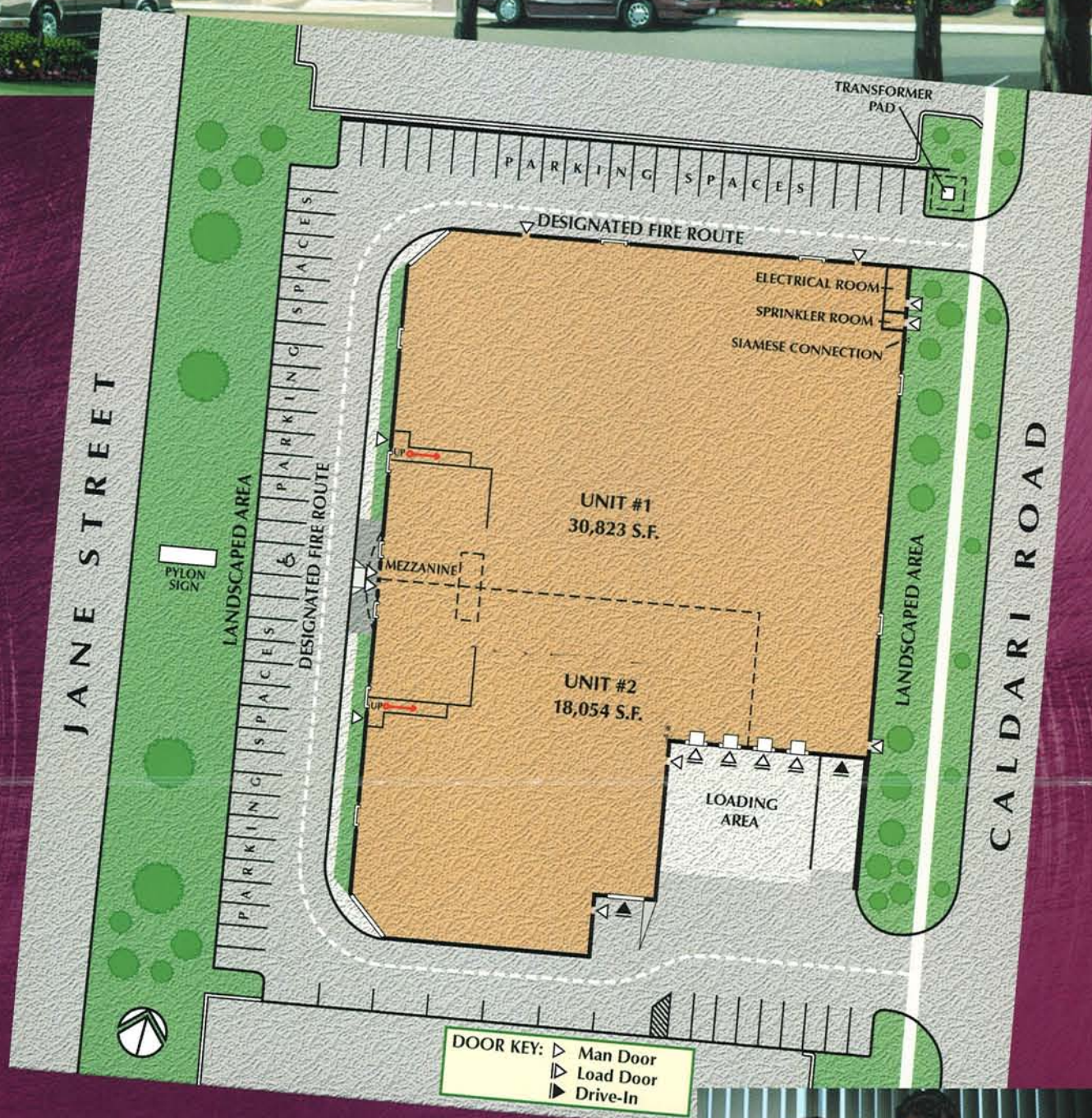




# SUPERIOR ACCOMMODATION

FOR BUSINESS AND INDUSTRY

IN THE CITY OF VAUGHAN



180 Caldari proudly presents a new perspective on business in the City of Vaughan. Located in one of Greater Toronto's premier business and industrial areas, 180 Caldari offers a state-of-the-art facility.

A combination of pre-cast and reflective glass provide a striking architectural profile. 180 Caldari is the ideal choice for those companies seeking a prestigious address for industrial, warehousing, and light manufacturing.

Fast forward your business into the future in this ideal location, a short drive from Toronto's Pearson International Airport.

The award-winning City of Vaughan is a recognized leader in providing dynamic business environments that generate profits.

180 Caldari is another of Melrose Investment's outstanding business locations in an extensive portfolio of signature properties.



## SQUARE FOOTAGE

- Ground Floor 48,877
- Mezzanine 3,722
- Total 52,599

## OFFICE AREA

- Flexible layouts available

## CEILING HEIGHT

- Warehouse 25' clear
- Office 9' (or higher)

## INSULATION

- Heat efficient climate controlled environment
- Insulated pre-cast panels and roof

## ELECTRICAL SERVICE

- 800 amp/600 volt main service

## HVAC

- Warehousing – efficient gas fired unit heaters
- Office – rooftop heat/cool package equipment

## TRUCK LEVEL • DRIVE IN DOOR

- (4) four truck level doors 8'6" x 9'
- (2) two drive-in doors 14' x 16'

## SPRINKLER SYSTEM

- Storage to 20' without the requirement of in-rack sprinklers for classes 1, 2, 3 & 4 hazards plus group A & B plastics
- Fire hose racks permit storage above 12'
- Column protection permits storage above 20'

## ZONING

- Prestige employment zoning, industrial zoning full range of manufacturing, warehousing, and business uses