FOR LEASE 40 AUDIA COURT, UNIT 2 Vaughan, ON



PROPERTY FEATURES

40 AUDIA COURT, UNIT 2, VAUGHAN



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

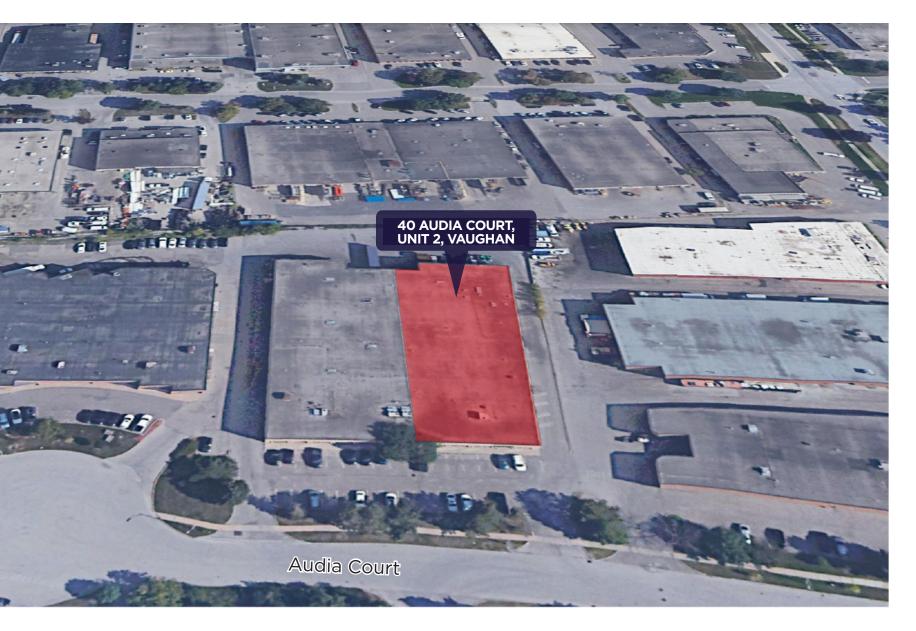


INDUSTRIAL WAREHOUSE

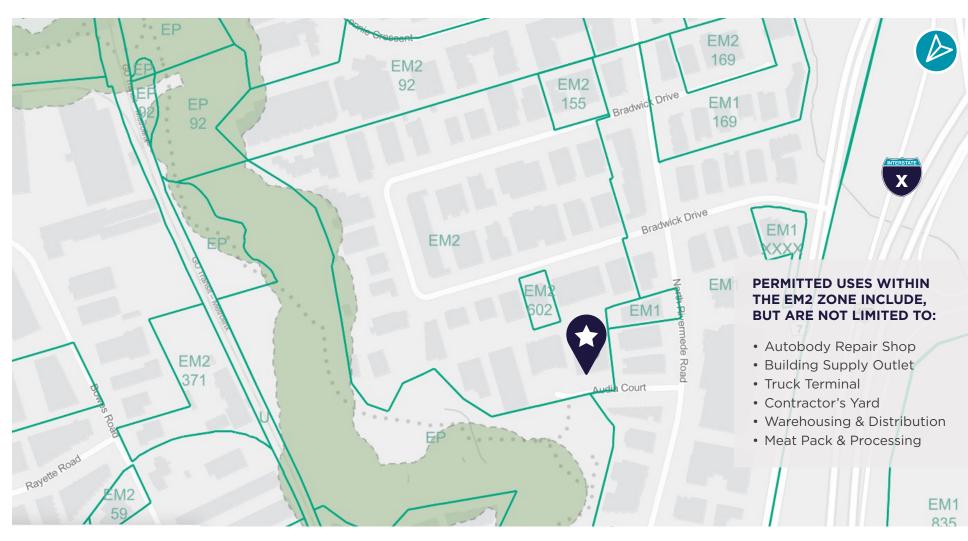


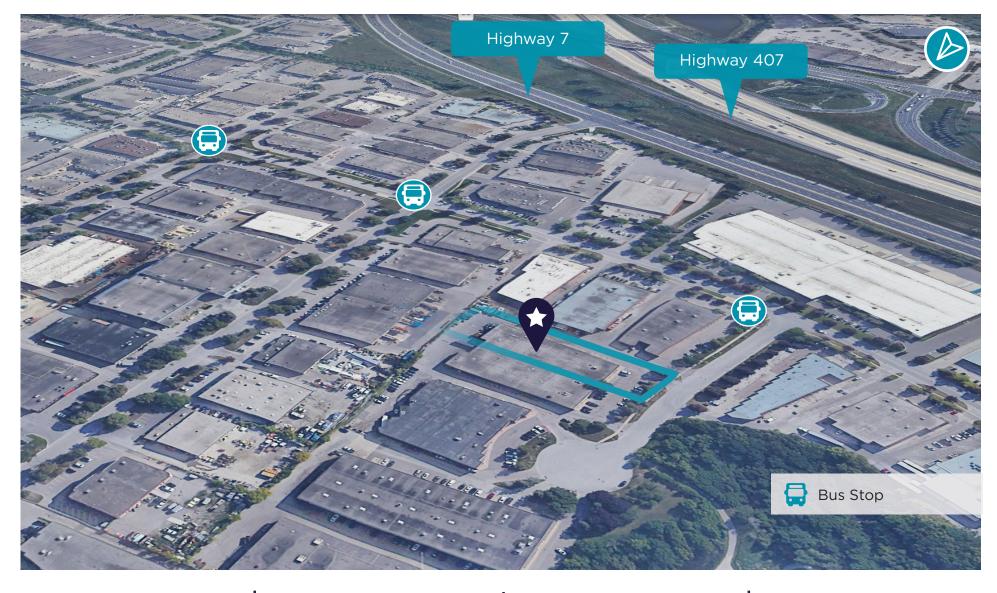
Located on Audia Court, this 21,677 SF industrial unit offers excellent access to Highways 407, 7, 400 and 404, providing optimal connectivity for logistics and commuting throughout the GTA.

SITE PLAN



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.

1.2 KM | 3 MIN TO HIGHWAY 407

AERIAL MAP

0.65 KM | 2 MIN TO HIGHWAY 7

9.9 KM | 14 MIN TO HIGHWAY 400

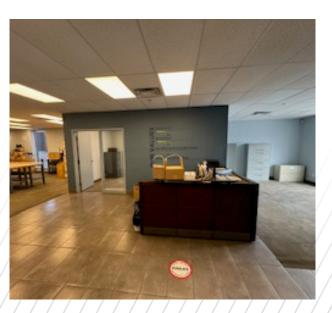
12.4 KM | 12 MIN TO HIGHWAY 404



Industrial Warehouse with Dock & Grade Level Shipping







LOCAL AMENITIES



	PRIM
2.	WING
3.	HELL
4.	NINA
	CARI
5.	TROF
5.	JUNN
7.	THE

- LO GREEK A'S TROPICAL ISLAND IBBEAN PANG ILONGGO
- NIO'S ITALIAN
- E BEAN SPORUT

- **10.** STARBUCKS
- 11. BREADY
- 12. PHO T&7
- **13.** FUZION FITNESS
- 14. DAVID ANN ATHLETIC CENTRE
- 15. CANADIAN TIRE

- 17. TIM HORTONS
- GOVARDHAN THAI 18.
- 19. MCDONALDS
- **20.** VAUGHAN MILLS
- 21. VAUGHAN METROPOLITAN CENTRE
- 22. RIOCENTRE THORNHILL



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