



For sale

50A Caldari Road | Vaughan, ON
Freestanding Industrial Facility | 29,900 SF

Property Highlights



Jane Street &
Caldari Road Exposure



Easy access to
Highway 400 & 407



Freestanding
Industrial Facility



Truck Level &
Drive-In doors

Property Features

Total Size	29,900 SF
Office Area	30%
Industrial Area	70%
Lot Size	1.44 Acres
Clear Height	19' 0"
Zoning	Industrial
Shipping	2 TL, 2 DI
Heating	Gas Forced Air Open
Services	Municipal water and Sanitary sewers
Current Net Income	\$326,520 (2026)
Property Taxes	\$61,362.71 (2025)
Asking Price	\$15,500,000

Comments

- Well maintained Freestanding Industrial facility
- Two level office area on each end of building
- Designed to be divisible with exposure on Jane Street and Caldari Road
- Warehouse currently leased with option to renew - 18,300 SF
- Second floor office is leased - 3,200 SF
- Front office area is vacant - 8,400 SF
- Located across from Vaughan Mills shopping centre and many nearby amenities



Tenancy Details

TENANT 1: PLAYCIOUS



Size: 18,300 SF

Rates: Nov 1 – Oct 31 2026 \$16.40
 Nov 1 – Oct 31 2027 \$16.80
 Nov 1 – Oct 31 2028 \$17.25
 Nov 1 – Oct 31 2029 \$17.75

Tenant since 2014

Lease Expiry: October 31, 2029
 One option to renew for 5 years at market rents

TENANT 2: SN INNOVATIVE TECHNOLOGIES

Size: 1,600 SF (second floor office on Jane side of building is actually 3,200 SF. Tenant shared space but they have recently vacated.)

Rates: Jul 1 – Jun 30 2026 \$16.50

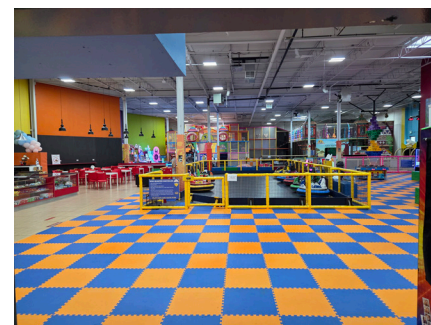
Lease Expiry: Tenant will be vacating end of lease term
 One option to renew for 2 years

TENANT 3: VACANT

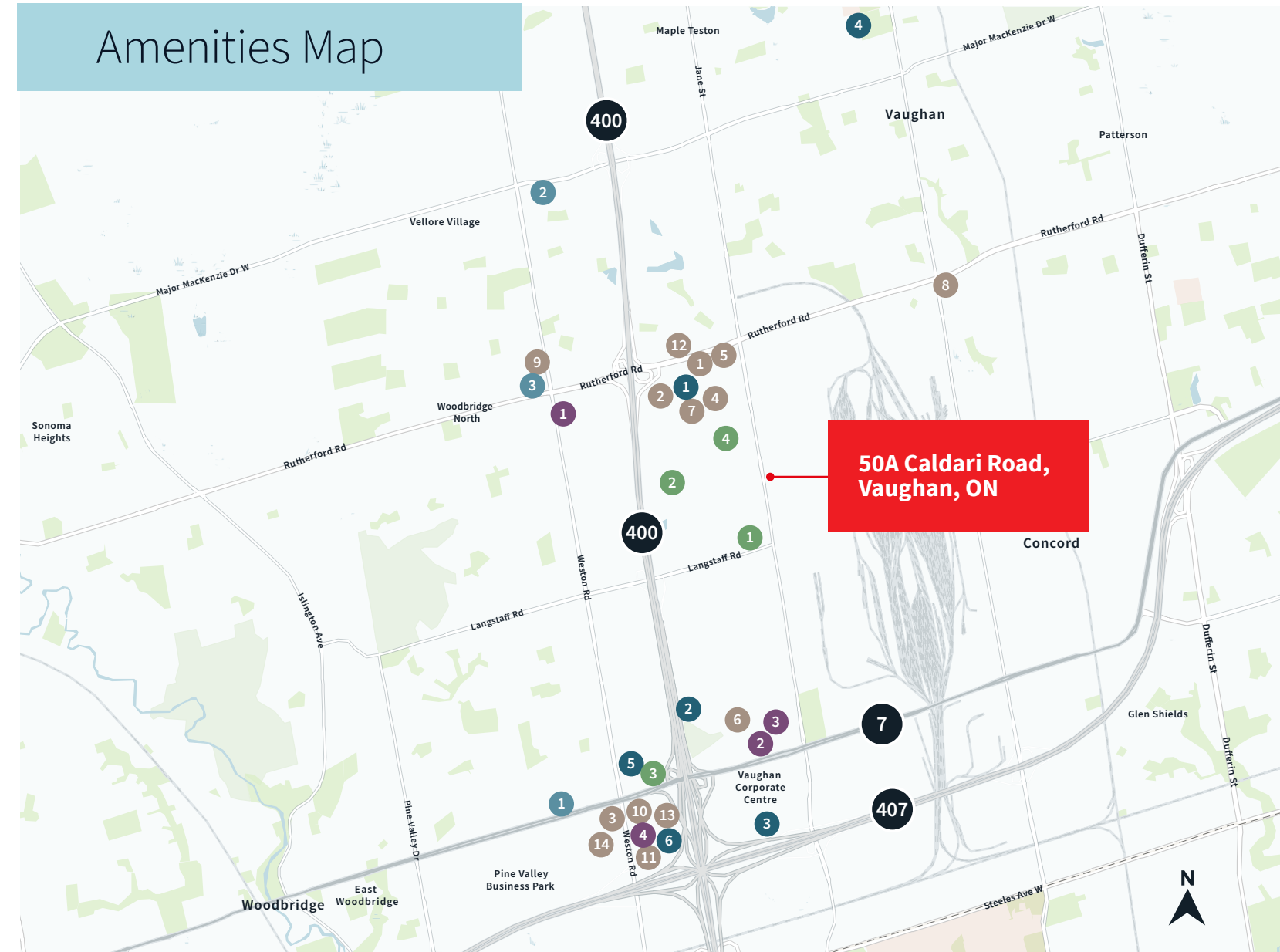
Size: 8,400 SF

Asking Rate: \$12.00 PSF

Two level office space fronting on Caldari Road side of building. Currently on MLS for lease.



Amenities Map



Food and drinks

1. Starbucks
2. Tim Hortons
3. Burger King
4. KFC
5. Popeyes Louisiana Kitchen
6. Teriyaki Experience
7. A&W Canada
8. Wendy's
9. McDonald's
10. Scaddabush Italian Kitchen & Bar
11. Symposium Cafe Restaurant
12. The Keg Steakhouse + Bar
13. Moxie's Grill & Bar
14. Bâton Rouge Grillhouse & Bar

Retail

1. Vaughan Mills
2. Walmart Supercentre
3. Ikea
4. Lowe's Home Improvement
5. The Home Depot
6. Costco

Grocery stores

1. Fortinos
2. FreshCo
3. Longo's

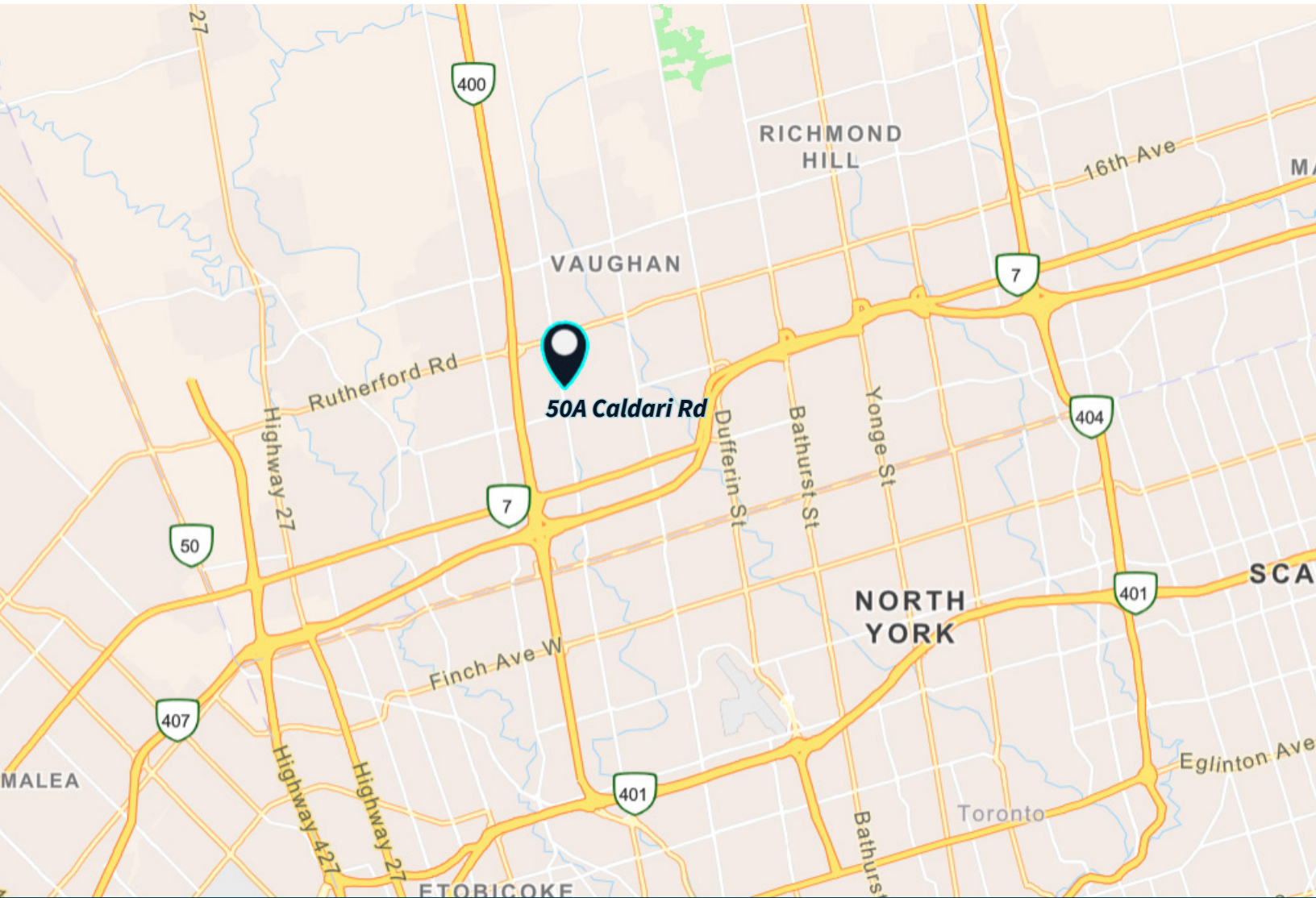
Banking

1. RBC Royal Bank
2. TD Canada Trust
3. Scotiabank
4. BMO Bank of Montréal

Fitness

1. BuildHer Athletics
2. Northern Fitness
3. GoodLife Fitness
4. Point Blank Martial Arts and Fitness

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For more information, please contact:

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