

FOR SUBLEASE | EXCESS WAREHOUSE

# 30 STAPLES AVENUE

RICHMOND HILL, ON



RATE REDUCTION

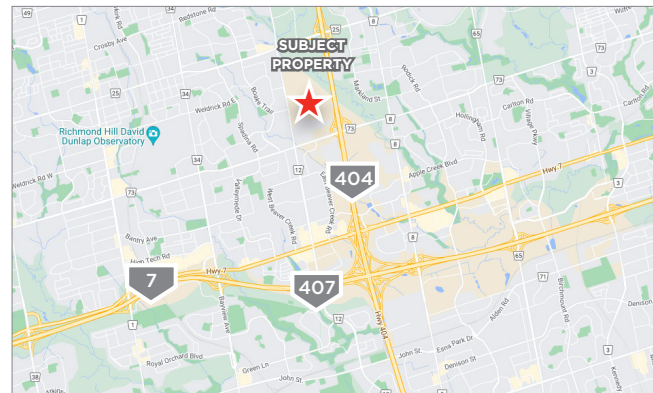
## OPPORTUNITY DETAILS

AVAILABLE SPACE:	18,000 SF
CLEAR HEIGHT:	28 ft.
OVERHEAD DOORS:	2 Dock Doors (8'x10')
COLUMN SPACING:	37' 3" x 38"
ZONING:	MCI - High Performance Industrial

## OFFERING DETAILS

LEASE RATE:	\$16.95 PSF NET
TMI:	\$3.50 PSF
AVAILABILITY:	Immediate
SUBLEASE EXPIRY:	April 30, 2032

- Space is securely demised with steel fencing
- Racking in place - available for use or can be removed
- Very clean space - not air conditioned
- Flexible sublease term from 24 months to 7 years
- Dedicated entrance and 2 dock level doors
- Ample shipping apron
- Ample on-site car parking available
- Single dedicated 2 piece washroom facility
- Quick access to highways and transit



## CONTACT INFORMATION

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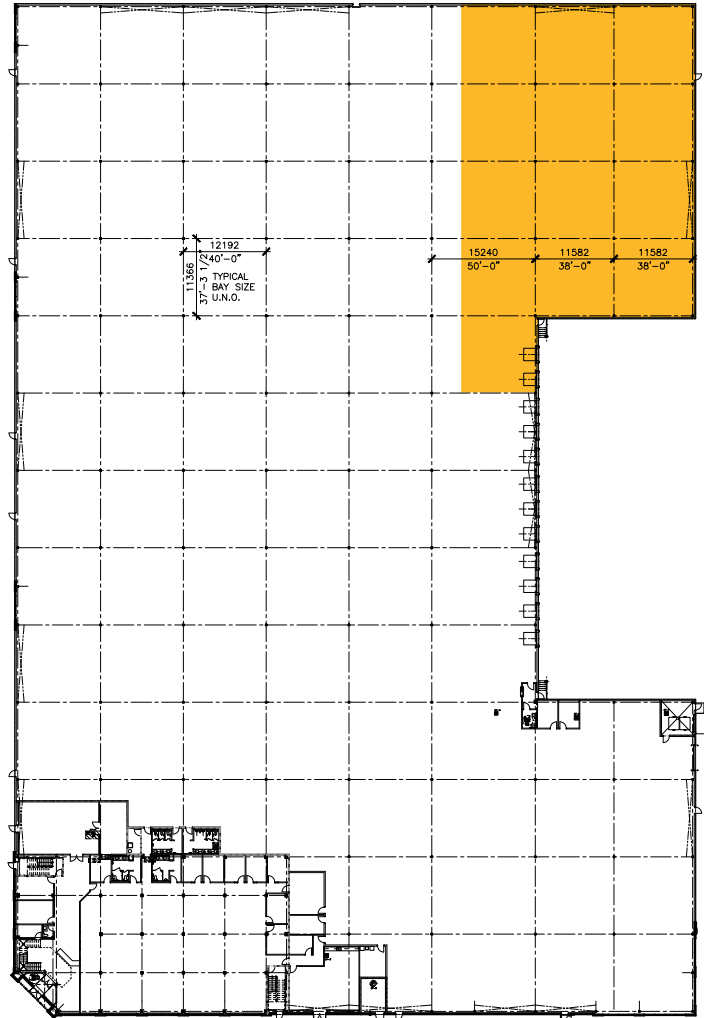
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## FLOOR PLAN

*Layout subject to modification - TBD*



Space is demised with 8 foot steel fencing

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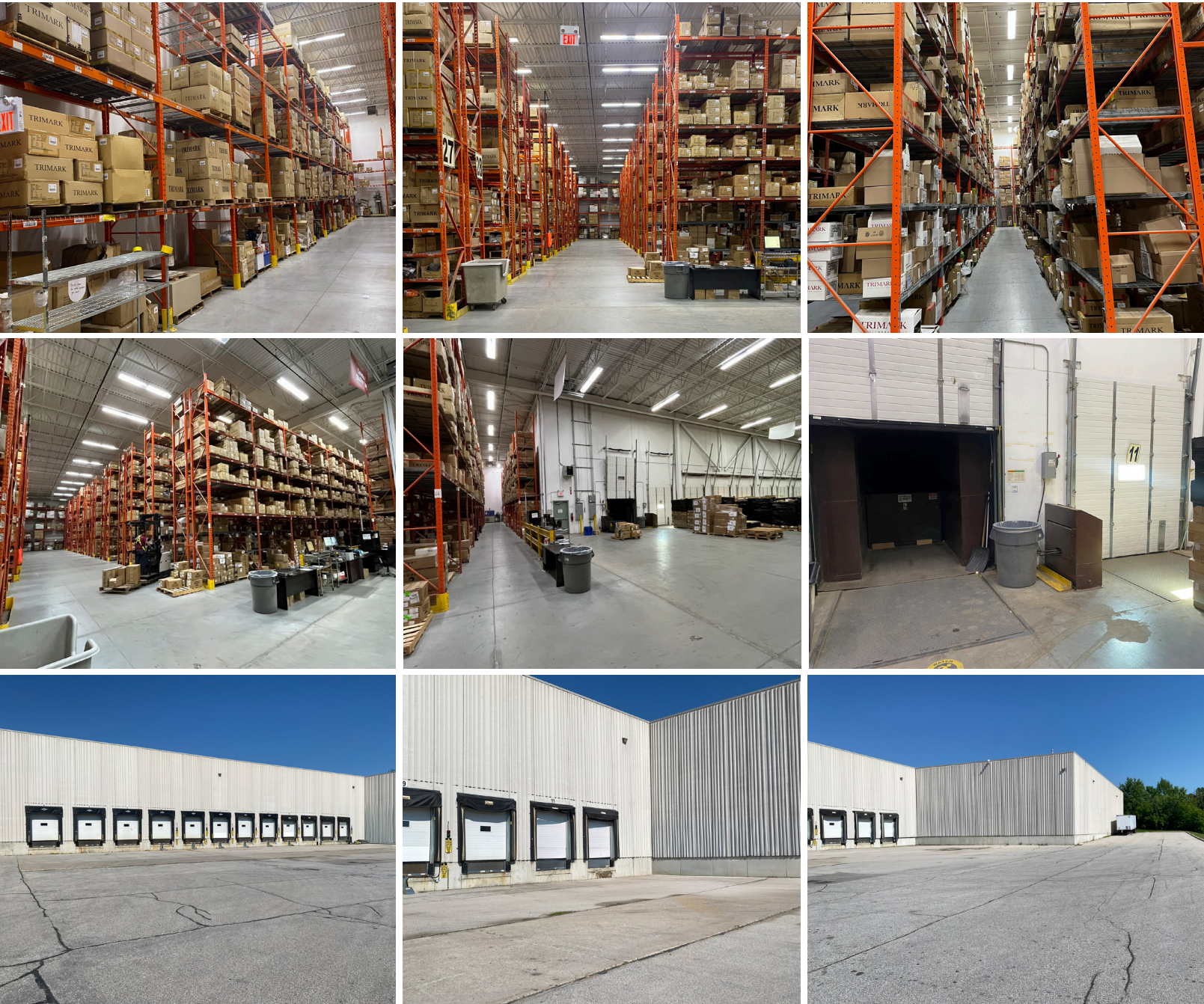
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## PHOTOS



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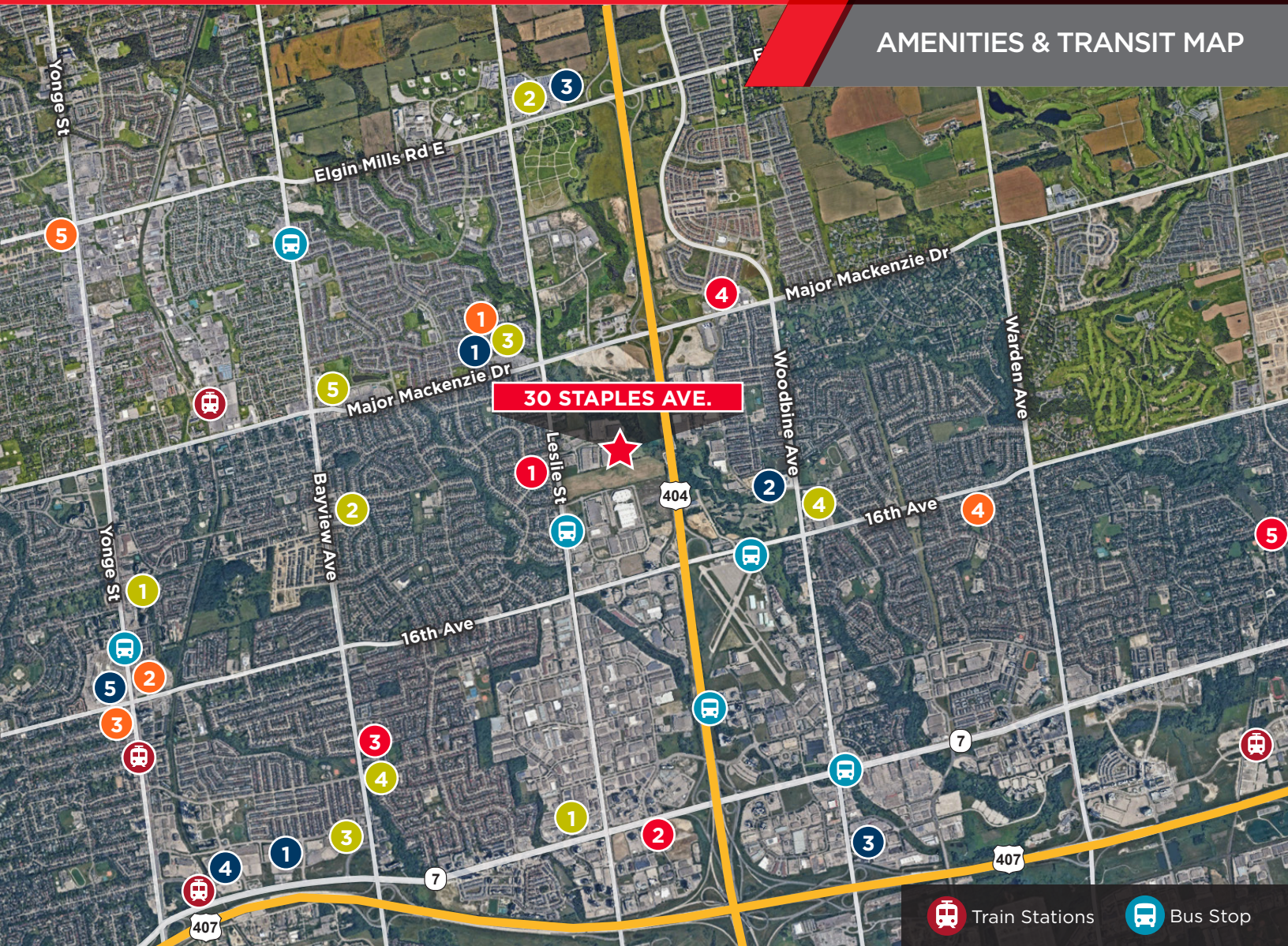
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## AMENITIES & TRANSIT MAP



Train Stations



Bus Stop

### Restaurants & Café

1. Big Trio Wonton Noodle
2. Bâton Rouge Steakhouse & Bar
3. The ONE Fusion Cuisine
4. Starbucks
5. Nextdoor

### Malls & Markets

1. Walmart Supercentre
2. King Square Shopping Centre
3. Costco Wholesale
4. The Home Depot
5. Hillcrest Mall

### Banks

1. National Bank
2. Scotia Bank
3. RBC Royal Bank
4. TD Canada Trust
5. BMO Bank of Montreal

### Gym

1. Snap Fitness
2. Body Vision Fitness Inc
3. Rise Training Club
4. Cowboy Fitness Markham
5. Anytime Fitness

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