



VAUGHAN INDUSTRIAL

MAJOR50

RAIL  + AIR  + GROUND 

BUILD TO SUIT OPPORTUNITY | Q3 2026

1.1 MILLION SQ. FT.

Contact Us for More Information:

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2KM | 4MIN
Highway 427 Interchange

HWY 427

Downtown Toronto



1KM | 2MIN
CPKC Vaughan Intermodal

Major Mackenzie Drive

Highway 50

VAUGHAN INDUSTRIAL
MAJOR 50
RAIL + AIR + GROUND

MAJOR OPPORTUNITY

1,125,722 SQ. FT.

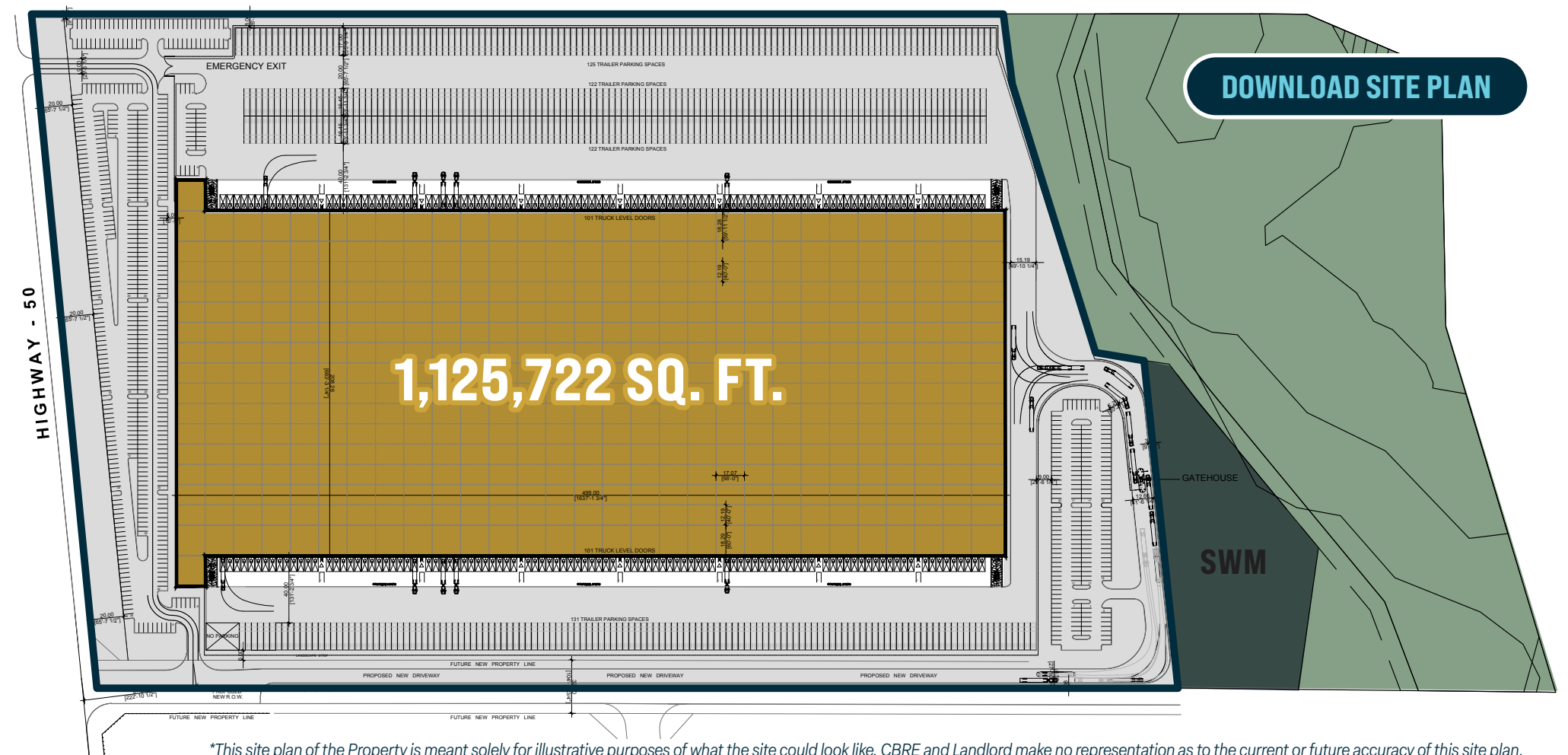
State-of-the-Art Construction

Q3 2026

Built-to-Suit Opportunity

Proudly Pursuing

LEED CERTIFICATION ZERO CARBON



SPECIFICATIONS

SHIPPING	202 Truck Level Doors 14 Drive-in Doors	BAY SIZES	56' width × 40' depth 60' Staging Bay	Vaughan Industrial Major50 (10223 Highway 50, Vaughan) offers a unique size in the market and the opportunity for a tenant to grow and develop within the Vaughan Enterprise Zone (VEZ) – a vast business area with significant goods movement infrastructure in Vaughan’s west end.
CLEAR HEIGHT	40'	PARKING	500 Trailer Parking Stalls 714 Car Parking Stalls	Situated at the intersection of Major Mackenzie Drive and Highway 50 in Vaughan, the Property is conveniently located at the gateway of Highway 427, offering excellent access to the rest of the 400-series highways, and close proximity to Downtown Toronto and Pearson International Airport for easy distribution.

VAUGHAN ENTERPRISE ZONE: RAIL + AIR + GROUND

The Vaughan Enterprise Zone is a premiere destination that spans across several business parks.



CPKC VAUGHAN INTERMODAL

2 Minutes to CPKC Vaughan Intermodal

- ▶ #1 largest intermodal terminal in Canada!
- ▶ First and only transnational rail network in North America.
- ▶ 1,800 containers per day (more than 600,000 containers annually) are handled at the facility.
- ▶ 1,600 to 2,100 trucks pass through the yard everyday.
- ▶ Intermodal offers immediate access to Highway 427 via two interchanges at Rutherford Road to the south and Major Mackenzie Drive to the north.



PEARSON INTERNATIONAL AIRPORT

Canada's largest and busiest airport

- ▶ Travel time from the VEZ to Pearson International Airport, Canada's busiest passenger and cargo airport, is 10 minutes.
- ▶ Approximately 50% of all the international air cargo in Canada is handled by the airport.
- ▶ Pearson Airport is the second-busiest airport in North America for international passengers.



INFRASTRUCTURE IMPROVEMENTS

Newly completed interchanges & future road expansion

- ▶ **The 427 Expansion Complete!** Accessibility to Major50 has been enhanced by the recently completed Highway 427 expansion with full interchanges at Langstaff Road, Rutherford Road and Major Mackenzie Drive.
- ▶ **Coleraine Drive Bypass:** The expansion of Coleraine Drive to a 4-lane truck arterial will continue south from Mayfield Road directly into the Highway 427 and Major Mackenzie Drive interchange.

VAUGHAN, ONTARIO

A MAJOR LOGISTICS, WAREHOUSING & MANUFACTURING CENTER

Located in York Region, Vaughan is part of Canada’s largest independent automotive parts and electronics manufacturing cluster. Automotive manufacturing and sales are supported by one of the fastest-growing municipalities in Ontario, attracting tens of thousands of new residents annually – three-quarters of whom have university educations.

Transportation and warehousing sector is thriving in Vaughan. As one of the largest transportation hubs in Ontario, this sector plays a crucial role in moving shipments all over North America.

Vaughan Highlights

3.9M+ *Labour force within
a one-hour drive*

3rd *Largest municipality in the
Greater Toronto Area (GTA)
for large businesses (500+
employees)*

25,000 *New residents attracted
to York Region
- the fastest growing
municipality in Ontario*

4th *Largest business centre in the
GTA by number of businesses.*

MAJOR LOGISTICS THOROUGHFARE & CONNECTIVITY

A growing and energetic industrial community strategically connected to a robust and highly skilled labour force and a variety of highways that reach every corner of the Greater Toronto Area and beyond.

Highway Access

Highway 427 2 km / 4 min	Highway 407 11 km / 8 min	Highway 401 22 km / 16 min
Highway 400 19 km / 14 min	Highway 410 22 km / 15 min	Highway 404 23 km / 23 min

Transit

- Go Bus Bolton Route 37**
Nearest Bus Stop: 1 Minute Drive / 17 Minute Walk
Connects to Toronto Union Station
- Bolton Transit Line / Stops**
Nearest Bus Stop: 1 Minute Drive / 17 Minute Walk
This local transit line includes 39 new bus stops along the route with service running during peak commute hours

Drive Times

CPKC Vaughan Intermodal 1 km / 2 min	CN Brampton Yard 16 km / 12 min	Pearson Airport 19 km / 12 min
Downtown Toronto 45 km / 35 min	Vaughan Metropolitan Centre 22 km / 16 min	U.S. Border 145 km / 1 hr 30 min





MAJOR LABOUR FORCE

Vaughan Demographics

331,504

Population

273,966

Labour Force

40.8 Yrs

Median Age

64.3%

Employment Rate

Demographics by Radius

10 km

327,143

Population

20 km

1.5 Million

Population

30 km

4.1 Million

Population

267,047

Labour Force

1.3 Million

Labour Force

3.5 Million

Labour Force

37.5 Yrs

Median Age

38.3 Yrs

Median Age

39.4 Yrs

Median Age

INTERACTIVE DIMENSION MAP

CORPORATE NEIGHBOURS & NEARBY AMENITIES

INTERACTIVE DIMENSION MAP





PHOTOS TAKEN SEPTEMBER 2023



YOUR TRUSTED PARTNERS



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