

**AVISON
YOUNG**

For Lease

85 Bowes Road, Unit 14A
Vaughan, ON

HR
REIT



**For additional information,
please contact:**

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Tessa Compagno
Sales Representative
416 400 1015
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Property Details

TOTAL AVAILABLE AREA	6,055 sf
INDUSTRIAL AREA	85%
OFFICE AREA	15%
SHIPPING	1 DI
CLEAR HEIGHT	15' 8"
ZONING	EM1
POSSESSION	Immediate
ASKING NET RENT	\$17.95 psf
ADDITIONAL RENT	\$5.00 psf (2026)

Property Highlights



Turnkey industrial unit in a professionally managed complex with a AAA landlord



Unit features 976 sf of mezzanine not included in the square footage



Ample parking on site



Located 500m north of Highway 7 and less than 5km from Highways 400 & 407



For Lease

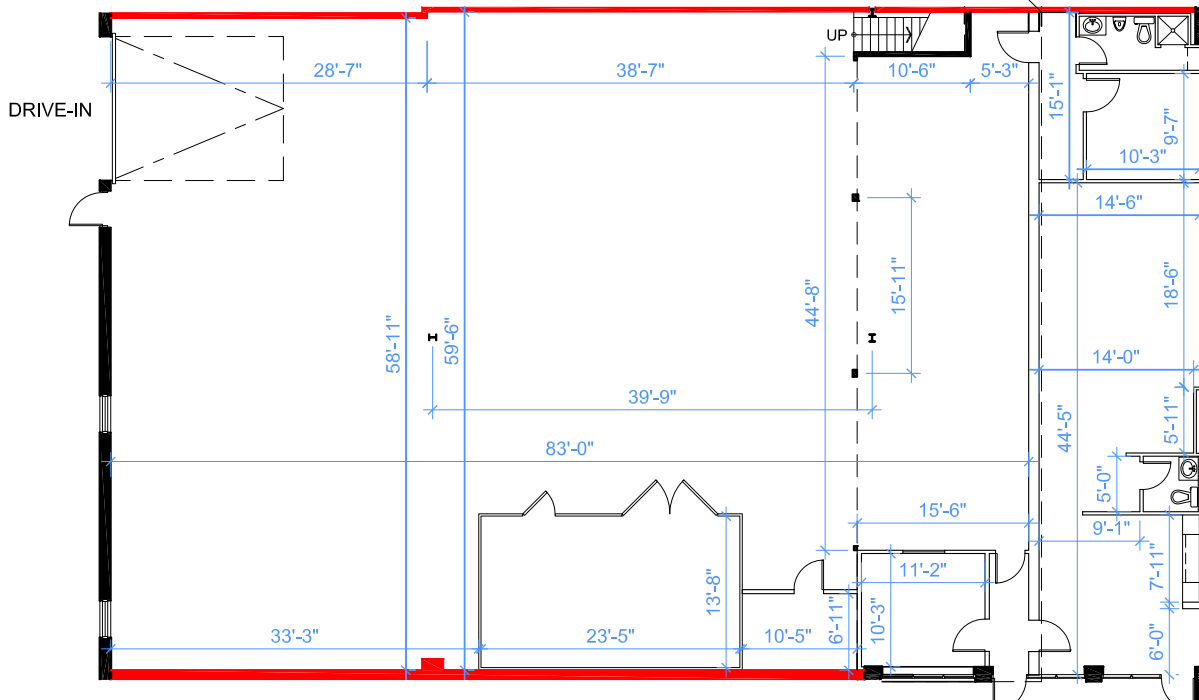
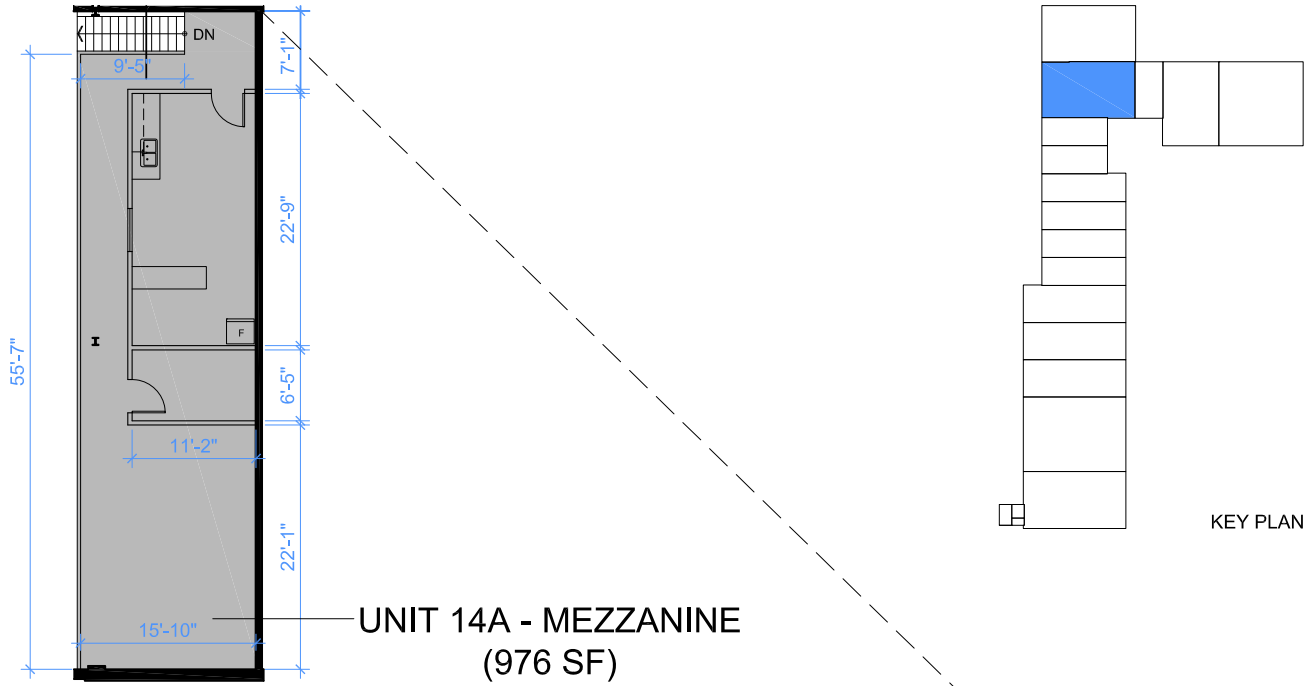
85 Bowes Road, Unit 14A
Vaughan, ON

Interior Photos



Note: Property imagery was enhanced using AI tools for visualization purposes

Floor Plan



Zoning - EM1

Permitted uses

EMPLOYMENT ZONE

- Automotive detailing
- Commercial school
- Manufacturing or processing facility
- Motor vehicle body repair
- Motor vehicle rental
- Motor vehicle repair
- Motor vehicle sales
- Office
- Research and development
- Vertical farming
- Warehousing and distribution facility

OTHER

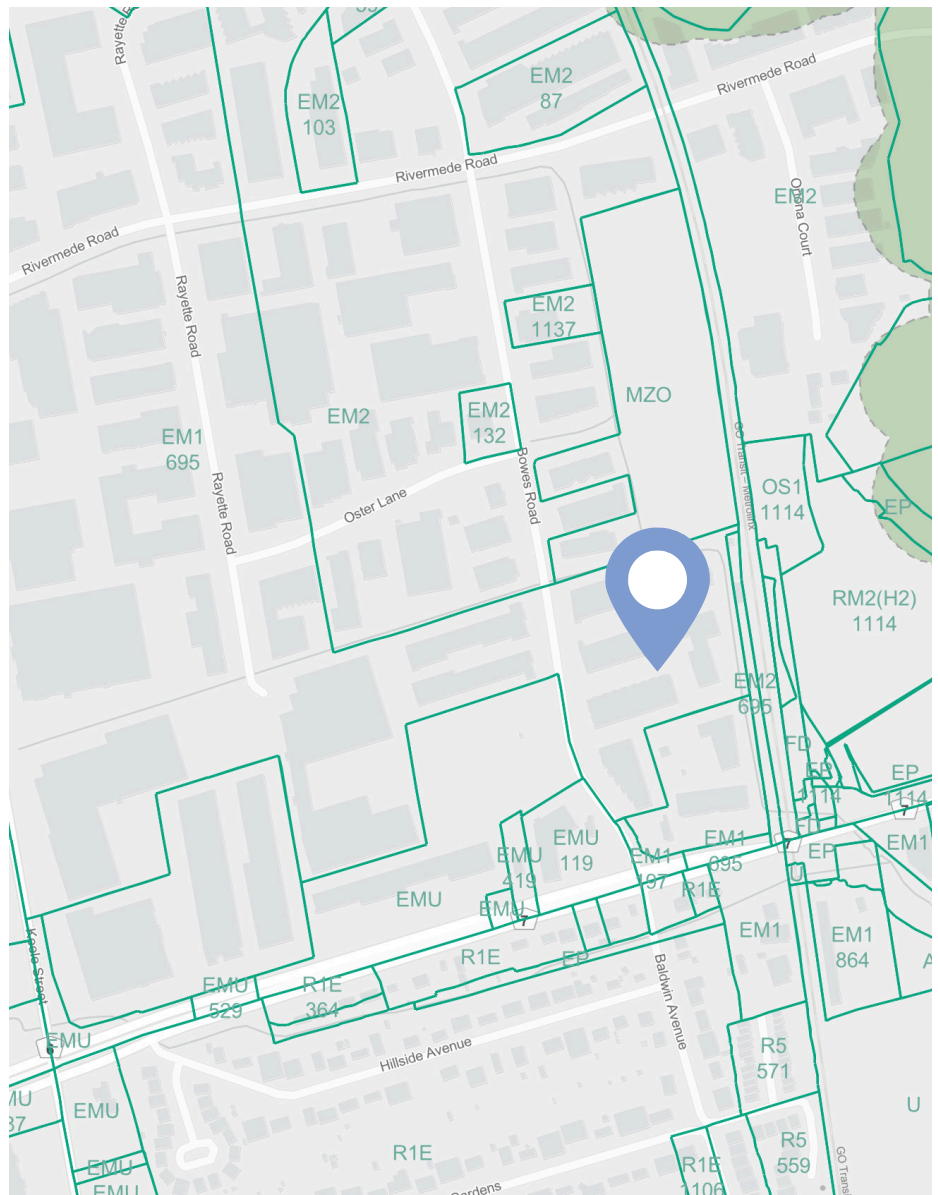
- Car wash
- Day care centre
- Temporary sales office

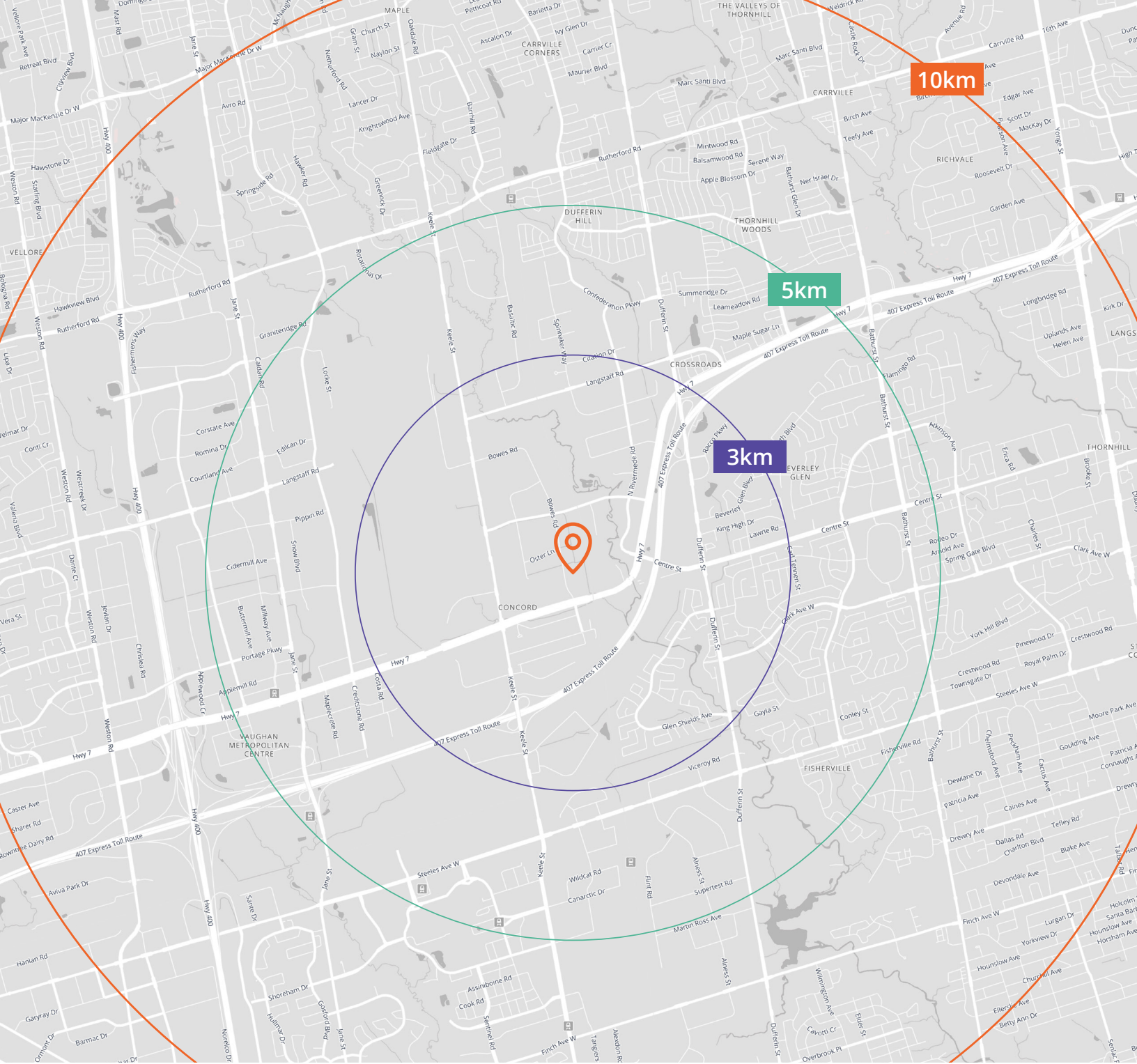
SPECIFIED ACCESSORY USES

- Accessory office
- Accessory retail
- Ancillary retail
- Intermodal container

ADDITIONAL REQUIREMENTS

1. This use is subject to specific use provisions in accordance with Part 5 of this Bylaw.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m² on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.





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Platinum member