

# 193

JARDIN DRIVE  
VAUGHAN, ON

407

FOR LEASE  
28,209 SF

 CUSHMAN &  
WAKEFIELD



## // BUILDING SPECS

**BUILDING SIZE**  
28,209 SF

**NET RENT**  
\$12.95 PSF

**OCCUPANCY**  
IMMEDIATE

**OFFICE**  
4,584 SF

**TMI\***  
\$4.15 PSF

**LOT SIZE**  
1.45 ACRES

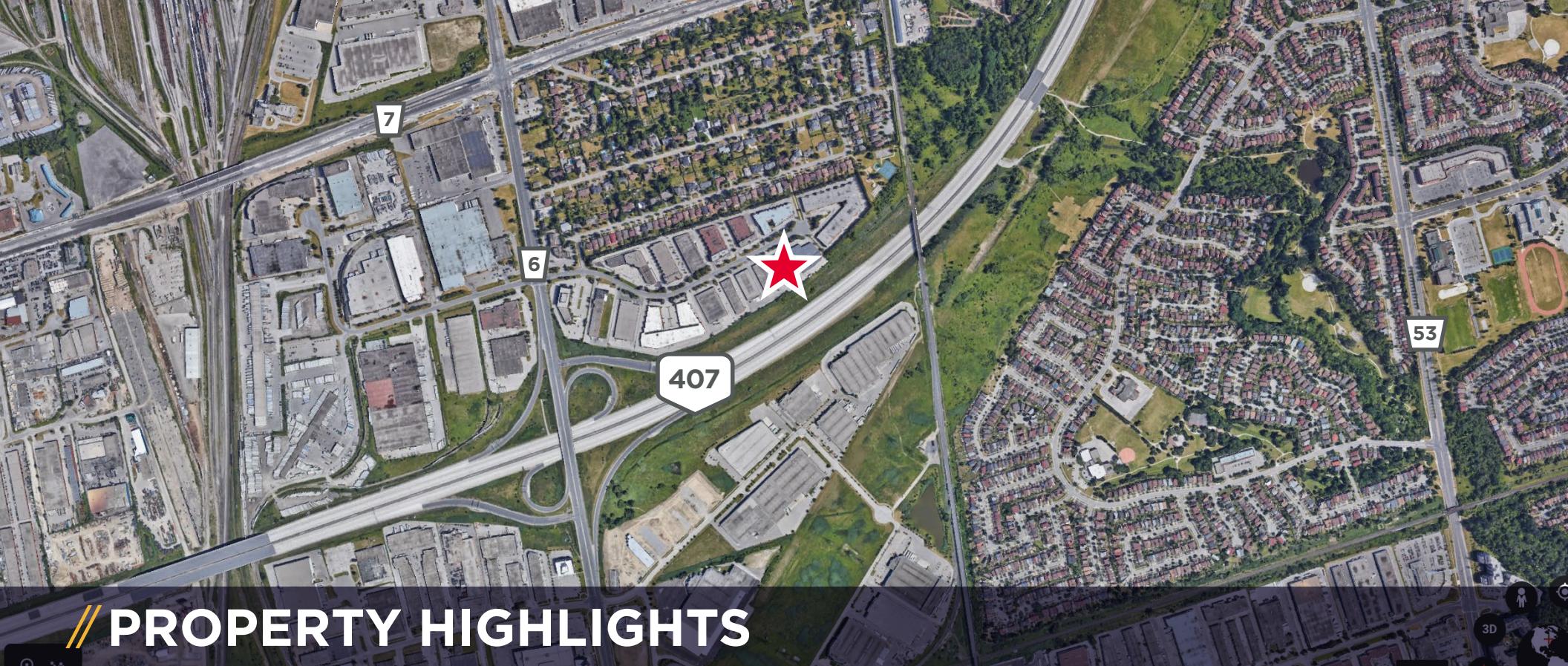
**SHIPPING**  
3 TL, 2 DI

**CEILING HEIGHT**  
19' CLEAR

**ZONING**  
EM1

\*Actual building size is 35,772 sf, 7,563 sf is included as a bonus.  
TMI is payable on 32,039 SF which includes 3,830 sf ground floor area





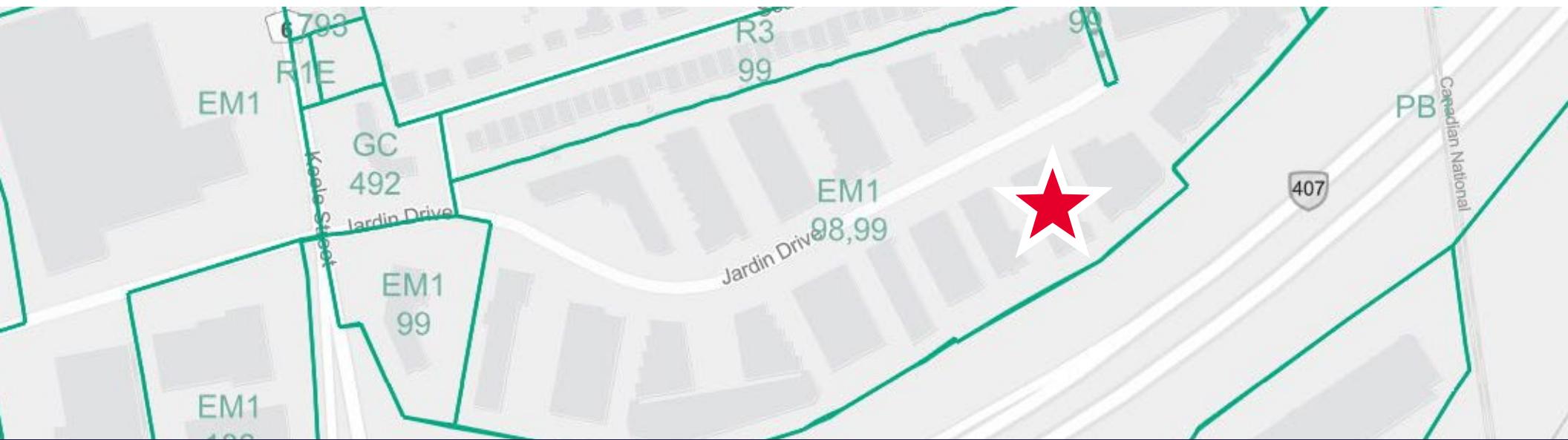
## // PROPERTY HIGHLIGHTS

- Freestanding building of 28,209 SF (additional 7,563 sf bonus)
- Exposure to Highway 407
- Power 600 V/600A
- Good shipping with access for 53' trailers



// **193 JARDIN DRIVE**  
VAUGHAN, ONTARIO

# // PROPERTY ZONING



## EM1 - PRESTIGE EMPLOYMENT AREA ZONE PERMITTED USES

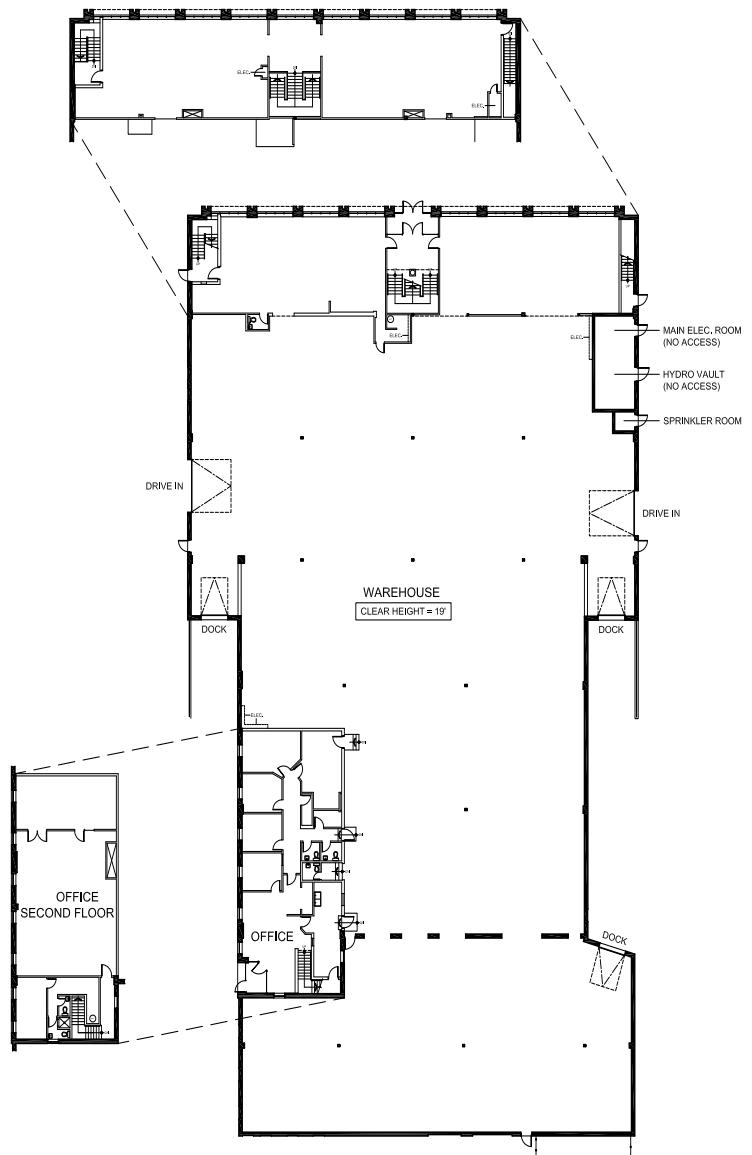
The uses permitted are as follows, provided they are within a wholly enclosed building and with no outside storage:

- 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 medical practitioners
- Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7
- 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

A multi unit building as defined in Section 2.0 other than office building, shall be permitted on a lot abutting:

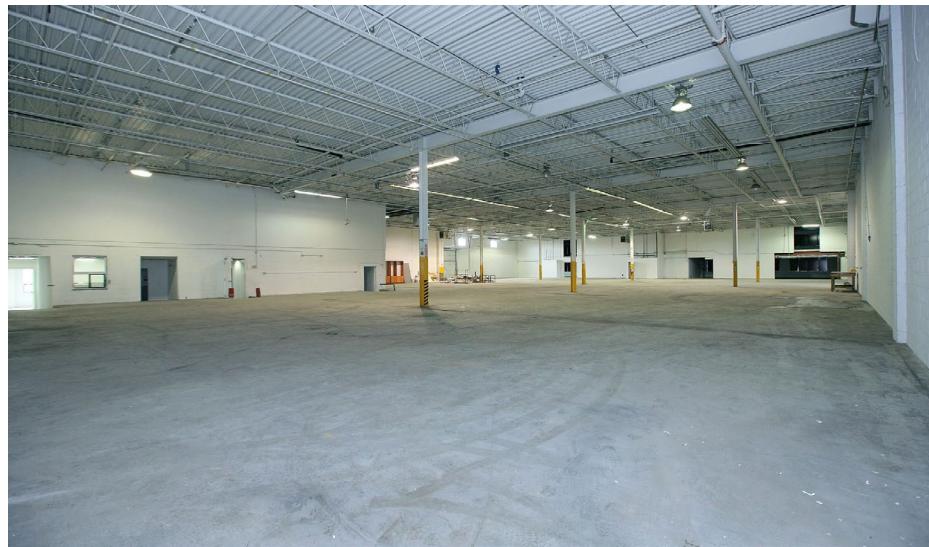
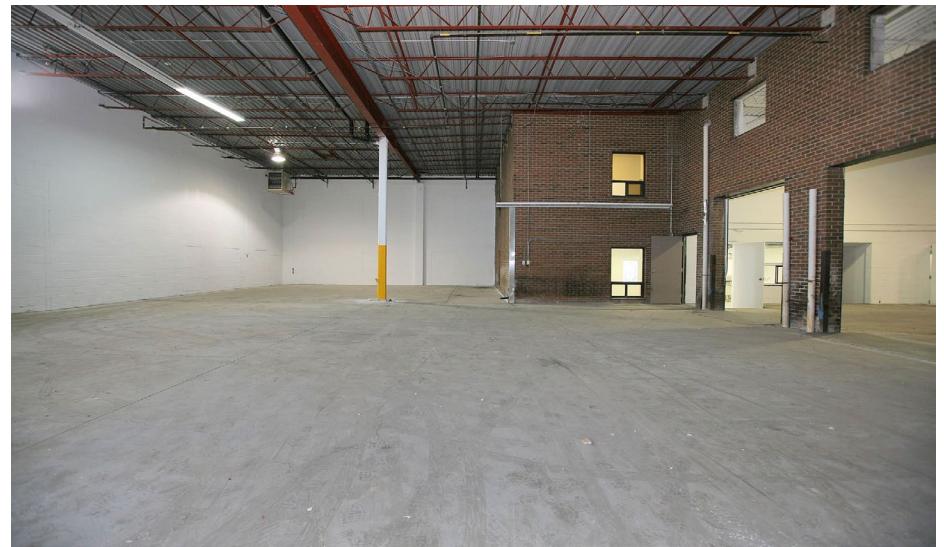
- i) Highway #400 and Highway #427, provided that the minimum unit size shall be four hundred sixty-five (465) square metres;
- ii) Highway #7, Highway #407, Weston Road, Jane Street, Rutherford Road and Pine Valley Drive provided that the minimum unit size shall be two hundred seventy-four (274) square metres; and
- iii) Notwithstanding i) and ii) above, one eating establishment, or eating establishment convenience, or eating establishment take-out having a maximum floor area of one hundred eighty-five (185) square metres shall only be permitted.

# // FLOOR PLAN

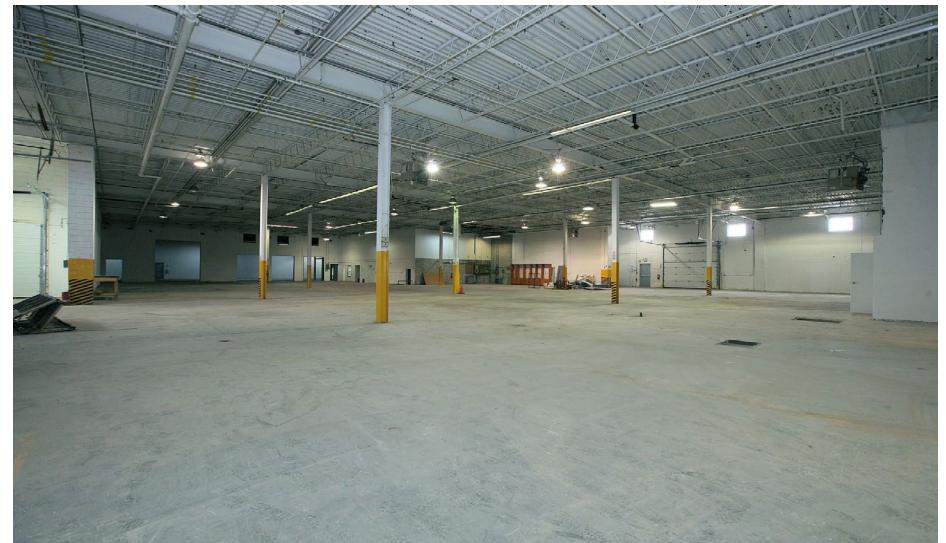


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# // GALLERY



# // GALLERY



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