



# 40 NOLAN COURT | MARKHAM, ON

INDUSTRIAL FREESTAND AVAILABLE FOR LEASE



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

**Lease Rate:** \$17.95 psf

**T.M.I. (2025):** \$5.25 psf

**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
- Solar panel array on roof

# WAREHOUSE PHOTOS



# OFFICE PHOTOS



# EXTERIOR PHOTOS

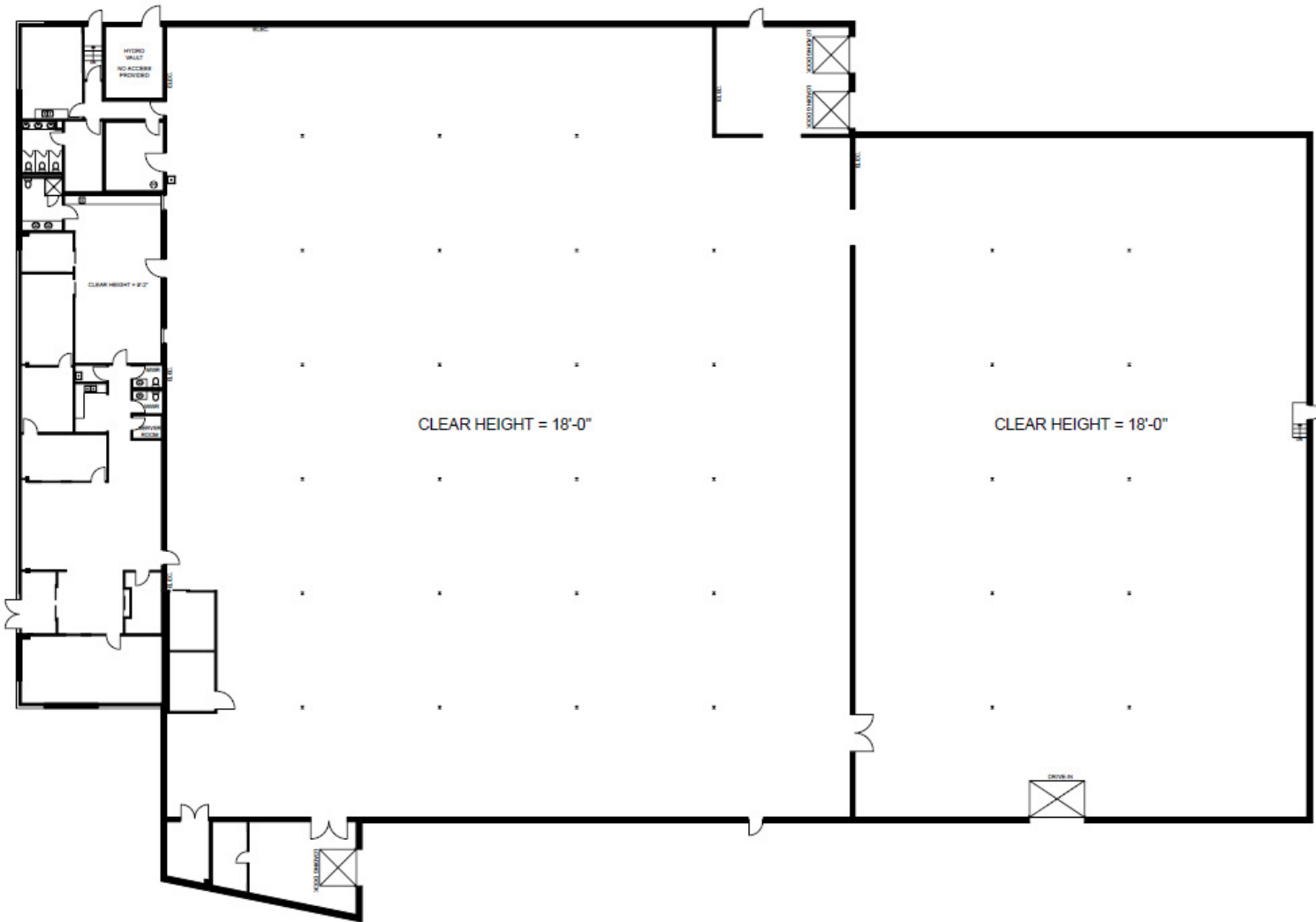


# AERIAL PHOTOS





# FLOOR PLAN



# LOCATION MAP



● Amenities

● Corporate Tenants

● Subject Property

■ #002 @ John Street Road

■ #024 @ Woodbine Avenue



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## **FOR MORE INFORMATION, CONTACT:**

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