

UNIT 1 53,351 SF UNIT 2 49,224 SF

alter.

UNIT 3 LEASED

> **FOR LEASE** FROM 49,224 SF UP TO 102,575 SF

CUSHMAN & WAKEFIELD

Lennard:

// PROPERTY FEATURES

UNIT:	UNIT 1	UNIT 2	UNITS 1-2
SIZE:	53,351 sf	49,224 sf	1: 53,351 sf 2: 49,224 sf Total: 102,575 sf
OFFICE:	+/- 5%	+/- 5%	+/- 10%
NET RENT:	\$16.50 psf	\$16.50 psf	\$16.50 psf
TMI (2025):	\$4.72 psf	\$4.72 psf	\$4.72 psf
CLEAR HEIGHT:	27'	27'	27'
BAY SIZE:	36'.5" x 26'4"	36'.5" x 26'4"	36'.5" x 26'4"
SHIPPING:	N/A	7 truck level	7 truck level
AVAILABILITY:	Immediately	Immediately	Immediately



Rectangular layout for efficient racking design



Bay sizes to be confirmed



No recreational uses permitted



Minimal office



Excellent storage and distribution space



Clean uses only



// BUILDING PLAN





// LOCATION MAP

HIGHWAY 407: 5 MIN | 2.5 KM HIGHWAY 401: 17 MIN | 9.3 KM HIGHWAY 404: 7 MIN | 6.4 KM

PEARSON AIRPORT: 24 MIN | 34.4 KM

4175 14TH AVENUE, MARKHAM, ON









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