



55 Confederation Parkway, Vaughan

58,721, 88,082 or 117,442 SF of industrial space available for lease.

Well-located with quick access to Highways 7 and 407.

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For Lease // 55 Confederation Parkway, Vaughan

Listing specifications



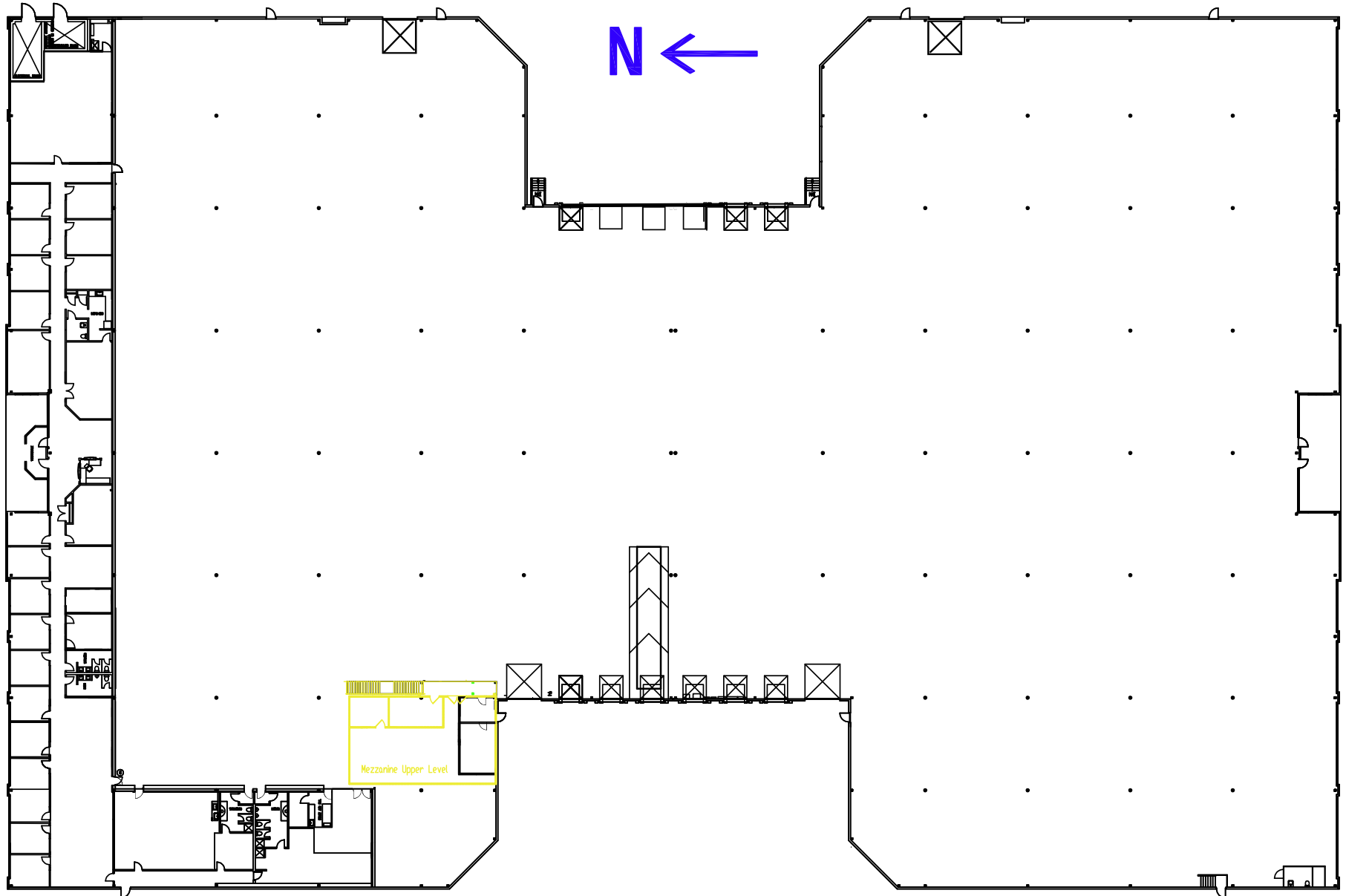
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Location	Near Highway 7 and Dufferin Street
Total Area	Up to 117,442 SF
Industrial Area	± 99,826 SF
Office Area	± 17,616 SF (can be reduced)
Clear Height	24 feet
Shipping Doors	11 truck level (various sizes) 1 truck level - internal (11' x 13') 4 drive-in (12' x 14')
Power	600 volts, 2000 amps (tbc)
Zoning	EM2
Available	September 1 2026
TMI	\$3.29 PSF (2026)
Lease Rates	\$14.95 PSF net - Entire building of 117,442 SF \$15.25 PSF net - Option A of 88,082 SF \$15.50 PSF net - Option B of 58,721 SF

- Comments
- Painted white walls and ceiling
 - LED lighting
 - Near public transit route
 - Large local Landlord
 - Excellent neighbourhood amenities
 - Well-located in established business park
 - Excellent access to Highways 7, 407 and 400



Floor plan

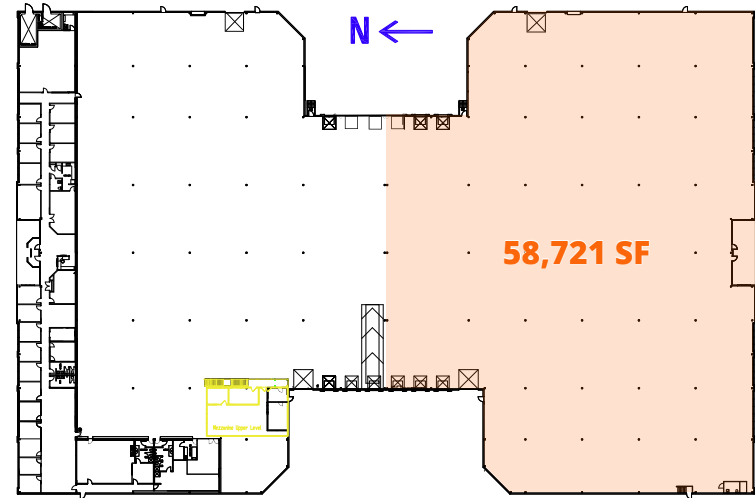
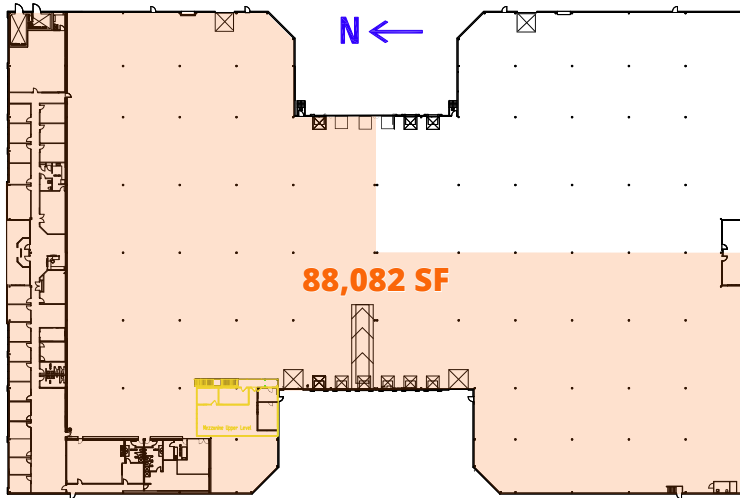
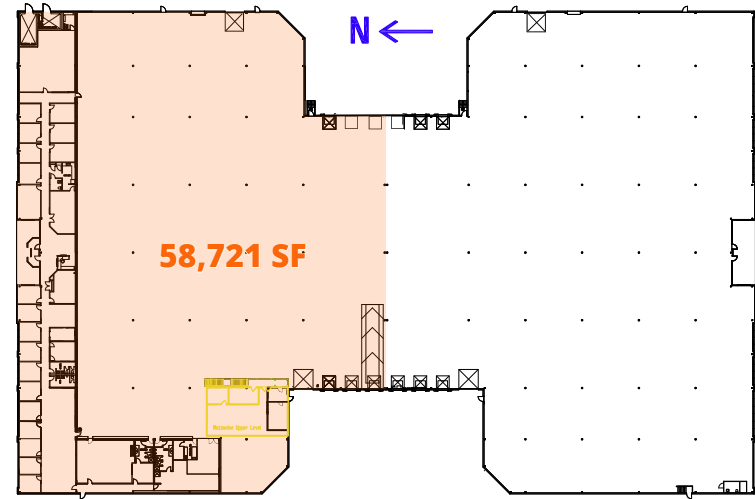
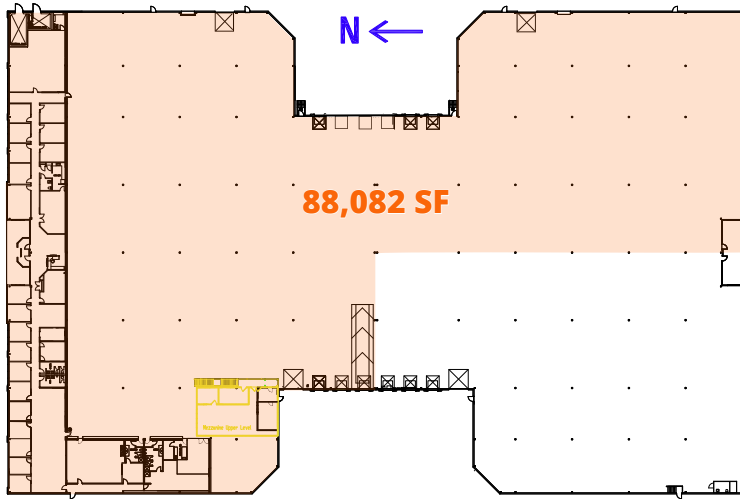


Unit options



OPTION A: 88,082 SF

OPTION B: 58,721 SF



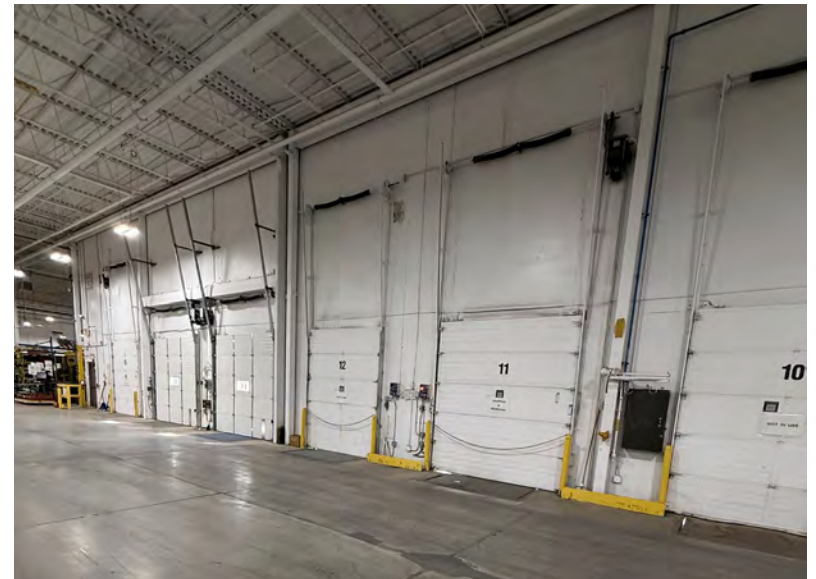
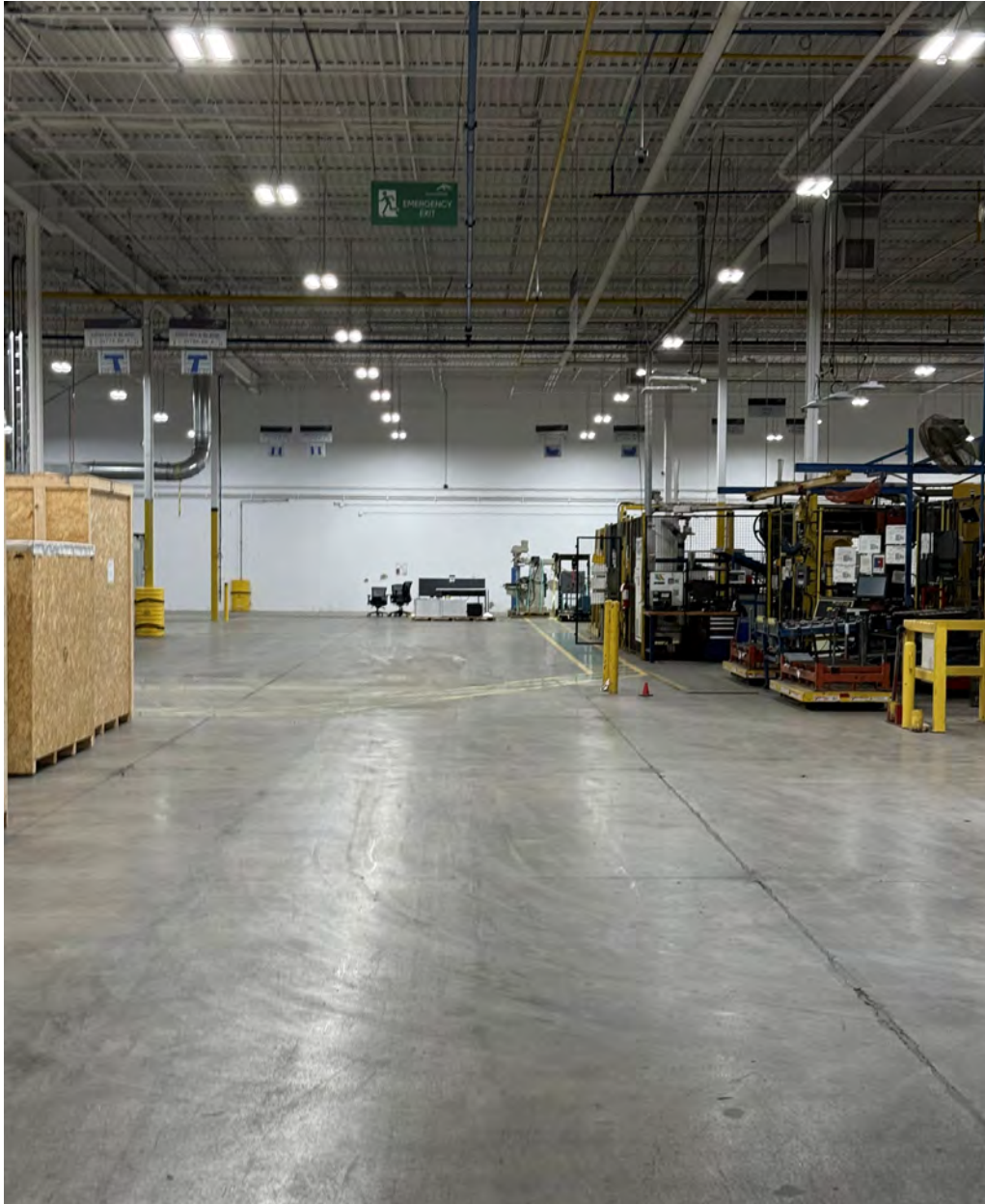
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Well-located **freestand**

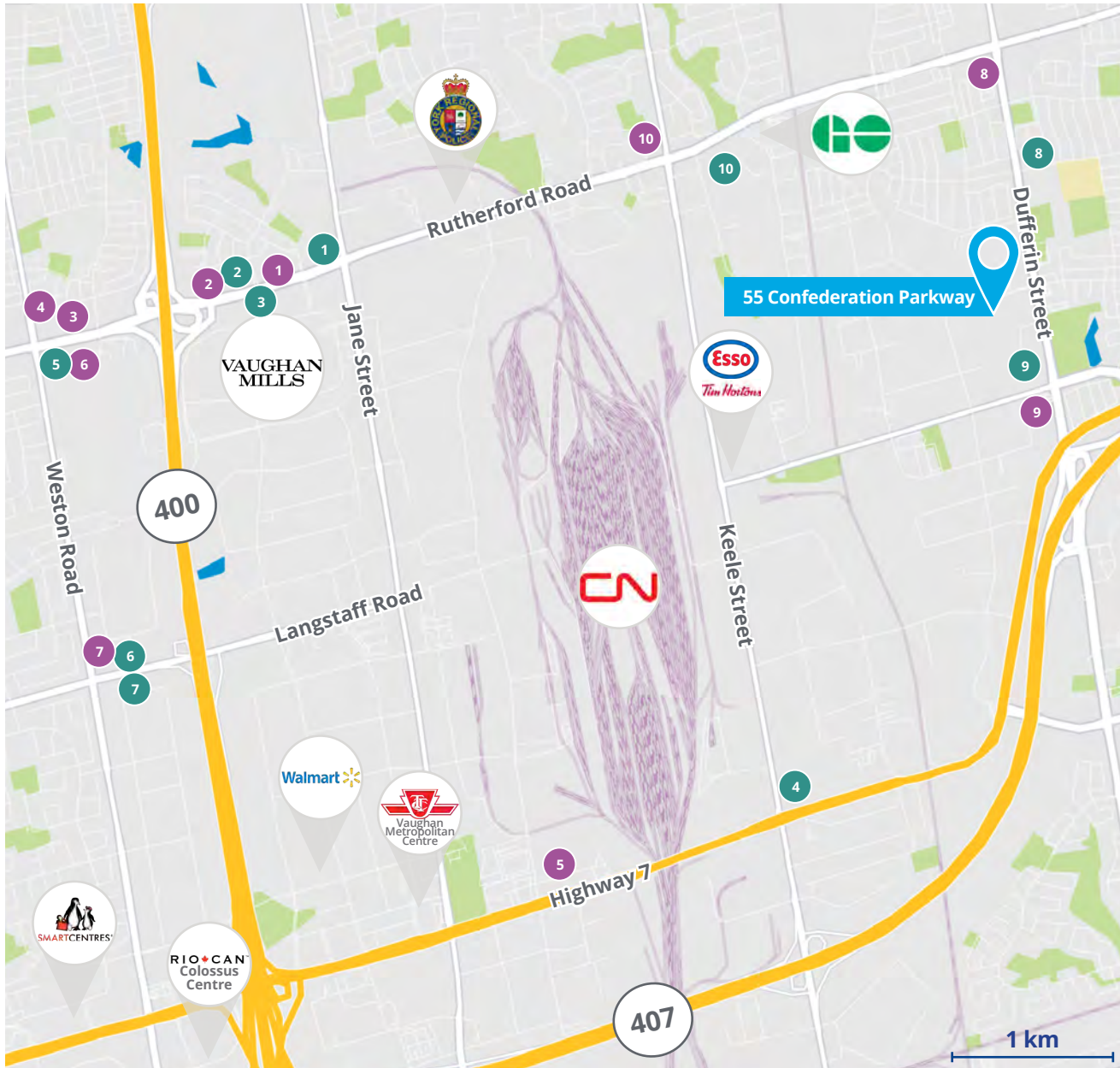


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Well-maintained **space**



Excellent area amenities



Restaurants

- 1 McDonald's / AllStar Wings & Ribs
- 2 The Keg / Fresh Burger / Astoria
- 3 Chick-Fil-A / Boston Pizza / Touro
- 4 Subway / Hank Daddy's Barbecue
- 5 Harveys / Swiss Chalet
- 6 Tim Horton's / Gelato Gelato Pizzeria
- 7 Ricci's / Cora / Ginza Sushi
- 8 Levetto Vaughan / Brothers Butcher
- 9 Wendy's / Starbucks
- 10 Burger King / Wendy's / Tim Hortons

Retail / Services

- 1 Canadian Tire
- 2 Decathlon / Dollarama
- 3 No Frills / West Vaughan Medical
- 4 Scotiabank
- 5 Venu Event Space
- 6 7 Eleven Gas & Convenience
- 7 Petro Canada
- 8 No Frills / BMO / Shoppers Drug Mart
- 9 Shell
- 10 Ultramar / TD Canada Trust ATM



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