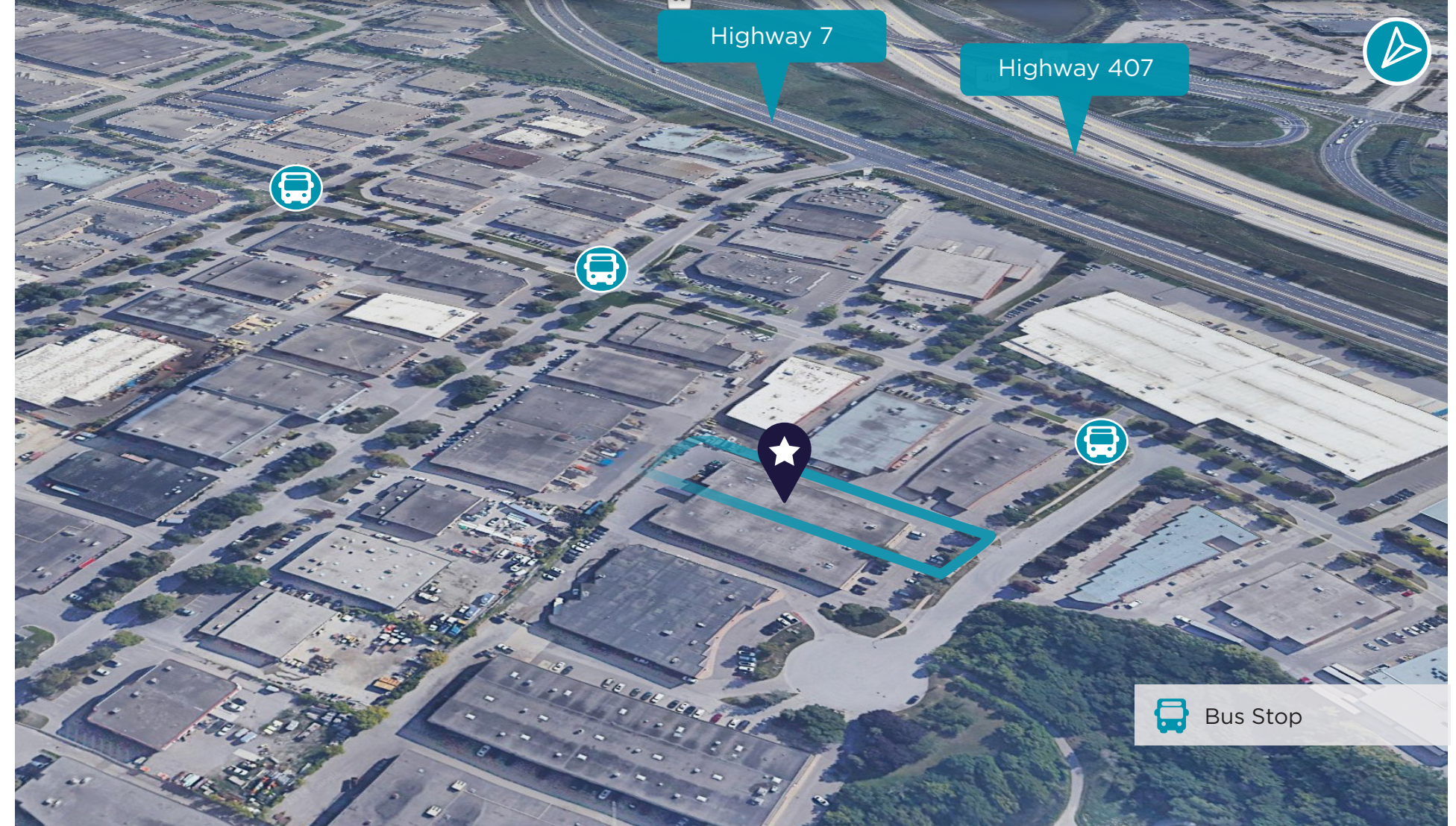
ZONING



FLEXIBLE EM-2 ZONING DESIGNATION

40 Audia benefits from flexible EM2 General Employment zoning, allowing for a wide range of employment-generating activities that align with both industrial and commercial uses. Located within a prominent Vaughan industrial node, the property offers excellent connectivity and is surrounded by other notable industrial tenants, enhancing its strategic appeal.

AERIAL MAP



1.2 KM | 3 MIN
TO HIGHWAY 407

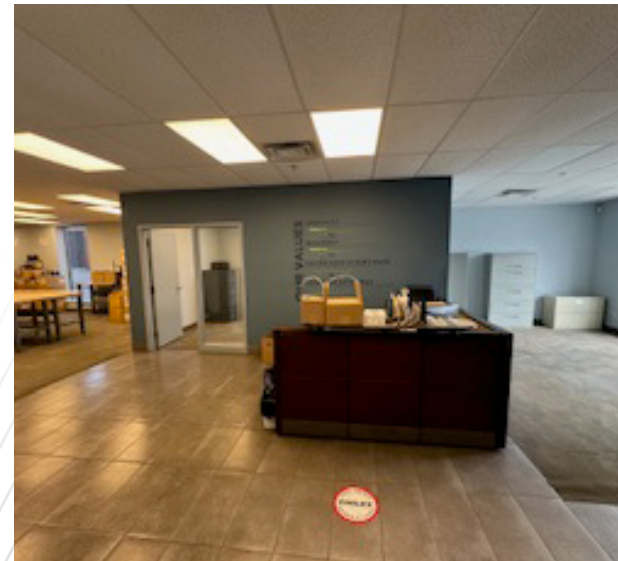
0.65 KM | 2 MIN
TO HIGHWAY 7

9.9 KM | 14 MIN
TO HIGHWAY 400

12.4 KM | 12 MIN
TO HIGHWAY 404



Industrial Warehouse with Dock & Grade Level Shipping



LOCAL AMENITIES



- | | | |
|-------------------------------------|-------------------------------|---------------------------------|
| 1. PRIME PASTRIES | 8. THE VINEYARD RESTO | 16. LIMITLESS BAR & GRILL |
| 2. WING KXNG | 9. TIM HORTON'S | 17. TIM HORTONS |
| 3. HELLO GREEK | 10. STARBUCKS | 18. GOVARDHAN THAI |
| 4. NINA'S TROPICAL ISLAND CARIBBEAN | 11. BREADY | 19. MCDONALDS |
| 5. TROPANG ILONGGO | 12. PHO T&7 | 20. VAUGHAN MILLS |
| 6. JUNNIO'S ITALIAN | 13. FUZION FITNESS | 21. VAUGHAN METROPOLITAN CENTRE |
| 7. THE BEAN SPORUT | 14. DAVID ANN ATHLETIC CENTRE | 22. RIOCENTRE THORNHILL |
| | 15. CANADIAN TIRE | |



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