



INDUSTRIAL/FLEX SPACE FOR LEASE

80 & 85 Citizen Court, Markham

HUMBOLD INDUSTRIAL PARK



For more information please contact:

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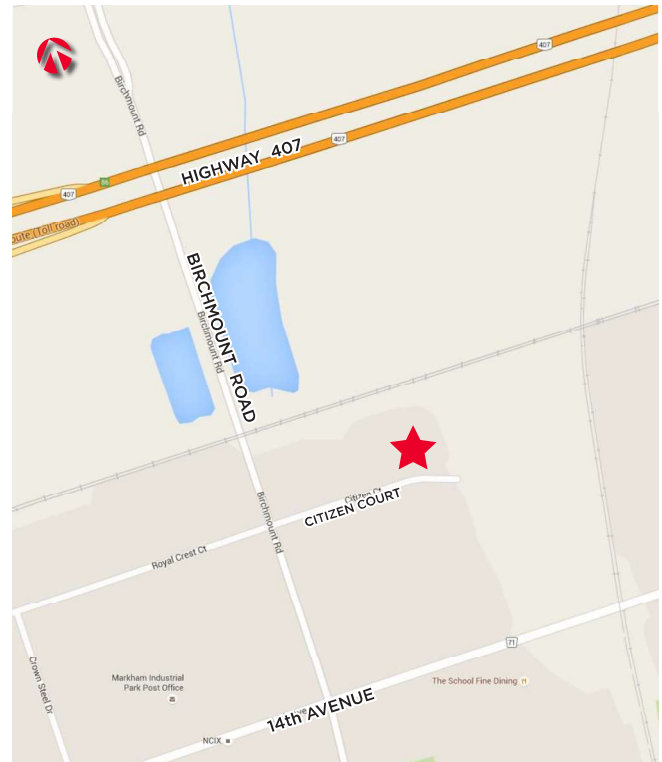
PROPERTY DETAILS:

	80 Citizen Court: Unit 1,2,3	80 Citizen Court: Unit 6	85 Citizen Court: Unit 1,2,3
SIZE:	6,000 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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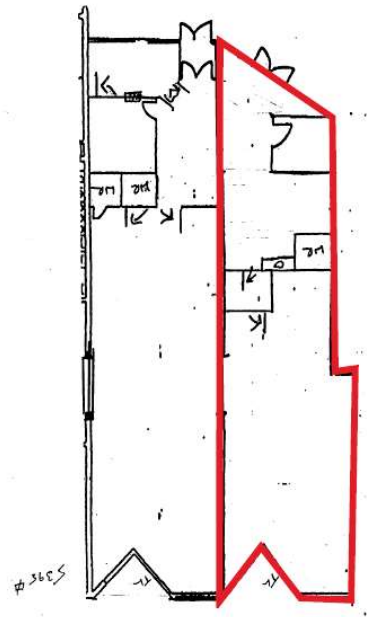


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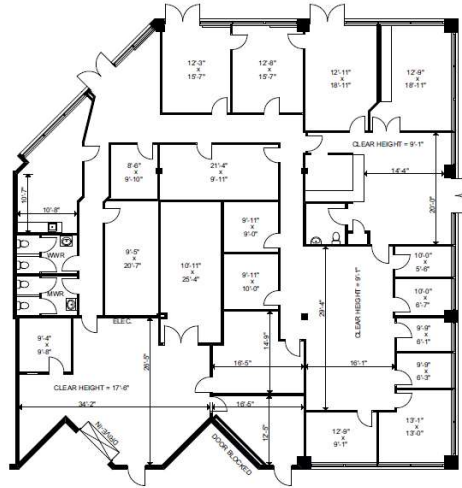
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FLOOR PLANS:

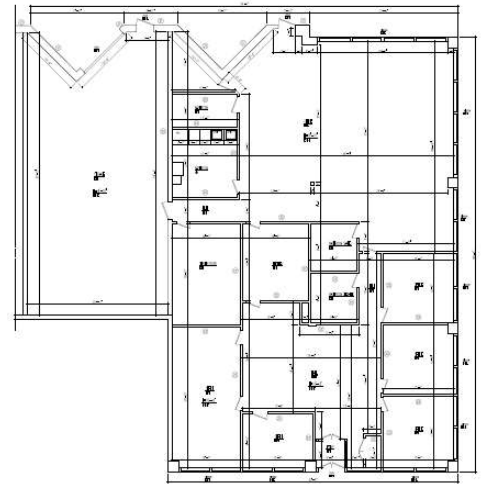
Unit 6 - 2,585 SF



Unit 1,2,3 - 6,000 SF



Unit 1,2,3 - 5,555 SF



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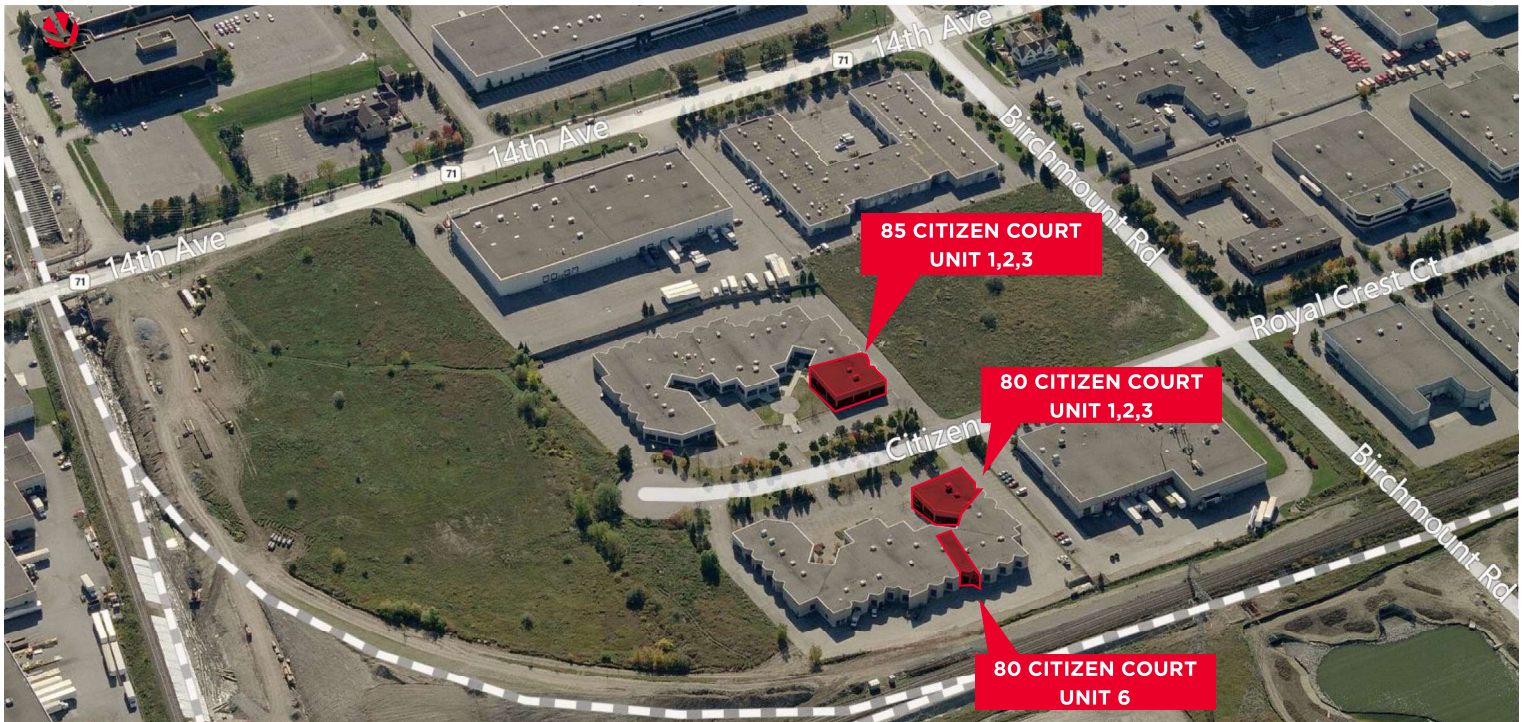
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AERIAL



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