

INDUSTRIAL FOR SUBLEASE

25,020 SF



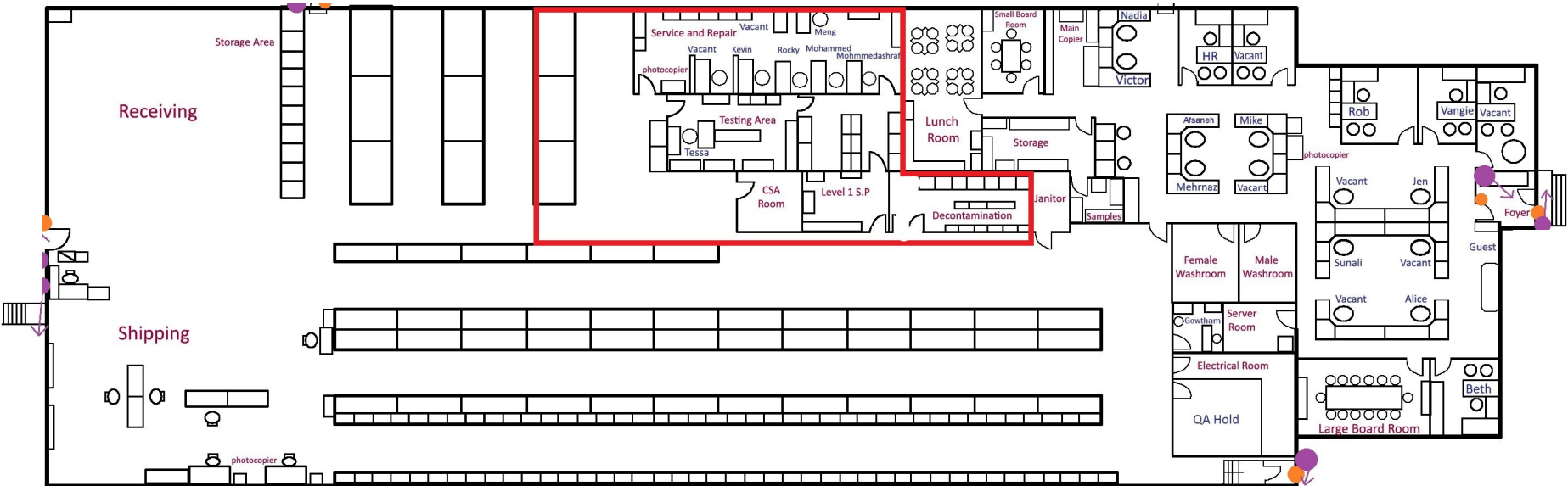
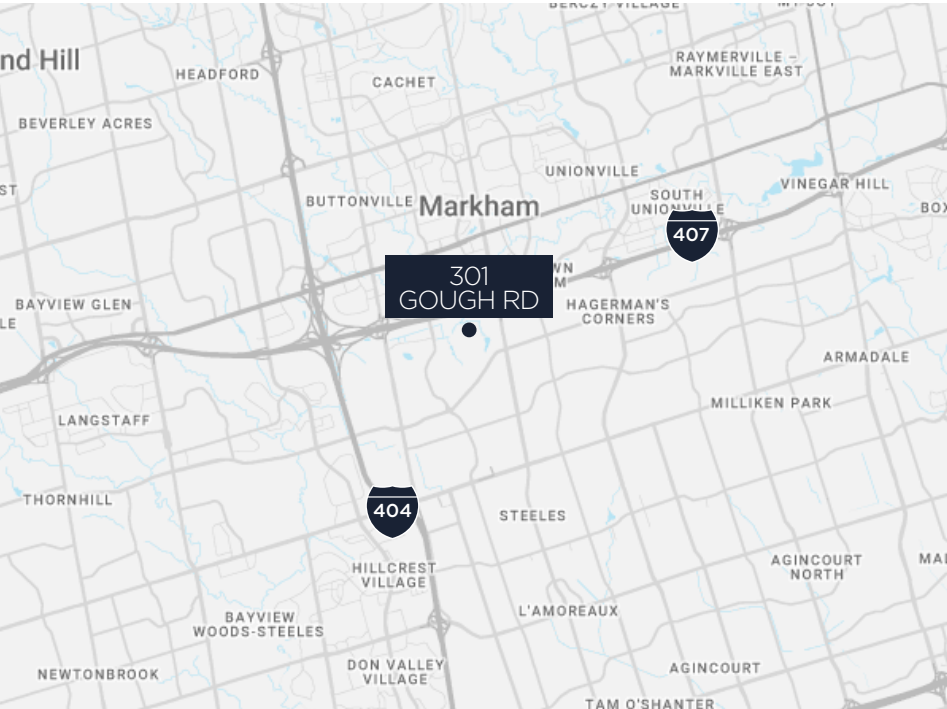
NET RENT: \$9.00 PSF

301 GOUGH ROAD
MARKHAM, ON

PROPERTY HIGHLIGHTS

Address:	301 Gough Road, Markham ON
Space Available:	25,020 SF
Office Area:	6,255 SF
Shipping:	2 Truck Level Doors
Clear Height:	16’
Net Rent:	\$9.00
Additional Rent (T&O):	\$2.72
Gross Rental Rate:	\$11.72
Occupancy Date:	April 1, 2025

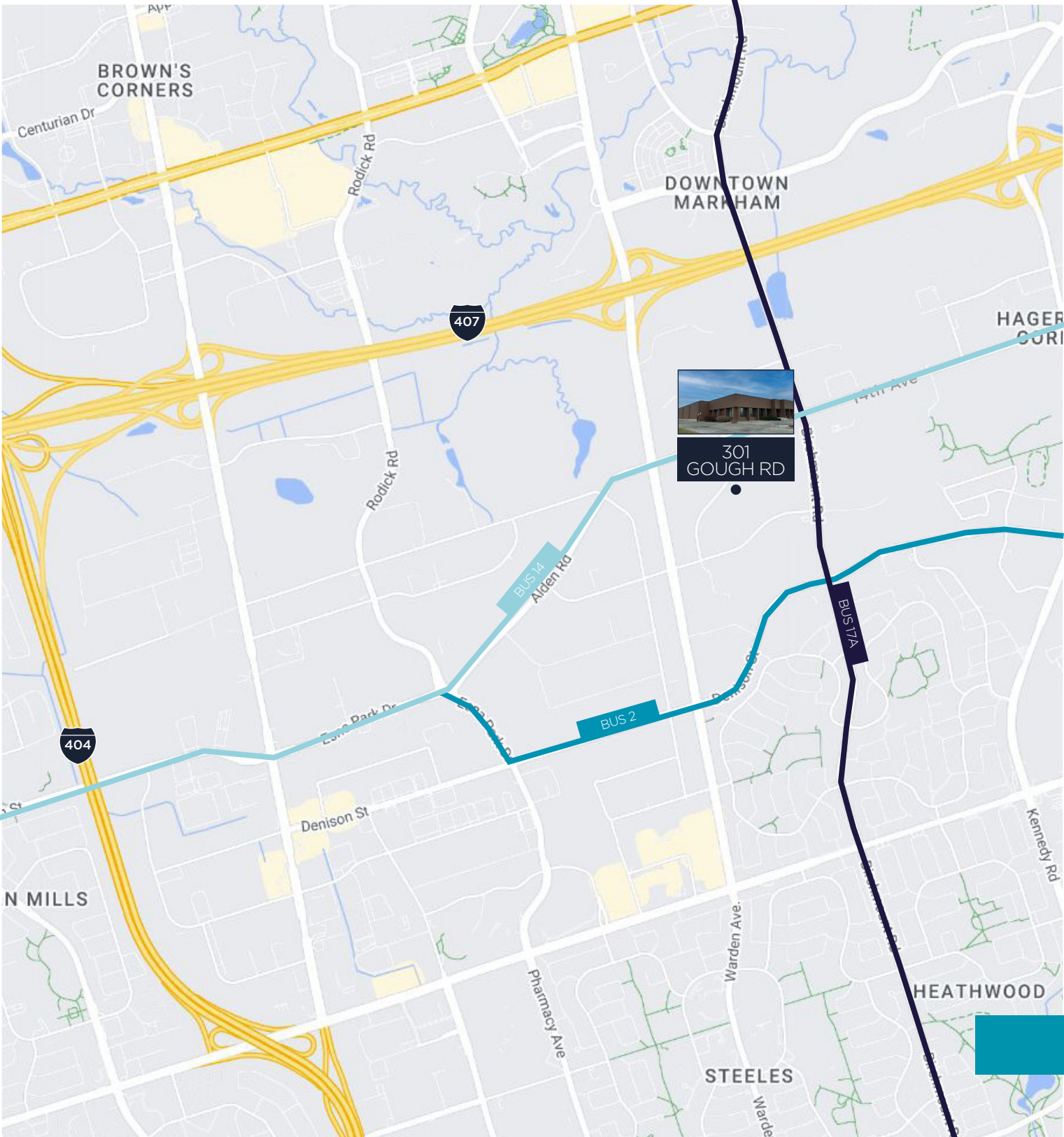
- Rare freestanding building in a high demand area
- Abundant car parking with functional shipping court accommodating 53’ trailers
- Easy access to highway 407 and 404 and public transit
- Lots of nearby amenities



FLOOR PLAN

301 GOUGH ROAD, MARKHAM | INDUSTRIAL SUBLEASE

PROPERTY
AERIAL



3 MIN | 1.5 KM
HIGHWAY 407

8 MIN | 4.5 KM
HIGHWAY 404

5 MIN | 2.5 KM
DOWNTOWN MARKHAM

13 MIN | 12.5 KM
HIGHWAY 7

25 MIN | 34.5 KM
PEARSON AIRPORT

TRANSIT
MAP



CONTACT INFORMATION

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