



40 NOLAN COURT | MARKHAM, ON

INDUSTRIAL FREESTAND AVAILABLE FOR SALE



Outlines are approximate

PROPERTY SPECIFICATIONS



Total Area:	47,213 sf
Office Area:	10%
Lot Size:	2.303 acres
Clear Height:	18'
Shipping:	3 TL, 1 DI
Sale Price:	\$20,550,000
Taxes (2026):	\$82,380.98
Possession:	Flexible
Zoning:	EMP-GE

- Comments:**
- Rarely offered industrial freestand 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



WAREHOUSE PHOTOS



OFFICE PHOTOS



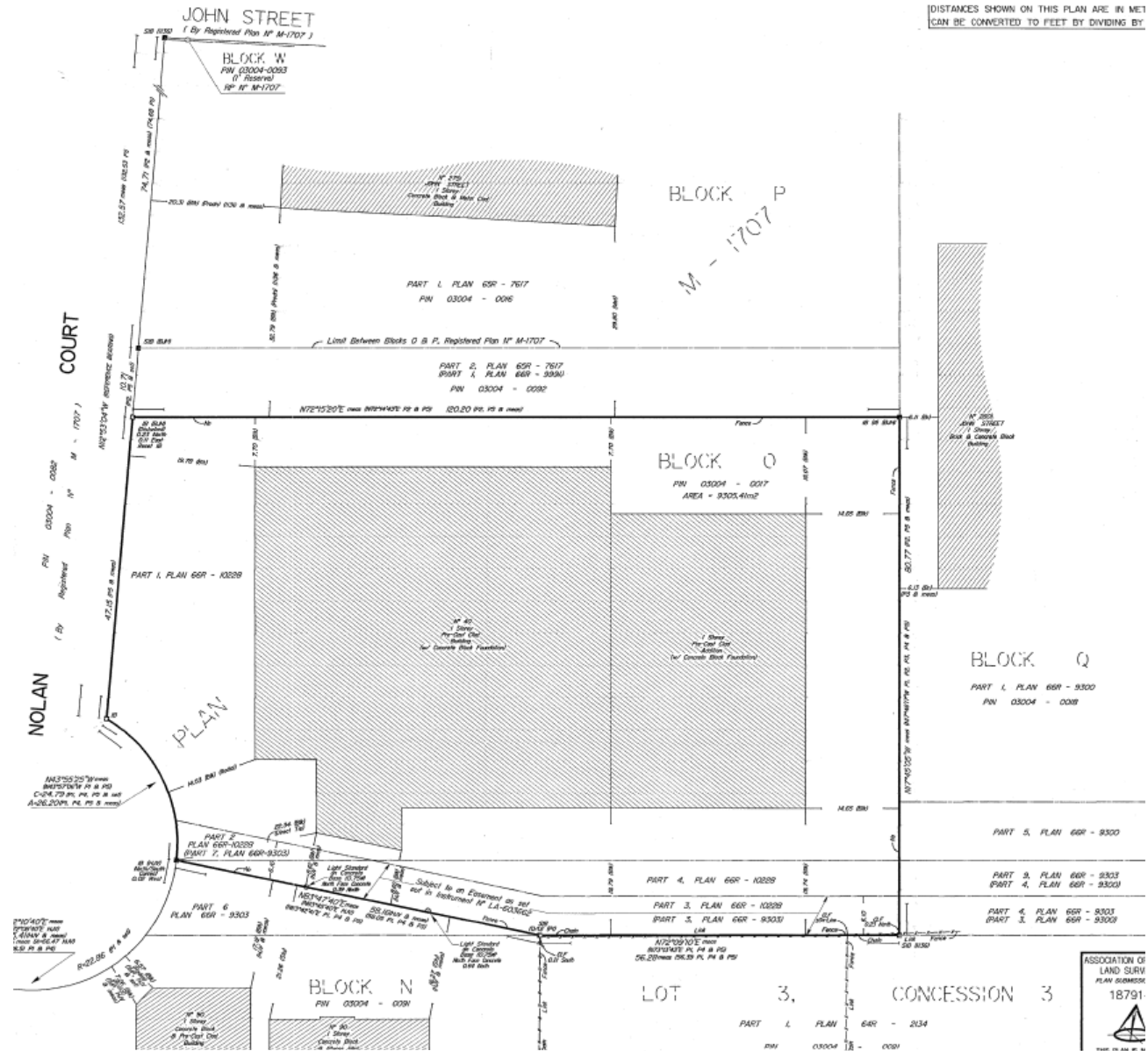
EXTERIOR PHOTOS



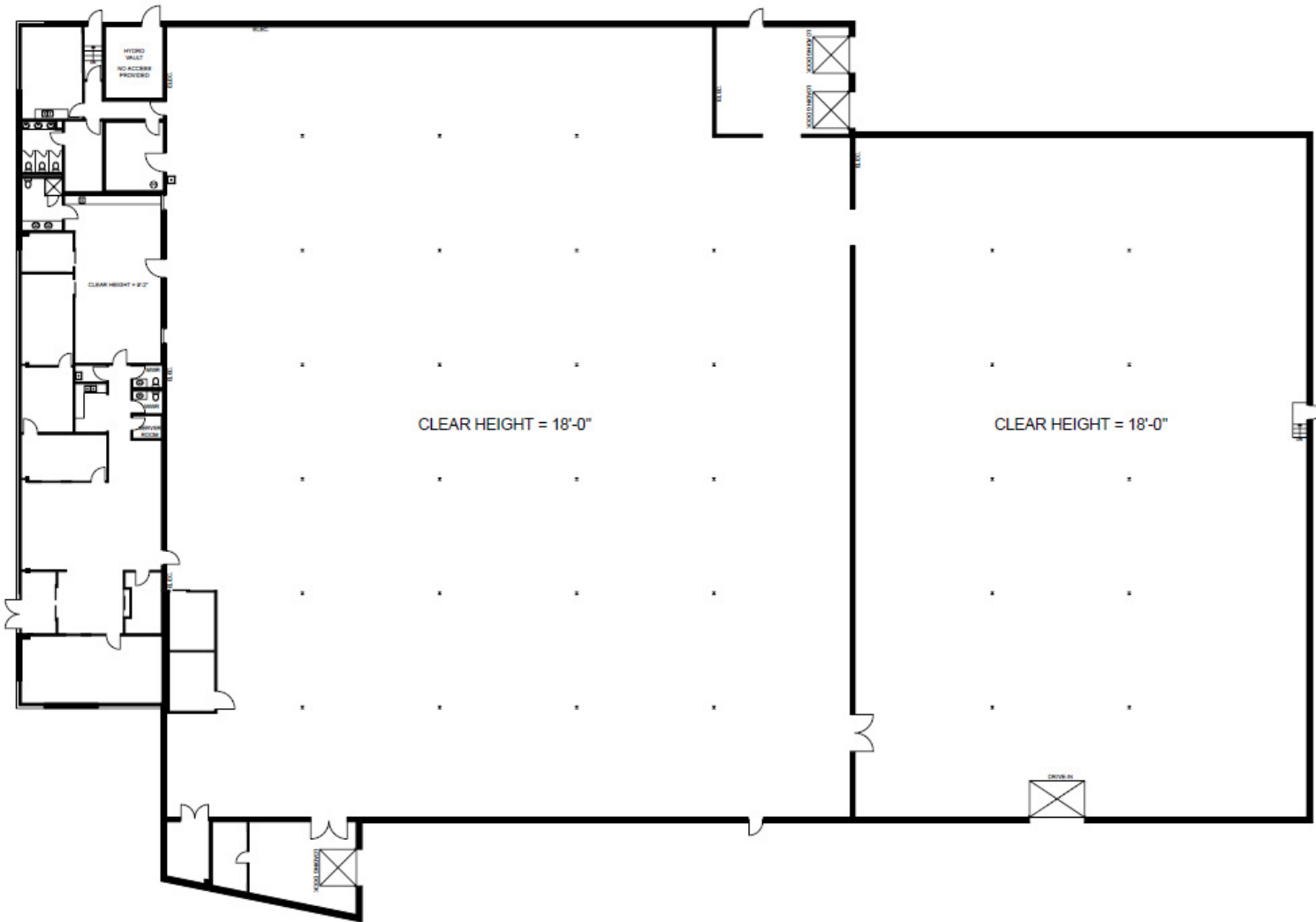
AERIAL PHOTOS



PROPERTY SURVEY



FLOOR PLAN



LOCATION MAP



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



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FOR MORE INFORMATION, CONTACT:

MIKE BROWN*

Senior Vice President

+1 647 802 8824

mike.brown@cushwake.com

MICHAEL YULL*, SIOR

Vice Chair

+1 647 272 3075

michael.yull@cushwake.com

MICHAEL WOOD*

Associate

+1 416 756 5406

michael.wood2@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd., Suite 300

Mississauga, ON L5W 0G2

cushmanwakefield.com