

FOR LEASE • PINE VALLEY BUSINESS PARK • VAUGHAN, ONTARIO

1 WHITMORE ROAD

UNITS 14 & 30

1,210 SQ. FT. & 1,825 SQ. FT.

SMALL-BAY INDUSTRIAL • DRIVE-IN SHIPPING • IMMEDIATE HWY 7 / 400 / 407 ACCESS

905-850-3300



PINE VALLEY BUSINESS PARK · VAUGHAN

A PROFESSIONALLY MANAGED HOME FOR YOUR BUSINESS

Two rare small-bay units with drive-in shipping and finished office space in one of Vaughan's most sought-after complexes — very clean, professionally managed, with ample parking and transit at the door. Full details for each unit follow on the pages ahead.

DRIVE-IN SHIPPING

FINISHED OFFICE SPACE

AMPLE PARKING

TRANSIT AT THE DOOR



UNIT 30 • 1 WHITMORE ROAD, VAUGHAN

1,825 SQ. FT. **END UNIT**

30

A rare small-bay **end unit** with drive-in shipping and nicely finished office space — vacant and ready for immediate occupancy.

ASKING NET RENT

[Speak to Listing Agent](#)

TOTAL AREA

1,825 sq. ft.

OFFICE / INDUSTRIAL

40% / 60%

CLEAR HEIGHT

16'3"

SHIPPING

1 Drive-In Door

HEAT / COOLING

Radiant heat • A/C in office area

SPRINKLERS

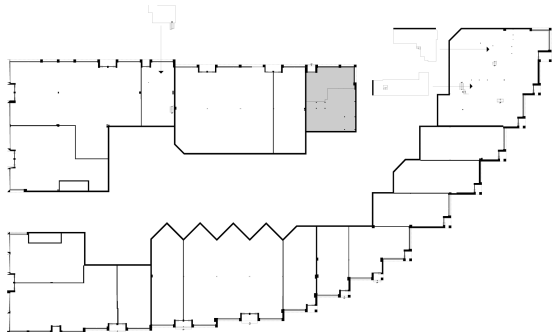
Yes

T.M.I.

\$7.29 PSF (2026)

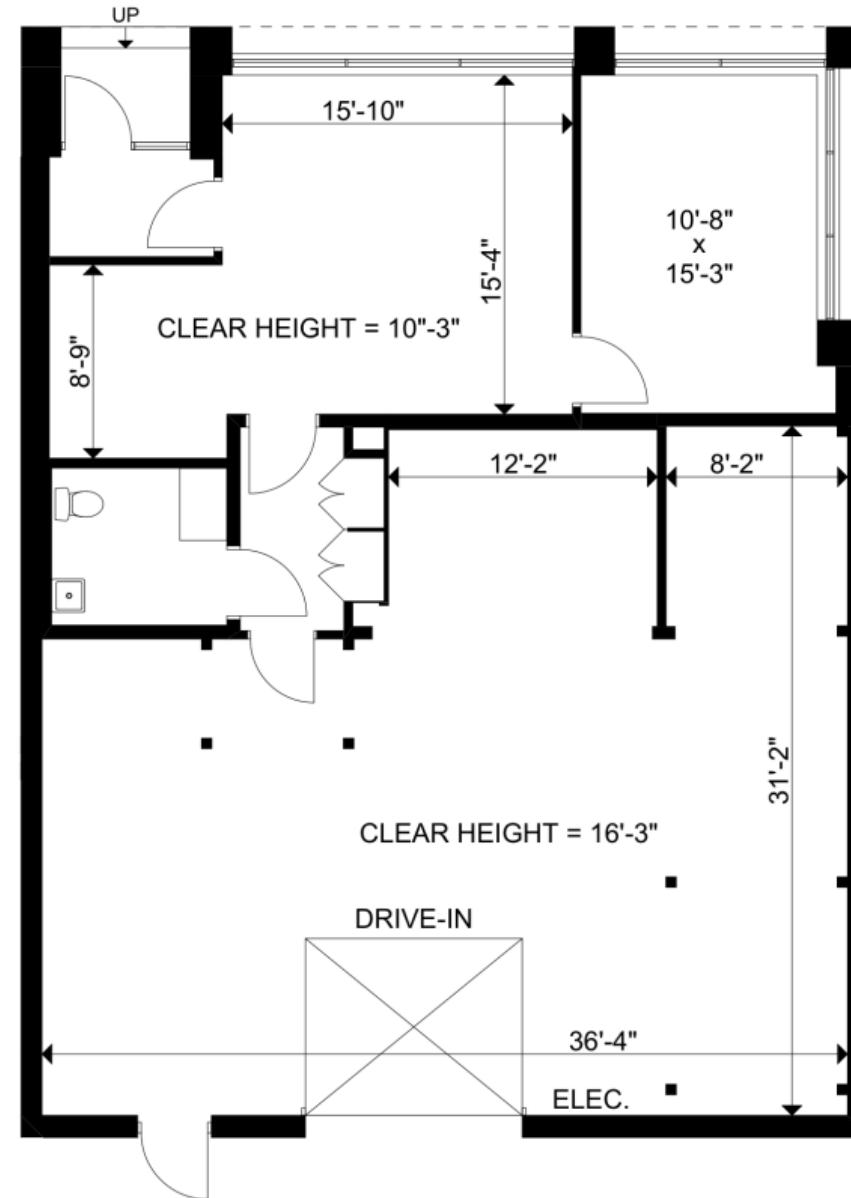
UNIT 30 FLOOR PLAN

OFFICE AREA	742 sq. ft.
WAREHOUSE AREA	1,083 sq. ft.
TOTAL RENTABLE	1,825 sq. ft.
WAREHOUSE CLEAR HEIGHT	16'-3"
SHIPPING	1 Drive-In Door



KEY PLAN – UNIT LOCATION IN COMPLEX

Areas certified by Extreme Measures Inc. per BOMA 2019 for Industrial Buildings (ANSI/BOMA Z65.2-2019). Plan for illustration purposes only – not to scale.





UNIT 14 • 1 WHITMORE ROAD, VAUGHAN

1,210sq. ft.

14

An efficient, functional small-bay layout with drive-in shipping — ideally sized for service, trades and last-mile users.

ASKING NET RENT

[Speak to Listing Agent](#)

TOTAL AREA

1,210 sq. ft.

OFFICE / INDUSTRIAL

35% / 65%

CLEAR HEIGHT

16'7"

SHIPPING

1 Drive-In Door

HEAT / COOLING

Radiant heat • A/C in office area

SPRINKLERS

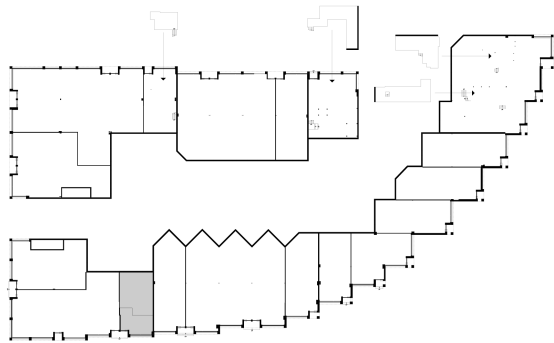
Yes

T.M.I.

\$7.29 PSF (2026)

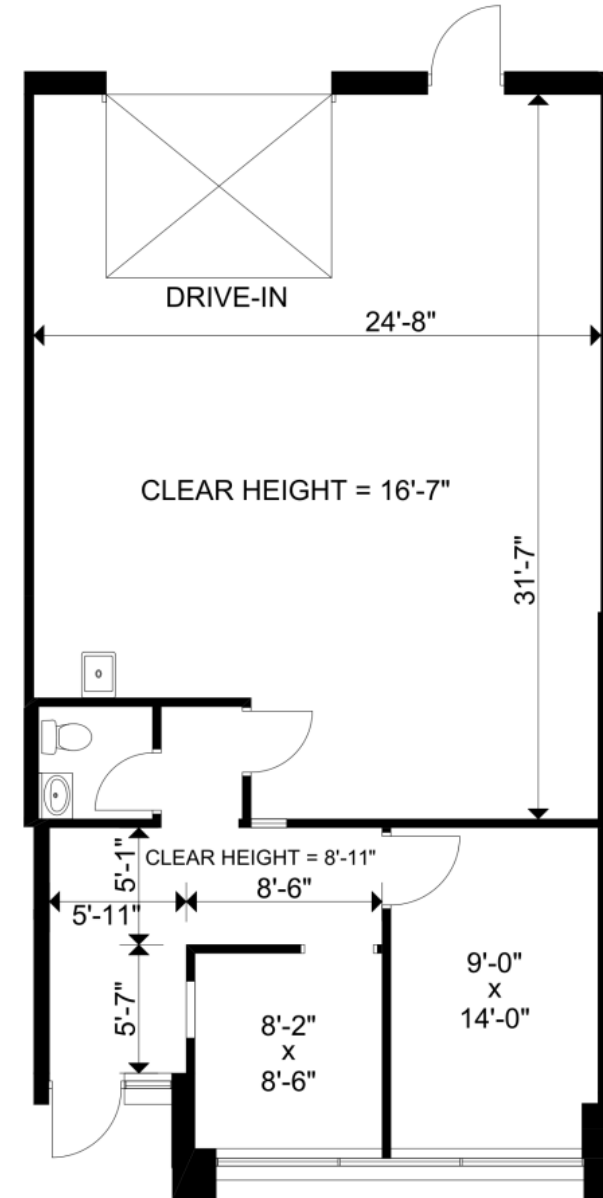
UNIT 14 FLOOR PLAN

OFFICE AREA	422 sq. ft.
WAREHOUSE AREA	788 sq. ft.
TOTAL RENTABLE	1,210 sq. ft.
WAREHOUSE CLEAR HEIGHT	16'-7"
SHIPPING	1 Drive-In Door



KEY PLAN – UNIT LOCATION IN COMPLEX

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LOCATION

AT THE CENTRE OF EVERYTHING

HWY 7

AT THE DOORSTEP

Direct frontage access via Weston Road

HWY 400

MINUTES AWAY

Interchange at Highway 7

HWY 407

QUICK CONNECTION

Cross-GTA reach via Weston Road



YRT / VIVA TRANSIT ON HIGHWAY 7 • PEARSON INTL. AIRPORT APPROX. 20-25 MIN

YOUR LANDLORD

PURE INDUSTRIAL

43M+

SQUARE FEET OF HIGH-QUALITY INDUSTRIAL
ASSETS ACROSS CANADA

TORONTO HQ • MONTREAL • QUEBEC CITY •
VANCOUVER



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

Learn more at PureIndustrial.ca

WHAT THIS MEANS FOR YOU A responsive, professional landlord and manager behind your space — for the long term.

SUITED TO A RANGE OF USES

BUILT FOR YOUR BUSINESS

01 SERVICE & TRADES

Contractors, HVAC, electrical and plumbing operations — office, counter and secure storage in one address.

02 OFFICE + WAREHOUSE

Finished office up front, functional industrial space in back for inventory, staging or workshop.

03 LAST-MILE & DISTRIBUTION

Drive-in shipping and instant 400-series access put the entire GTA within easy reach.

04 LIGHT ASSEMBLY

16-foot clear heights, radiant heat and sprinklered space suited to light production work.

05 SHOWROOM & DESIGN

A clean, professionally managed park that makes the right impression on visiting clients.

06 GROWING BUSINESSES

Right-sized units at 1,210 sq. ft. and 1,825 sq. ft. — with other sizes available in the complex.

All uses subject to applicable by-laws and landlord approval — ask us about your specific use.

BOOK A TOUR.

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SHOWINGS REQUIRE 24 HOURS' NOTICE