

4175

14TH AVENUE,
MARKHAM

UNIT 3
LEASED

UNITS 1-2
102,575 SF

FOR LEASE
102,575 SF



CUSHMAN &
WAKEFIELD

Lennard:

// PROPERTY FEATURES

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



Rectangular layout for efficient racking design



Bay sizes to be confirmed



No recreational uses permitted



Minimal office



Excellent storage and distribution space

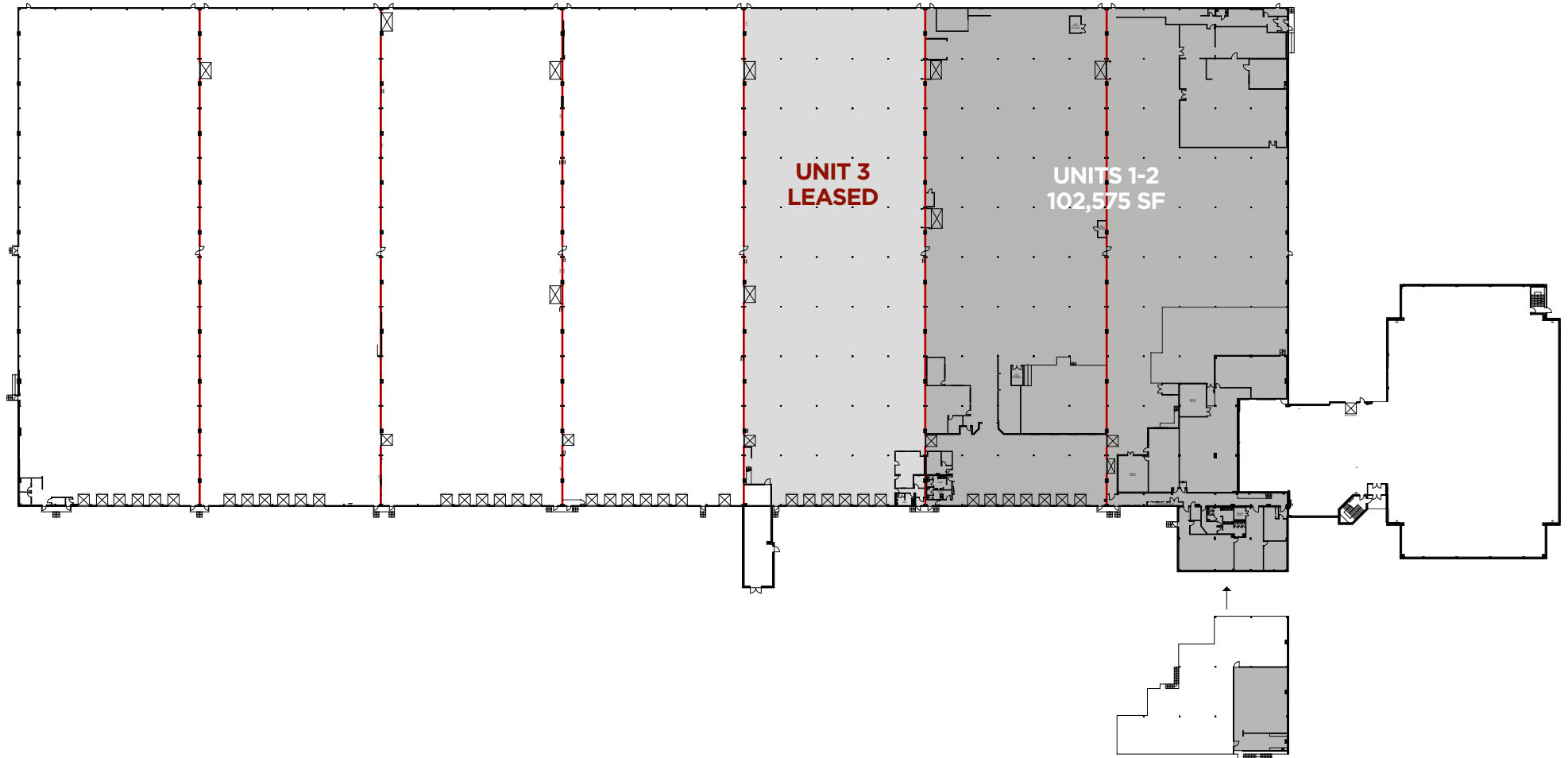


Clean uses only



4175 14TH AVENUE, MARKHAM, ON

// BUILDING PLAN





// LOCATION MAP

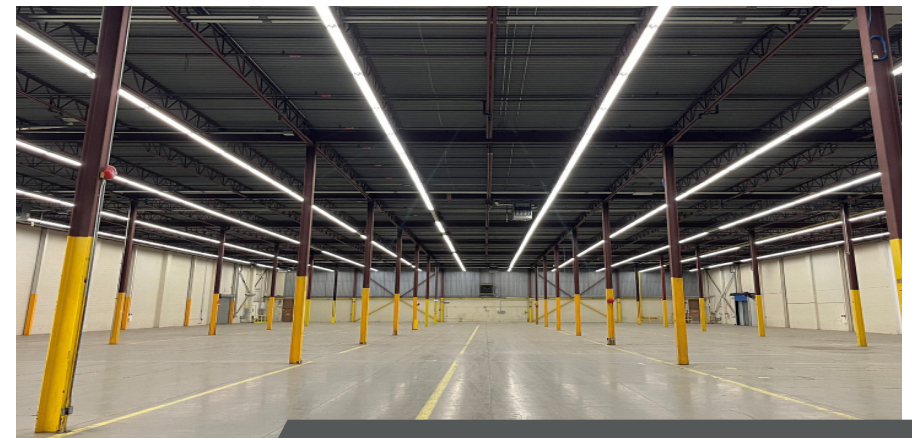
HIGHWAY 407: 5 MIN | 2.5 KM

HIGHWAY 401: 17 MIN | 9.3 KM

HIGHWAY 404: 7 MIN | 6.4 KM

PEARSON AIRPORT: 24 MIN | 34.4 KM

// GALLERY





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