Limited-Time

Tenant Incentive Available on Leases Over 5,000 SF!

Contact Listing Brokers Today for Details.

Viceroy Industrial Park

Multi-Size Industrial Units Ready for Occupancy

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PROUDLY MANAGED BY:

CBRE Epic Investment Services

Efficiency & Productivity at its core.

Welcome to Viceroy Industrial Park

CBRE and Epic Investment Services are pleased to introduce Viceroy Industrial Park, strategically located in Vaughan just minutes to Highway 407. This Industrial park offers an array of improved units with multiple size configurations and immediate availability. Contact our leasing team and find out how Viceroy Industrial Park can fit your needs.

Strategically located, unparalleled connections.

Viceroy Industrial Park is optimally located with ease of access to major highways that reach every corner of the Greater Toronto Area and beyond. It is a 6-minute drive to Highway 407, a 9-minute drive to Highway 7, and an 11-minute drive to Highway 400. Viceroy Industrial Park is conveniently located in close proximity to Vaughan Metropolitan Centre TTC Subway Station connecting to multiple transit routes providing an easy commute for employees. Viceroy Industrial Park is within a 10-minute walk to the numerous amenities on Steeles Ave West where employees can enjoy a choice of retail services and places to eat and shop. This property is connected to an industrial community with a highly skilled labour force and with Pearson Airport and Downtown Toronto less than an hour away, Viceroy Industrial Park offers an exceptional opportunity to support your business.

NEARBY AMENITIES

Restaurants

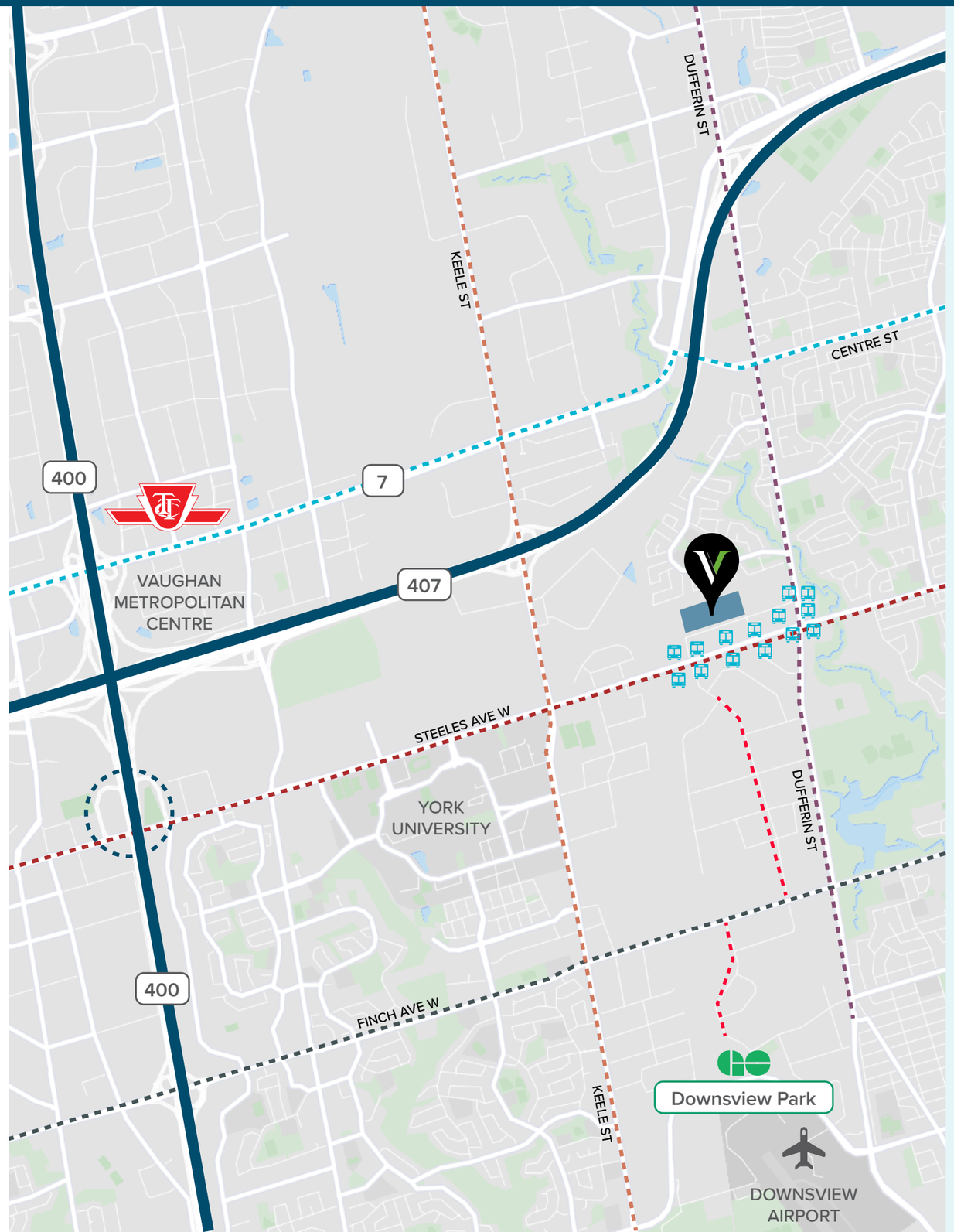
East Side Mario's
Montana's
Wild WIng
Wimpy's Diner
Freshii
Suliko Restaurant
Thai Room Dufferin
Emily's Palace Caribbean
Mary Brown's Chicken
Wendy's
Thai Express
Fresh Burger
Thai Bamboo
Pho Foodie
Deer Garden Signatures
Kavkaz Restaurant
Max's Restaurant
Teriyaki Experience
Shawarma Royale
Michael Angelo's Pizza
Tim Horton's
Starbucks

Services

Harmony Women's Clinic
LMC Healthcare Vaughan
101 Medical Centre
Wonderland Day Care
Petro Canada
Mr. Lube + Tires
Fit 4 Less

Shop

Real Canadian Superstore
Home Depot
LCBO
Dollarama
Winners
Wine Rack
Joe Fresh



DRIVE TIMES:

HIGWAY 407
6 MIN | 2.9KM

HIGWAY 7
9 MIN | 3.8KM

HIGHWAY 400
11 MIN | 5.1KM

HIGHWAY 401
14 MIN | 14.3KM

PEARSON AIRPORT
18 MIN | 22.2KM

DOWNTOWN TORONTO
49 MIN | 20KM

YORK REGION TRANSIT

- Bus 960
- Bus 107
- Bus 77
- Bus 105
- Bus 36
- Bus 96
- GO Train Service
- Transit Stops
- TTC Subway Station

24 Viceroy Road

AVAILABILITY

UNIT	UNIT 4	UNIT 5	UNITS 4-5	UNIT 10	UNIT 16 LEASED	UNIT 17 & 18 LEASED
SIZE (SQ. FT.)	3,551	3,551	7,102	2,678	1,793	3,393
OFFICE	30%	30%	25%	20%	26%	13%
CLEAR HEIGHT	17' 6"	17' 6"	17' 6"	17' 6"	17' 6"	17' 6"
SHIPPING	1 Truck Level	1 Truck Level	2 Truck Levels	1 Truck Level	1 Truck Level	2 Truck Levels
ASKING PRICE	$21.50 per sq. ft.	$21.50 per sq. ft.	$19.95 per sq. ft.	$21.50 per sq. ft.	$21.50 per sq. ft.	$21.50 per sq. ft.
TMI (2025)	$6.21 per sq. ft.	$6.21 per sq. ft.	$6.21 per sq. ft.	$6.35 per sq. ft.	$6.21 per sq. ft.	$6.21 per sq. ft.
POSSESSION	January 2026	January 2026	Immediate	30-60 Days	Immediate	Immediate

CLICK TO VIEW ALL FLOORPLANS

*Outlines are approximate

40 Viceroy Road

AVAILABILITY

UNIT	UNIT 17 LEASED	UNITS 19-21 LEASED
SIZE (SQ. FT.)	1,707	5,117
OFFICE	15%	20%
CLEAR HEIGHT	15' 7"	15' 7"
SHIPPING	1 Drive-in Door	3 Drive-in Doors
ASKING PRICE	$21.50 per sq. ft.	$19.95 per sq. ft.
TMI (2025)	$6.35 per sq. ft.	$6.35 per sq. ft.
POSSESSION	Contact listing agents for details	

CLICK TO VIEW ALL FLOORPLANS

*Outlines are approximate

50 Viceroy Road

AVAILABILITY

UNIT	UNIT 1-5 LEASED	UNIT 15 LEASED	UNITS 22-23
SIZE (SQ. FT.)	9,482	1,577	3,097
OFFICE	25%	15%	25%
CLEAR HEIGHT	15'10"	15'10"	15'10"
SHIPPING	2 Drive-in Doors	1 Drive-in Door	2 Drive-in Doors
ASKING PRICE	$19.95 per sq. ft.	$21.50 per sq. ft.	$21.50 per sq. ft.
TMI (2025)	$6.35 per sq. ft.	$6.35 per sq. ft.	$6.35 per sq. ft.
POSSESSION	Immediate	30 Days	Immediate

CLICK TO VIEW ALL FLOORPLANS

*Outlines are approximate

116 Viceroy Road

AVAILABILITY

UNIT	UNITS 8-12A	UNIT 3B LEASED	UNIT 10B LEASED	UNIT 11B LEASED	UNIT 13B LEASED	UNIT 3C	UNITS 1-4D	UNIT 6D LEASED
SIZE (SQ. FT.)	12,228	1,744	1,640	1,733	1,752	1,439	6,217	1,455
OFFICE	18%	30%	15%	10%	10%	25%	25%	50%
CLEAR HEIGHT	18'5"	16'	16'	16'	16'	16'	16'	16'
SHIPPING	2 Truck Levels, 1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	1 Drive-in Door	4 Drive-in Doors	1 Drive-in Door
ASKING PRICE	~~$19.95 / sq. ft.~~ $18.50 / sq. ft.	$21.50 / sq. ft.	$21.50 / sq. ft.	$21.50 / sq. ft.	$21.50 / sq. ft.	$21.50 / sq. ft.	$21.50 / sq. ft.	$21.50 / sq. ft.
TMI (2025)	$6.35 per sq. ft.	$6.35 per sq. ft.	$6.35 per sq. ft.	$6.35 per sq. ft.	$6.35 per sq. ft.	$6.35 per sq. ft.	$6.35 per sq. ft.	$6.35 per sq. ft.
POSSESSION	Immediate	Immediate	March 2026	August 1, 2025	August 1, 2025	30-60 Days	60 Days	May 2025

CLICK TO VIEW ALL FLOORPLANS

*Outlines are approximate

VICEROY INDUSTRIAL PARK

VAUGHAN, ON

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