

4175

14TH AVENUE,
MARKHAM

UNIT 3
LEASED

UNIT 2
49,224 SF

UNIT 1
53,351 SF

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



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

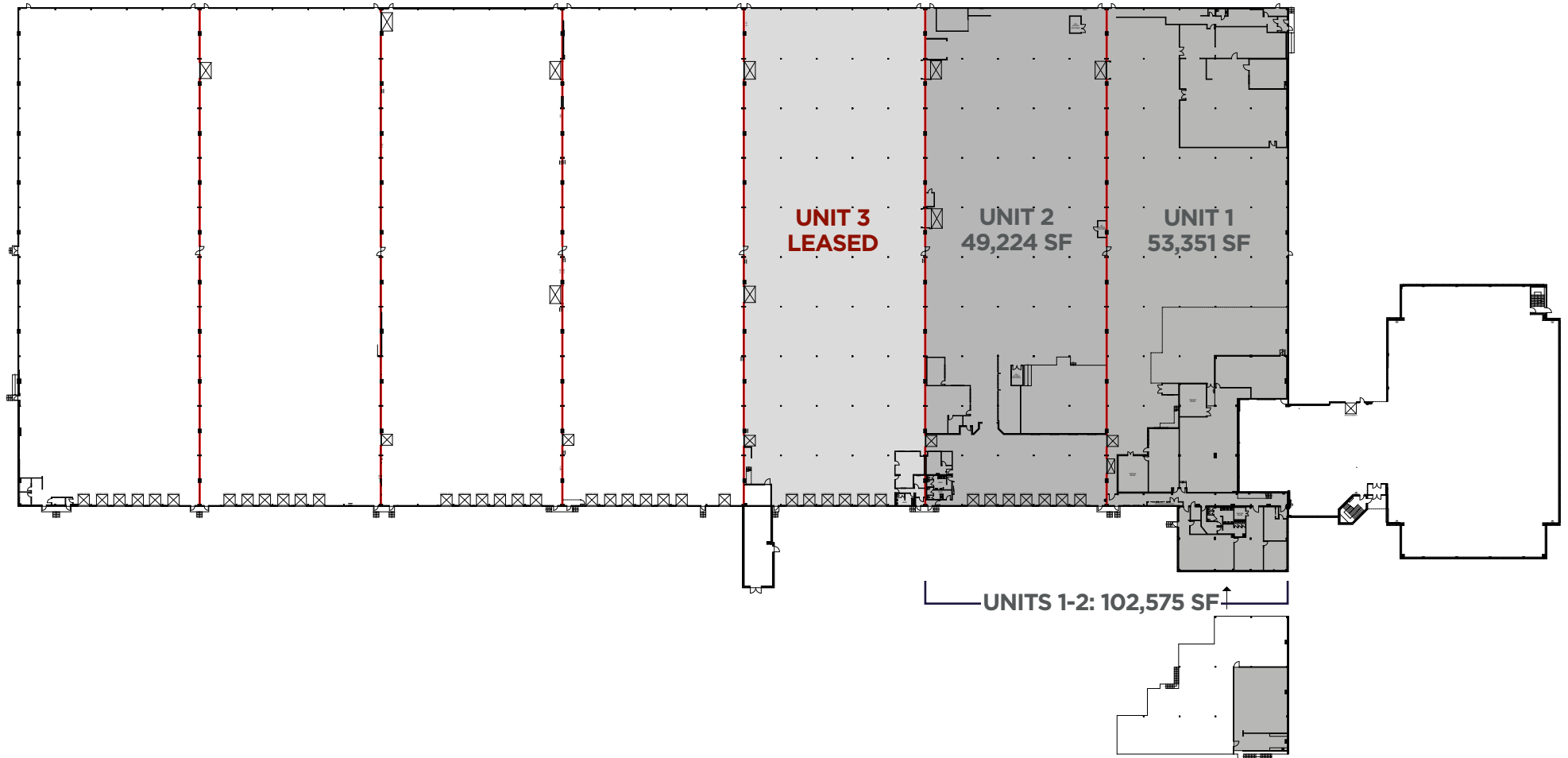


Clean uses only



4175 14TH AVENUE, MARKHAM, ON

// BUILDING PLAN





// LOCATION MAP

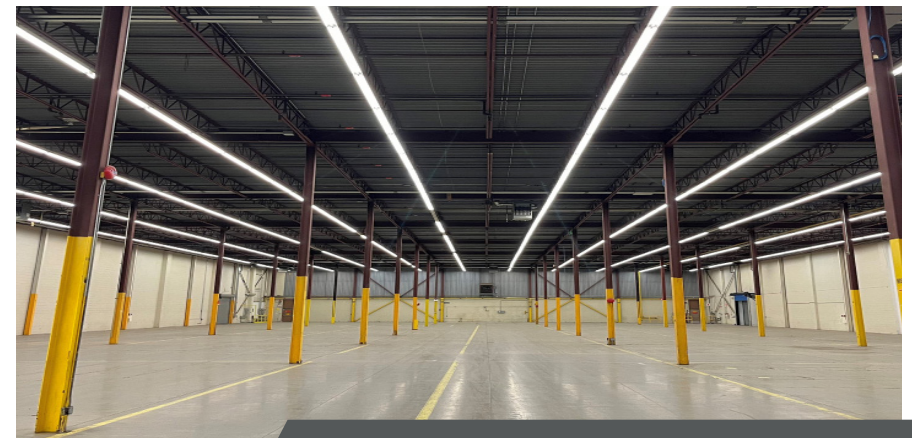
HIGHWAY 407: 5 MIN | 2.5 KM

HIGHWAY 401: 17 MIN | 9.3 KM

HIGHWAY 404: 7 MIN | 6.4 KM

PEARSON AIRPORT: 24 MIN | 34.4 KM

// GALLERY





4175

14TH AVENUE,
MARKHAM

CONTACT

GLEN MOORE

Senior Vice President
416 756 5432
glen.moore@cushwake.com

MIKE BROWN

Senior Vice President
416 756 5416
mike.brown@cushwake.com

MELISSA SMITH

Senior Associate
416 756 5480
melissa.smith@ca.cushwake.com

STEVE CONNELL

Senior Vice President
416 721 1018
sconnell@lennard.com



Lennard: