

# HUB

At Highway 27  
by Northbridge

## WELCOME TO THE HUB HIGHWAY 27

Micro-bay Industrial  
Condominiums

FOR SALE





## PROPERTY OVERVIEW

# WORK WHILE BUILDING EQUITY “OWN YOUR WORKSPACE”



**The Hub properties by Northbridge are creating value for occupiers across the GTA through central locations and modern construction.**

Welcome to The Hub Highway 27, Toronto's most sought-after industrial condominium complex, The Hub Highway 27 features 82,000 SF and 42 units ranging from 975–10,000 SF. Rising rents have forced companies to rethink their needs for space. With favourable financing opportunities, and the opportunity to build equity, The Hub Highway 27 is a unique opportunity for any business looking for more value in a quickly changing market.



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82,000 SF

4.2 Acre Site

42 Units

975 SF to 10,000 SF

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## SPECIFICATIONS

# ENVIRONMENTAL AND SUSTAINABLE FEATURES OFFERED AT THE HUB

### EFFICIENT DESIGN

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Featuring LED lighting, state-of-the-art building automation systems, and advanced HVAC equipment, The Hub is meticulously designed to surpass standard building code specifications, paving the way for a more sustainable future.

### EFFICIENT ROOFING SYSTEMS

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By utilizing SRI (solar reflective index) materials, our roofing systems effectively decrease the absorption of solar heat. This not only mitigates the adverse effects on HVAC equipment but also enables more flexible interior temperature control.

### WASTE MANAGEMENT

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The waste management plan for The Hub aims to divert 75% or more of construction waste and demolition debris away from landfills, surpassing industry standards.

### LANDSCAPE EFFICIENCY

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The landscape design at The Hub is thoughtfully planned with sustainability as a core principle. We advocate for native vegetation that flourishes in low-water environments, demanding minimal watering and maintenance wherever feasible.



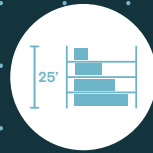


## BUILDING FEATURES

# WHAT WE OFFER



**UNIT SIZES**  
975 SF - 10,000 SF



**CLEAR HEIGHT**  
26 FT



**SHIPPING**  
1 drive-in door  
(12' x 14') per unit



**ELECTRICAL**  
100 AMP service



**EV CHARGING STATIONS**  
Charging stations on site



**LIGHTING**  
High efficiency LED



**HVAC**  
Dedicated RTU in office



**MEZZANINE**  
Units include up to 40% mezzanine



## LOCATION ADVANTAGES

# CENTRAL LOCATION THAT HAS IT ALL



Only 7km from the affluent town of Kleinberg and a short drive from Toronto's Pearson Airport, our Woodbridge location is easily accessible from both Highway 27 and the 407 putting almost 500K people within a few minutes' radius and millions more a short drive away. Woodbridge is currently home to many specialized companies including construction, warehousing, distribution and many more because of its access and proximity to some of the provinces most livable and sought-after neighbourhoods.



# COMMUTER ACCESS





# COMMUTER ACCESS





# SITE PLAN OVERVIEW

## Building A

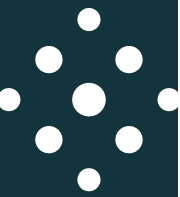
- 26' clear height
- Total building area: 38,728 SF
- Up to 40% mezzanine
- 53 parking spaces
- One (12' x 14') drive-in door per unit
- Sprinklered
- LED lighting in common area
- 60' truck court

## Building B

- 26' clear height
- Total building area: 43,688 SF
- Up to 40% mezzanine
- 67 parking spaces
- One (12' x 14') drive-in door per unit
- Sprinklered
- LED lighting in common area
- 60' truck court







## FOR MORE INFORMATION

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