



**FOR SALE**

# Freestanding industrial building located in the heart of Woodbridge

**181 Regina Road**  
Vaughan, ON

**Aidan Mallovy**

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**AVISON  
YOUNG**





**181**  
Regina Road

# 181

Regina Road  
Vaughan, ON

## Property details

### BUILDING SIZE

28,977 sf

### LOT SIZE

1.48 acres

### INDUSTRIAL

49%

### OFFICE

51%

### CLEAR HEIGHT

18'

### SHIPPING

4 T/L, 1D/I

### ZONING

EM1

### POSSESSION

Immediate

### ASKING PRICE

\$12,900,000

### TAXES

\$64,558.74

## Features



Immediate access to Highways 7, 407, and 427



New roof completed In 2016



Office was recently renovated in 2017



Electrical systems and lighting upgraded in 2017

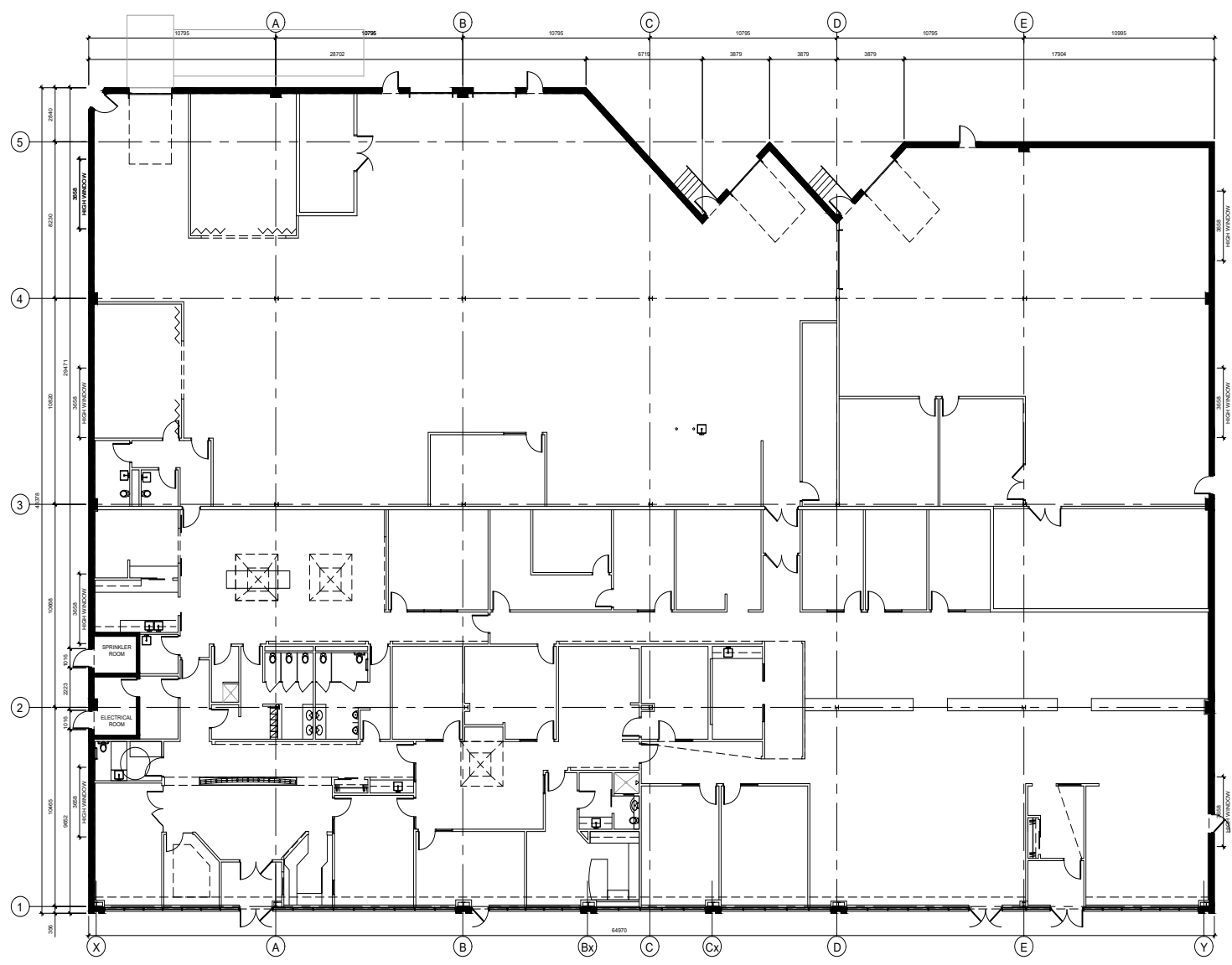


Secured and gated rear yard with access / egress on both sides of the building



Shipping court can accommodate larger vehicles with sawtooth shipping

Floorplan





181 REGINA RD, VAUGHAN

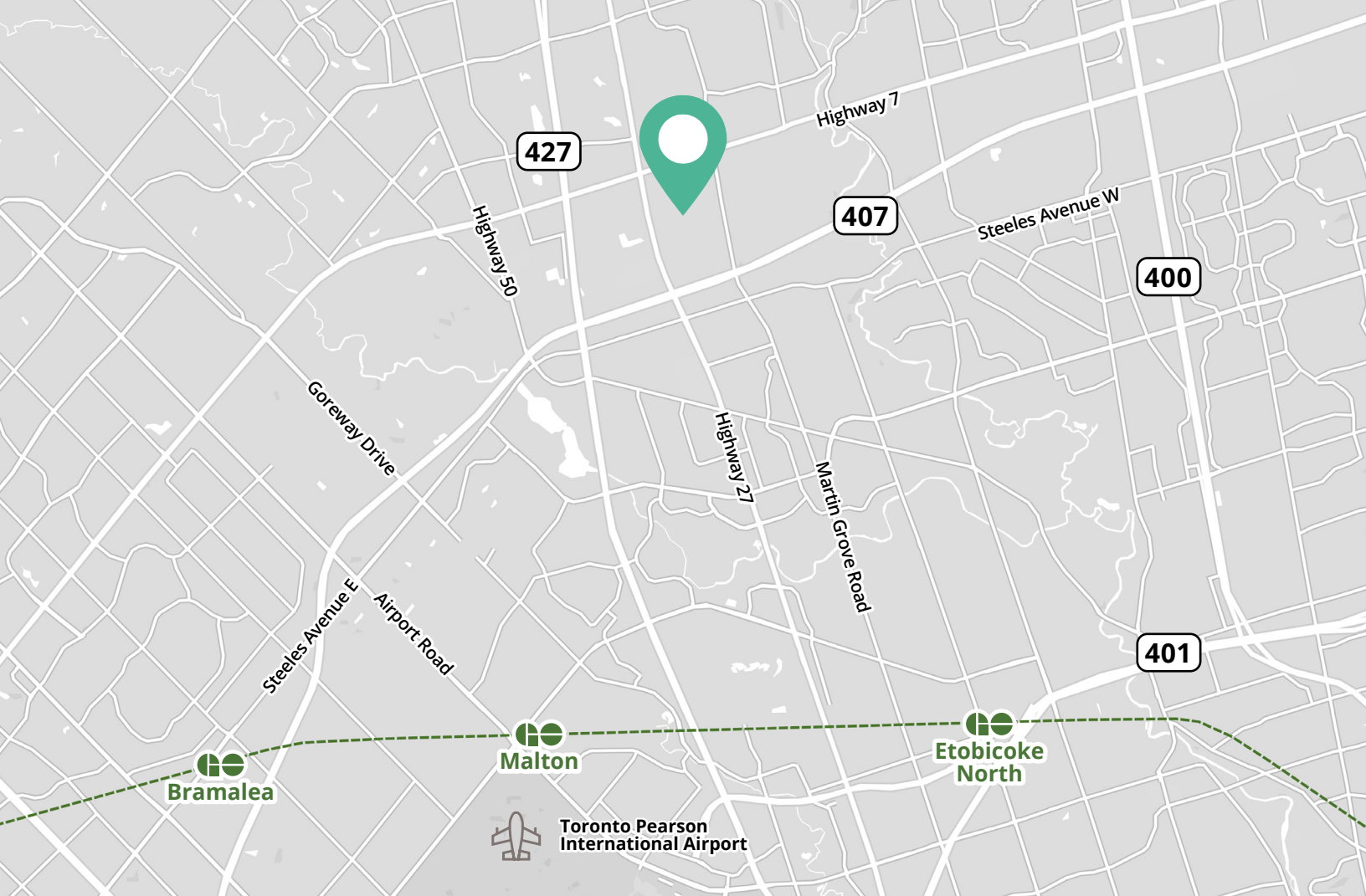




181 REGINA RD, VAUGHAN







### Amenities within 5KM



150

Restaurants



544

Retail



19

Gas Stations



23

Banks



5

Fitness Centres

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YOUNG**

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