



# For Sublease

8400 Keele Street | Vaughan, ON

40,000 - 63,999 SF



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## The opportunity

Opportunity to sublease 40,000 SF to 63,999 SF of demised industrial space in premier Vaughan location. Situated on the corner of Bowes Rd and Keele St, the property offers prominent exposure onto Keele St and back on to the CN Concord Intermodal yard. With a bus stop located at the front door of the unit, the property offers convenient access to public transit as well as the plethora of amenities in the area and boasts exceptional connectivity to Highways 407, 401 and 400. Various size options available.

## Property details

Total area **63,999 SF**

Office **4,314 SF**

Shipping **7 TL**

Clear height **16'**

Zoning **EM1/EM2**

T.M.I. **\$1.97 (2024)**

Lease price **\$16.30 Net PSF**

Possession **March 1, 2025**

## Permitted uses for zoning EM1/EM2

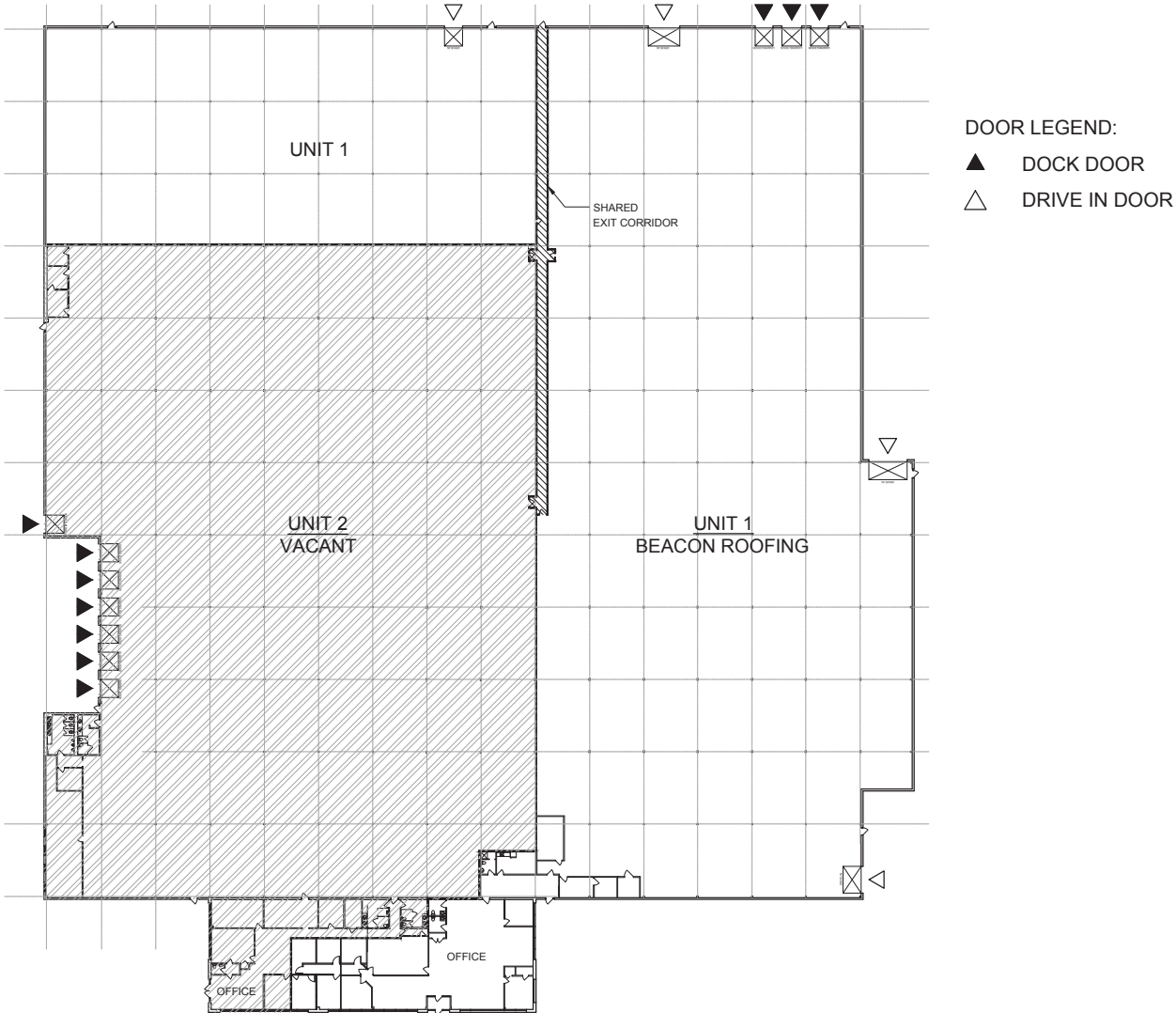
### EM1 Uses

- Employment Use
- Accessory Retail Sales (Employment Use)
- Accessory Office Uses (Employment Use)
- Banquet Hall (Single Unit Building)
- Bowling Alley
- Professional Offices (not including regulated health professionals)
- Club, Health Centre (use not located in building that abuts highway except Hwy 7)
- Convention Centre, Hotel, Motel
- Funeral Home (Single Unit Building)
- Car Brokerage
- Office Building
- Recreation Uses (including driving range and miniature golf)
- Service and Repair Shop
- Any public garage

### EM2 Uses

- All permitted in EM1 (except Convention Centre, Hotel, Motel and personal service shop)
- All season Sports Facility
- Autobody Repair Shop
- Building Supply Outlet
- Car Brokerage (including trucks)
- Club or Health Centre
- Contractor's Yard
- Equipment Sales/Rental Establishment
- Meat Packaging and Processing (not including accessory outside storage)
- Public Garage
- Scrap Paper Storage (sorting or baling)
- Service or Repair Shop (including heavy equipment)
- Truck Terminal

Floor plan



# Location overview & area demographics



Total population  
**346,021**



Average household income  
**\$169,391**



Total labour force  
**198,263**



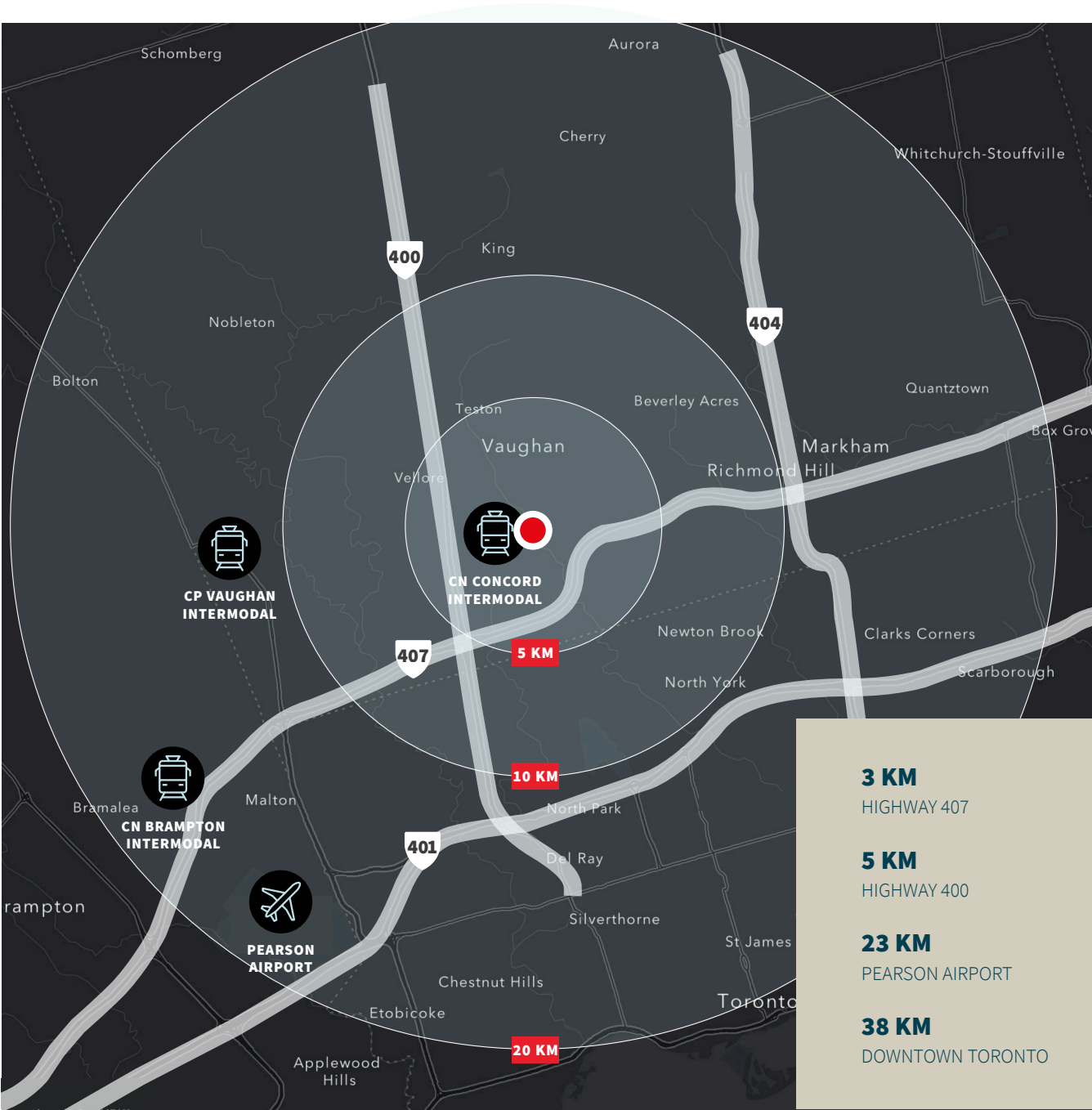
Warehouse labour force  
**26,058**



Employment rate  
**93.2%**



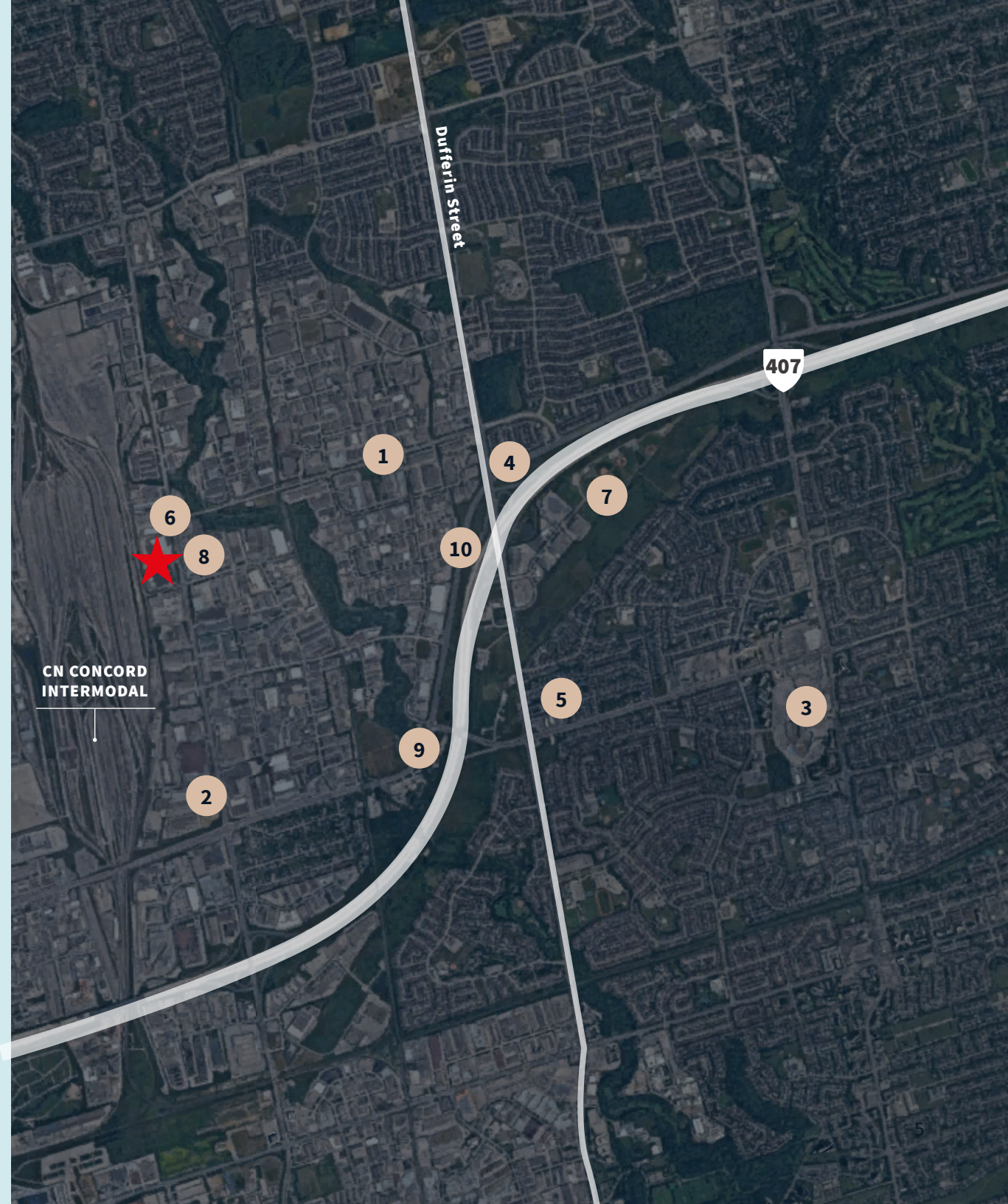
Drives car to work  
**76.3%**





## Area amenities

1. Chateau Le Parc Event Centre
2. Swadish Grill
3. Promenade Shopping Centre
4. Prime Time Messenger Inc.
5. Staples Print & Marketing Services
6. Circle K
7. Concord/ Thornhill Regional Park
8. Vaughan Sportsplex
9. On The Run Convenience
10. Print Dot Com Inc.



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