



INDUSTRIAL SPACE FOR LEASE

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

HUMBOLD INDUSTRIAL PARK



For more information please contact:

ZARKO STOJANOVIC*

Vice President

905 943 4021

zarko.stojanovic@cushwake.com



CUSHMAN & WAKEFIELD ULC
161 Bay Street, Suite 1500
Toronto, ON
cushmanwakefield.com

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

INDUSTRIAL SPACE FOR LEASE

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

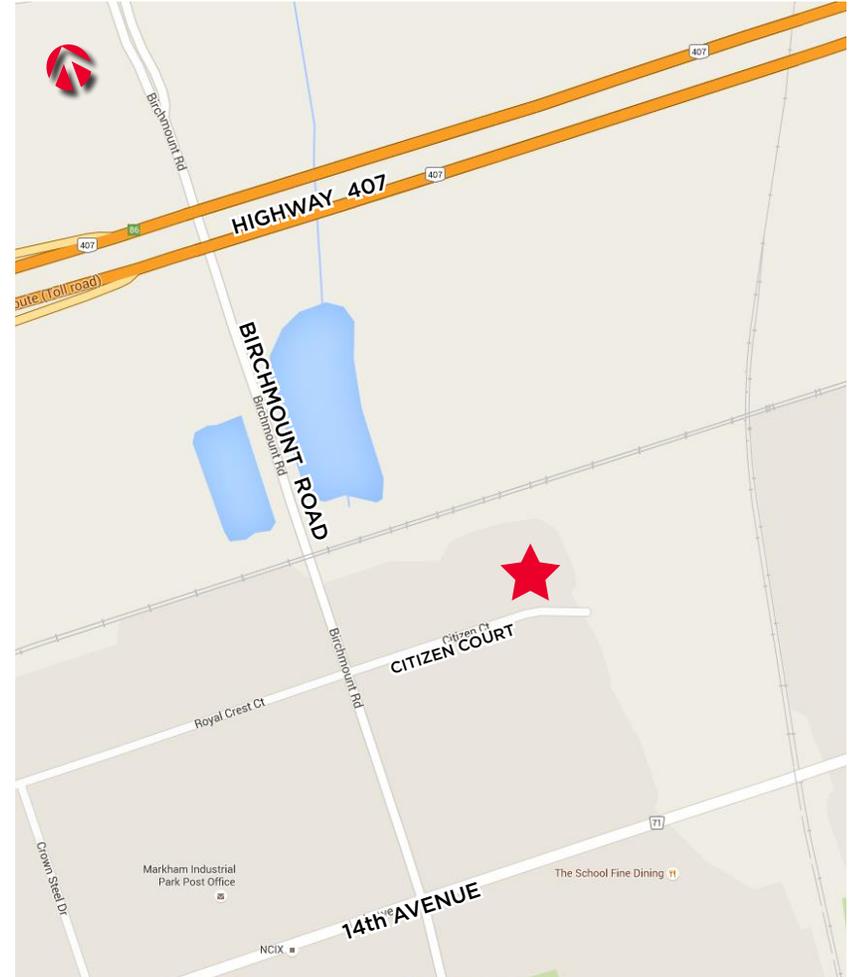
PROPERTY DETAILS:

	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



For more information please contact:

ZARKO STOJANOVIC*

Vice President
905 943 4021
zarko.stojanovic@cushwake.com



CUSHMAN & WAKEFIELD ULC
161 Bay Street, Suite 1500
Toronto, ON
cushmanwakefield.com

INDUSTRIAL SPACE FOR LEASE

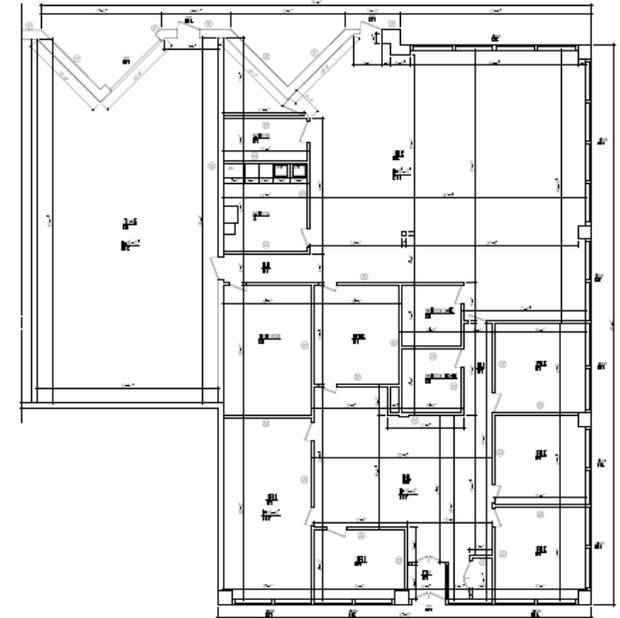
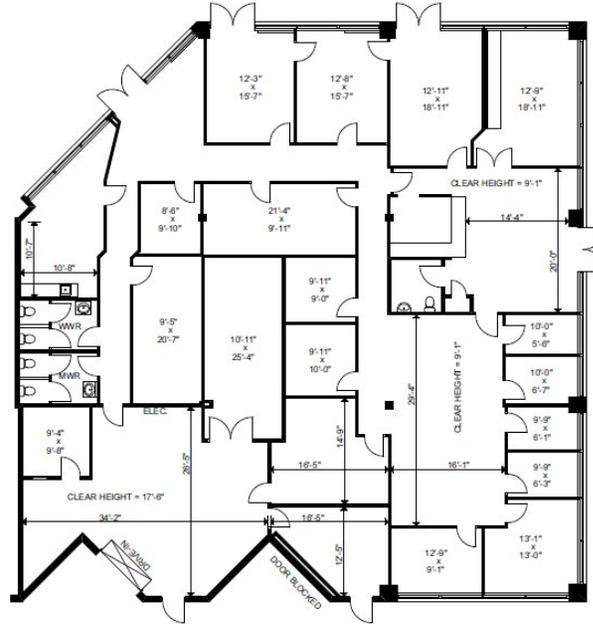
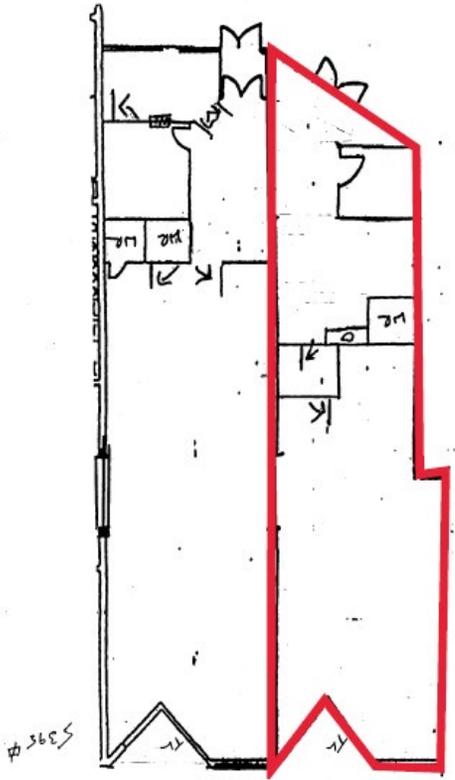
85 Citizen Court, Units 7, 18 & 19, Markham

FLOOR PLANS:

Unit 6 - 2,585 SF

Unit 1,2,3 - 5,885 SF

Unit 1,2,3 - 5,555 SF



For more information please contact:

ZARKO STOJANOVIC*

Vice President

905 943 4021

zarko.stojanovic@cushwake.com

CUSHMAN & WAKEFIELD ULC

161 Bay Street, Suite 1500

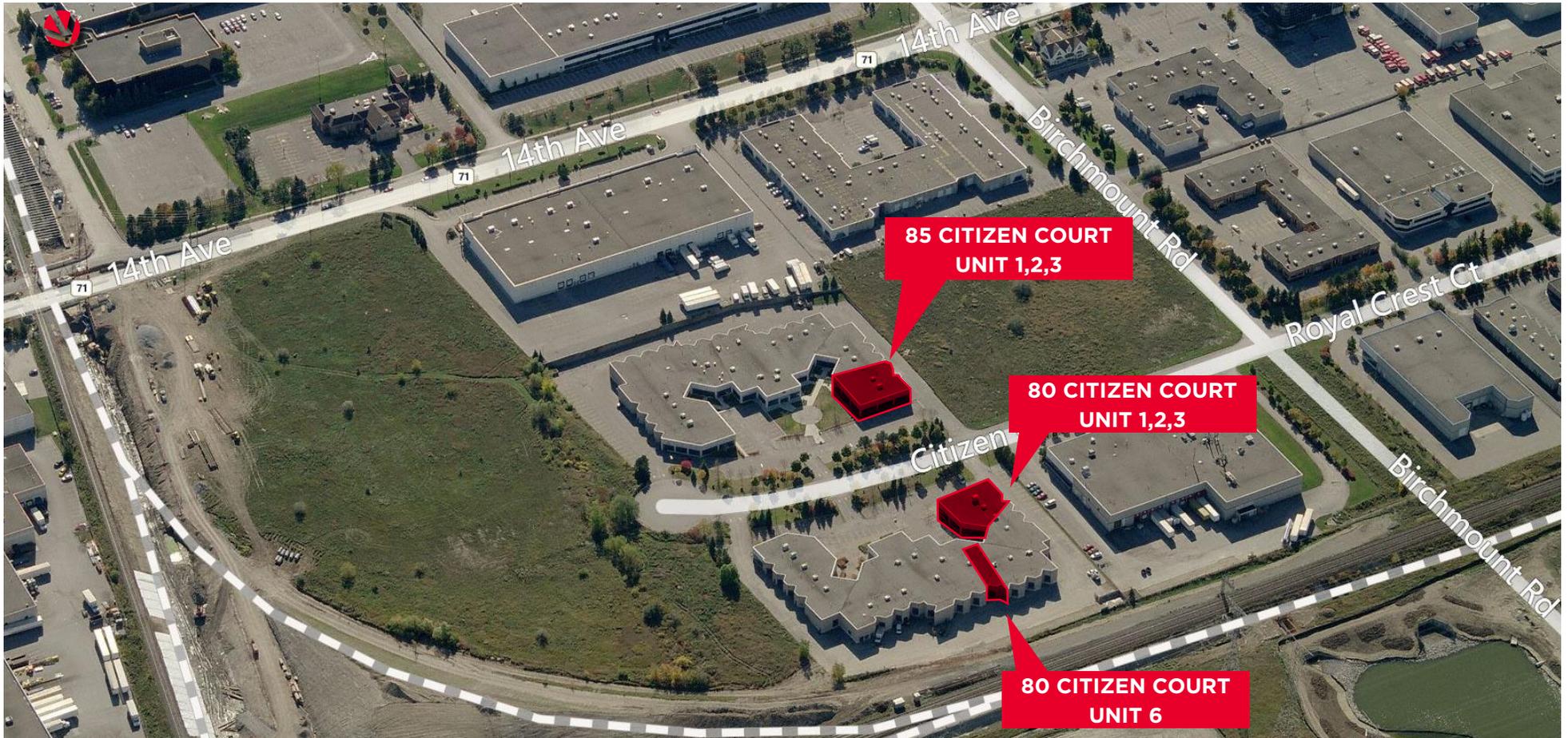
Toronto, ON

cushmanwakefield.com

INDUSTRIAL SPACE FOR LEASE

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

AERIAL



For more information please contact:

ZARKO STOJANOVIC*

Vice President

905 943 4021

zarko.stojanovic@cushwake.com



CUSHMAN & WAKEFIELD ULC

161 Bay Street, Suite 1500

Toronto, ON

cushmanwakefield.com

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