



AVAILABLE FOR SALE

# 40 NOLAN COURT

MARKHAM, ONTARIO



*Outlines are approximate*



# Property Information

Total Area:	48,100 sf
Office Area:	10% office
Lot Size:	2.303 acres
Clear Height:	18'
Shipping:	3 TL, 1 DI
Sale Price:	Speak to LA
Taxes (2024):	\$80,873.42
Possession:	October 1, 2025
Zoning:	EMP-GE

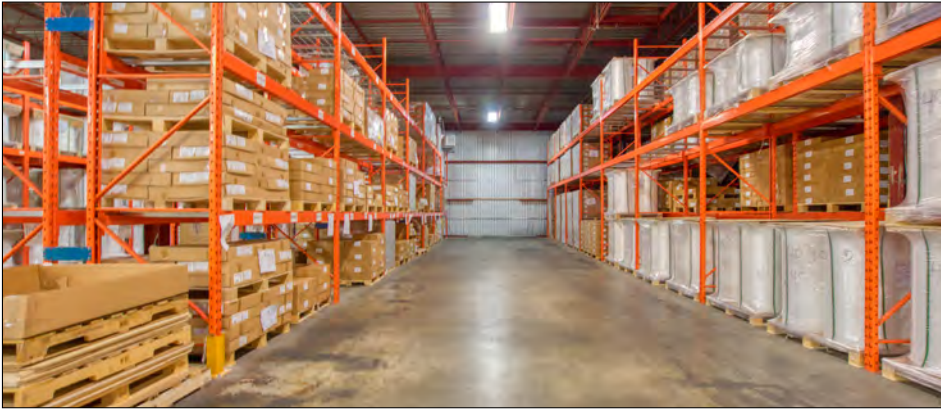
## Comments:

- Rarely offered industrial freestanding in prime Markham location
- Minutes to Hwy 404 & 407
- Office area completely renovated, which includes new high-end floor to ceiling windows and doors
- Warehouse is clean and bright with updated LED lighting throughout
- Radiant heat throughout warehouse area
- Additional income from solar panel array on roof, speak to LA for additional details
- Due Diligence materials such as Phase I and BCA currently being updated by Vendor





# Warehouse Photos





# Office Photos





# Exterior Photos



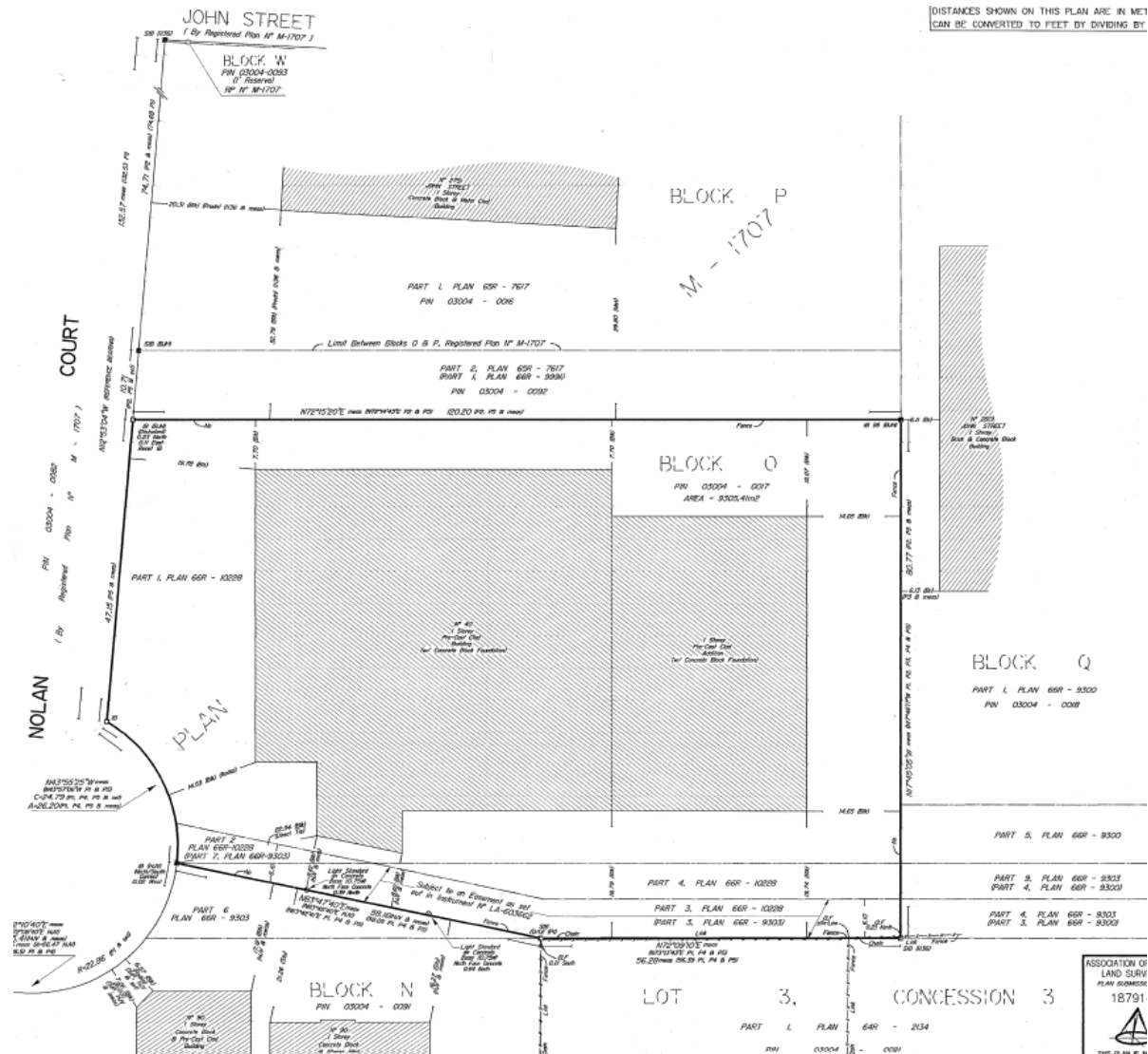


# Aerial Photos

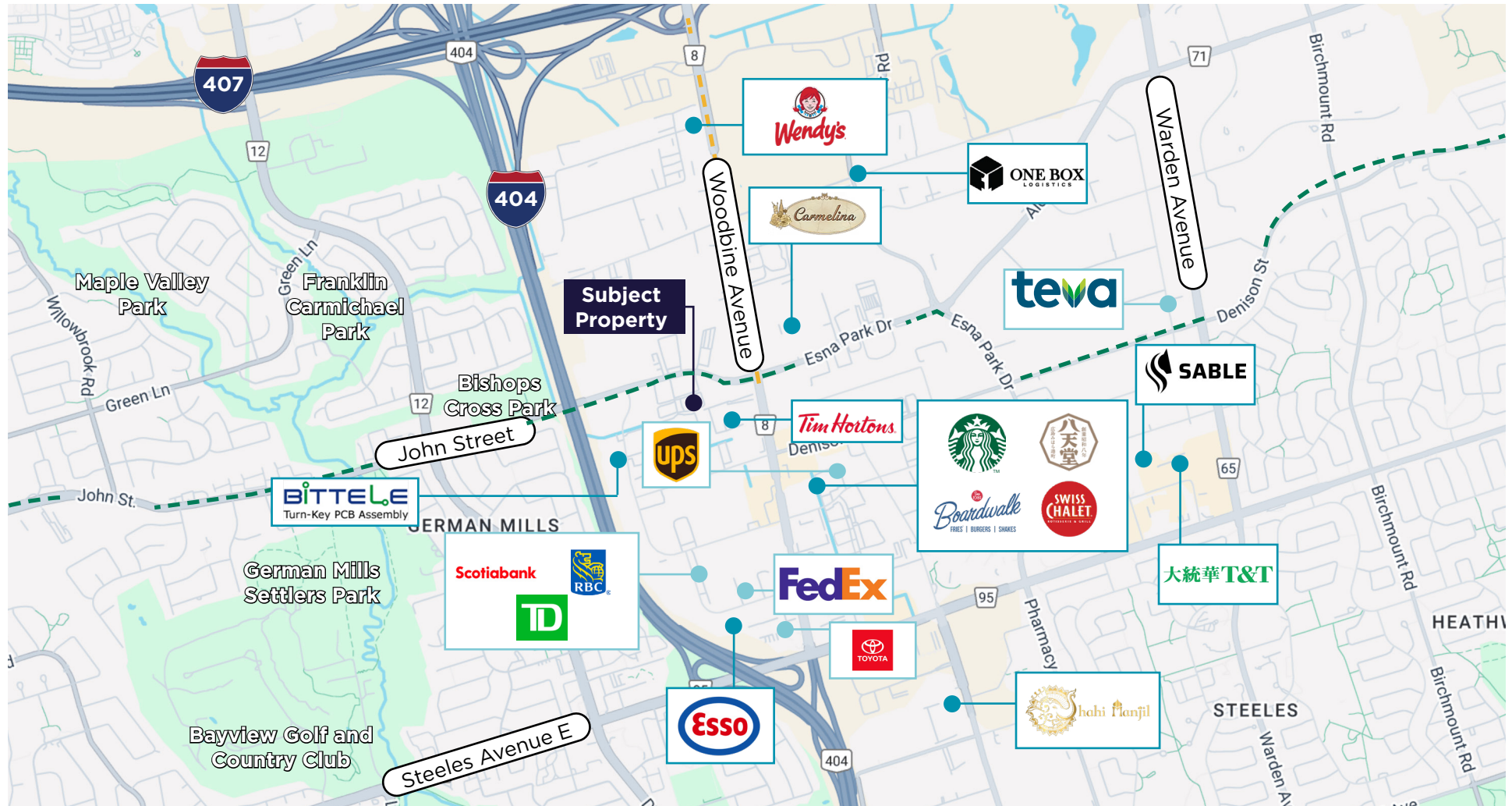




# Survey



# Location Map



- Amenities
- Corporate Tenants
- Subject Property
- #002 @ John Street Road
- #024 @ Woodbine Avenue



# CONTACT

## MIKE BROWN\*

Senior Vice President

647 802 8824

[mike.brown@cushwake.com](mailto:mike.brown@cushwake.com)

## MICHAEL YULL\*, SIOR

Executive Vice President

647 272 3075

[michael.yull@cushwake.com](mailto:michael.yull@cushwake.com)

## MICHAEL WOOD\*

Associate

416 756 5406

[michael.wood2@cushwake.com](mailto:michael.wood2@cushwake.com)

## CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300

Mississauga, ON L5W 0G2

[cushmanwakefield.com](http://cushmanwakefield.com)



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