

INDUSTRIAL SPACE FOR LEASE

85 Citizen Court, Units 7, 18 & 19, Markham

HUMBOLD INDUSTRIAL PARK



For more information please contact:

ZARKO STOJANOVIC*

Vice President

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Cushman & Wakefield Ltd., Brokerage

These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation. * Sales Representative

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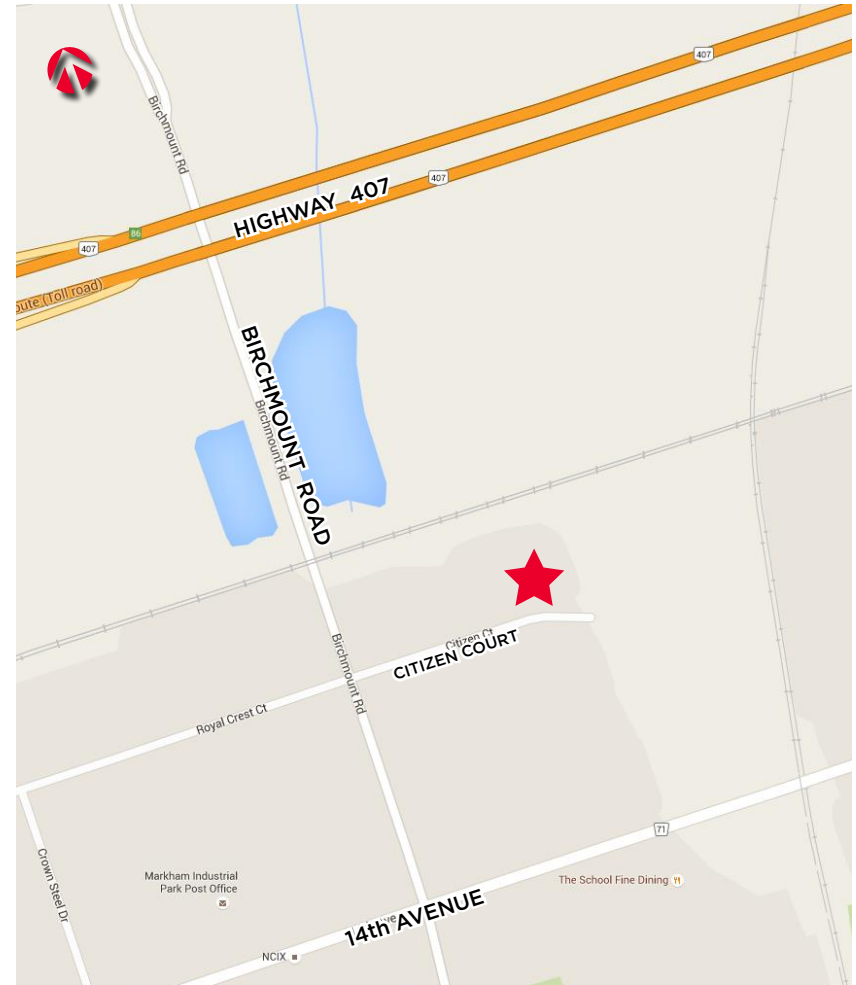
PROPERTY DETAILS:

	80 Citizen Court: Unit 1,2,3	80 Citizen Court: Unit 6	85 Citizen Court: Unit 1,2,3
SIZE:	5,885 SF	2,585 SF	5,555 SF
OFFICE AREA:	90%	45%	80%
INDUSTRIAL AREA:	10%	55%	20%
ZONING:	MC 40%	MC 40%	MC 40%
CLEAR HEIGHT:	18 feet	18 feet	18 feet
SHIPPING:	2 Drive In	1 Truck Level	2 Drive In
ASKING NET RATE:	\$18.00	\$20.00	\$18.00

* TMI is \$5.50 psf for all units for year 2024

COMMENTS:

- **Flex Industrial / Office Space**
- Attractive White Precast Glass Building
- Great Parking
- Available Signage
- Excellent Landlord
- 1 Minute to Hwy 407 Interchange
- Landlord Will Remove Office Space



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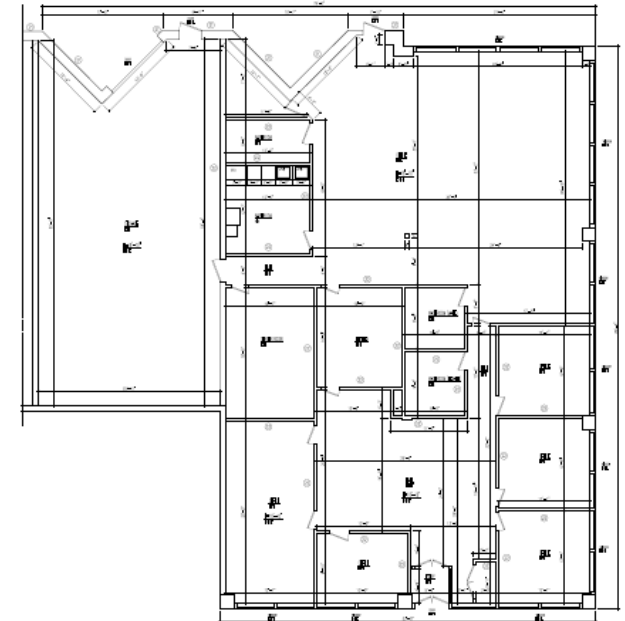
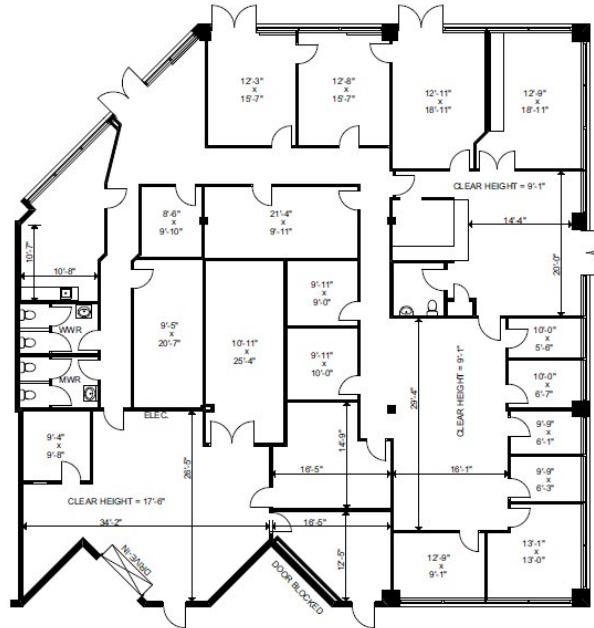
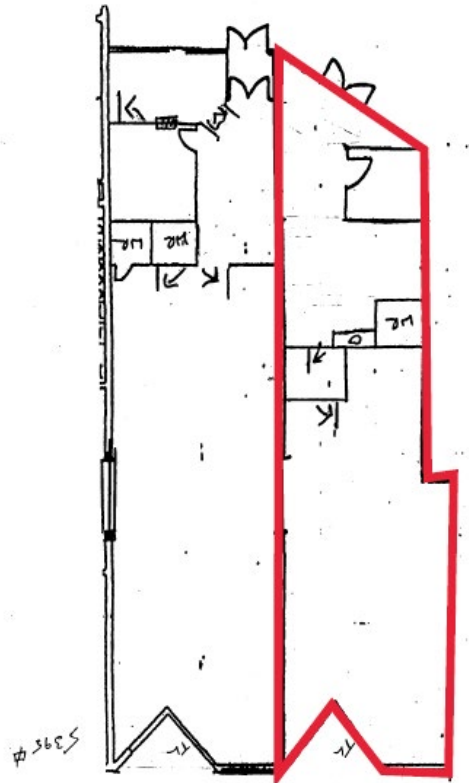
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FLOOR PLANS:

Unit 6 - 2,585 SF

Unit 1,2,3 - 5,885 SF

Unit 1,2,3 - 5,555 SF



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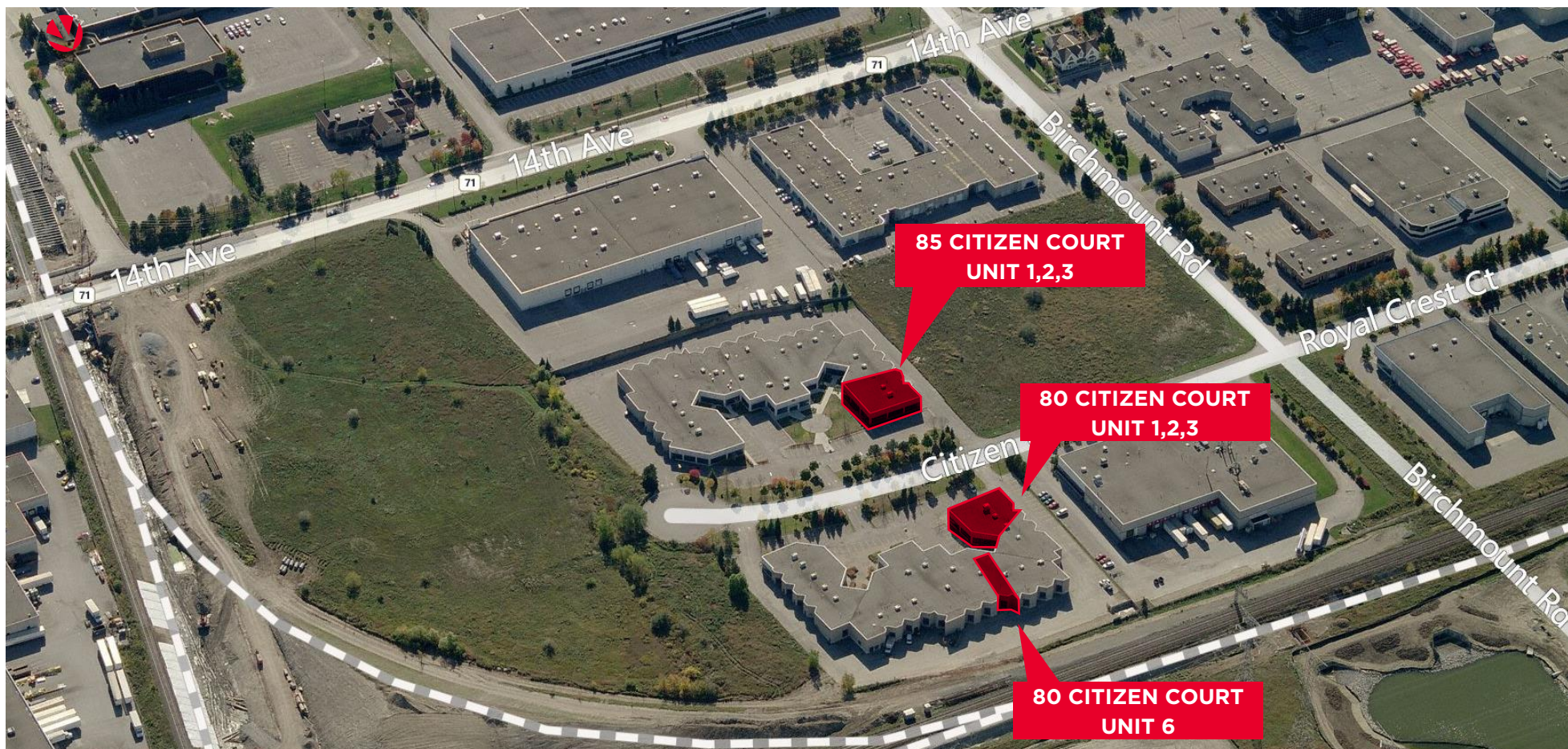
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AERIAL



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