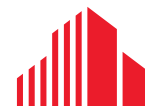




**INDUSTRIAL - FOR SUBLEASE**

**195**  
**HARRY WALKER PKWY N**  
**NEWMARKET**



**CUSHMAN &  
WAKEFIELD**

# 195 HARRY WALKER PKWY N NEWMARKET

## Property Highlights

Size	Suite 102: 40,407 SF (4,158 SF Office & 36,249 SF Warehouse)
Net Rent	\$16.50 PSF / Annum
Additional Rent	\$4.00 PSF / Annum (est. 2025)
Possession	May 1, 2026
Sublease Term	Until August 30, 2031



CLEAR HEIGHT 33'



SHARED ACCESS  
TO A CONFERENCE  
ROOM AND LUNCH  
& KITCHEN AREA



3 TRUCK  
LEVEL DOORS



AMPLE PARKING  
AVAILABLE ON-SITE



EASY HIGHWAY  
404 ACCESS



# 195 HARRY WALKER PKWY N

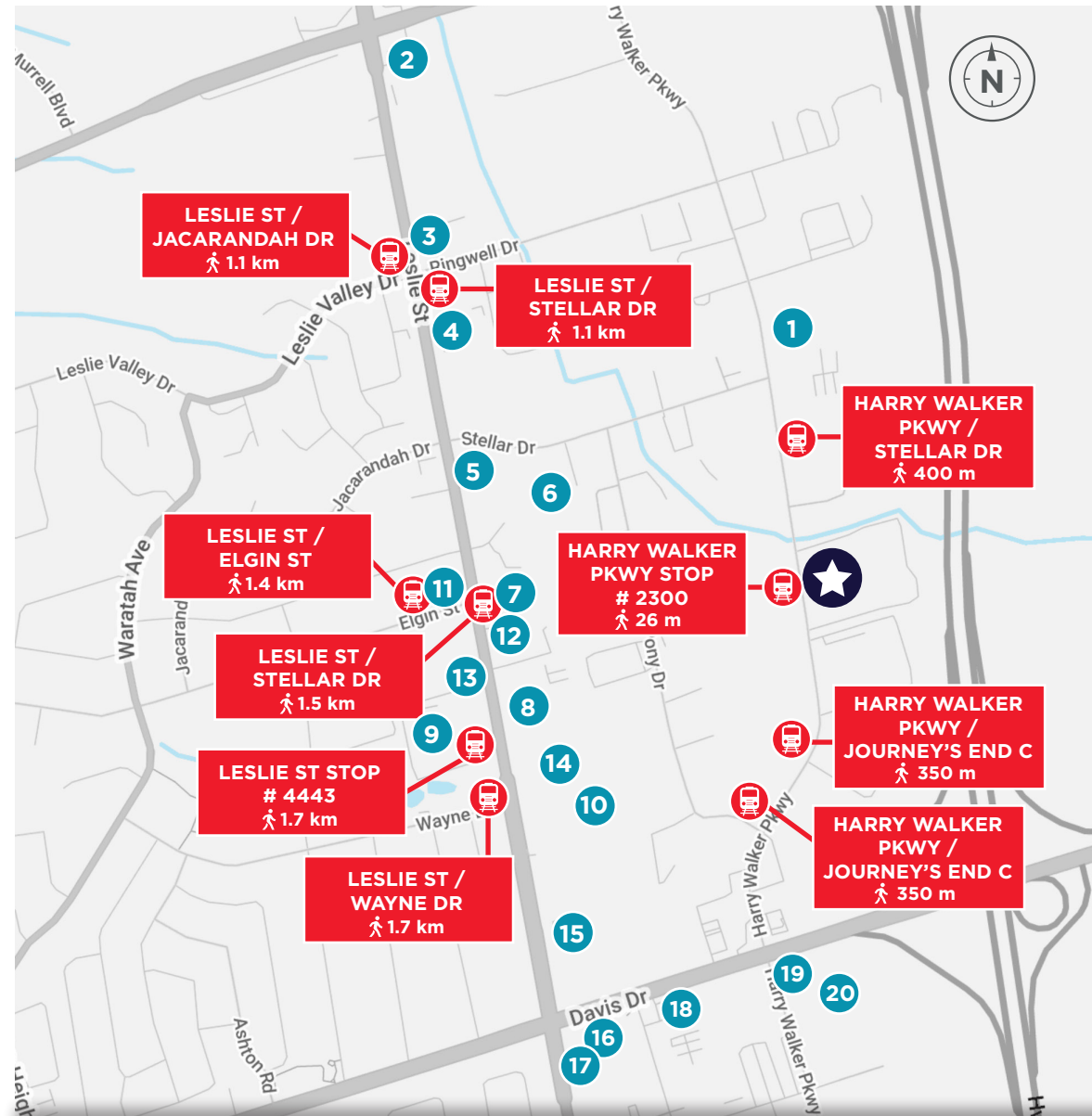
## NEWMARKET

### Amenities

1. Bumper to Bumper - Auto Parts
2. Princess Auto
3. Midas
4. Southlake Ford Lincoln
5. Spoke O'Motion
6. City Electric Supply Newmarket
7. Ripples Bathroom and Kitchen Boutique
8. Newmarket Hyundai
9. York Hearing Clinic
10. Walmart
11. Kozy Sushi
12. Market Brewing Company
13. Goblets & Goblins
14. Happy All-Day Breakfast & Lunch
15. Chick-fil-A
16. McDonald's
17. Subway
18. Wendy's
19. Starbucks
20. Burger King

### Drive Times

	Distance	Time
Hwy 404	11.7 km	8 min



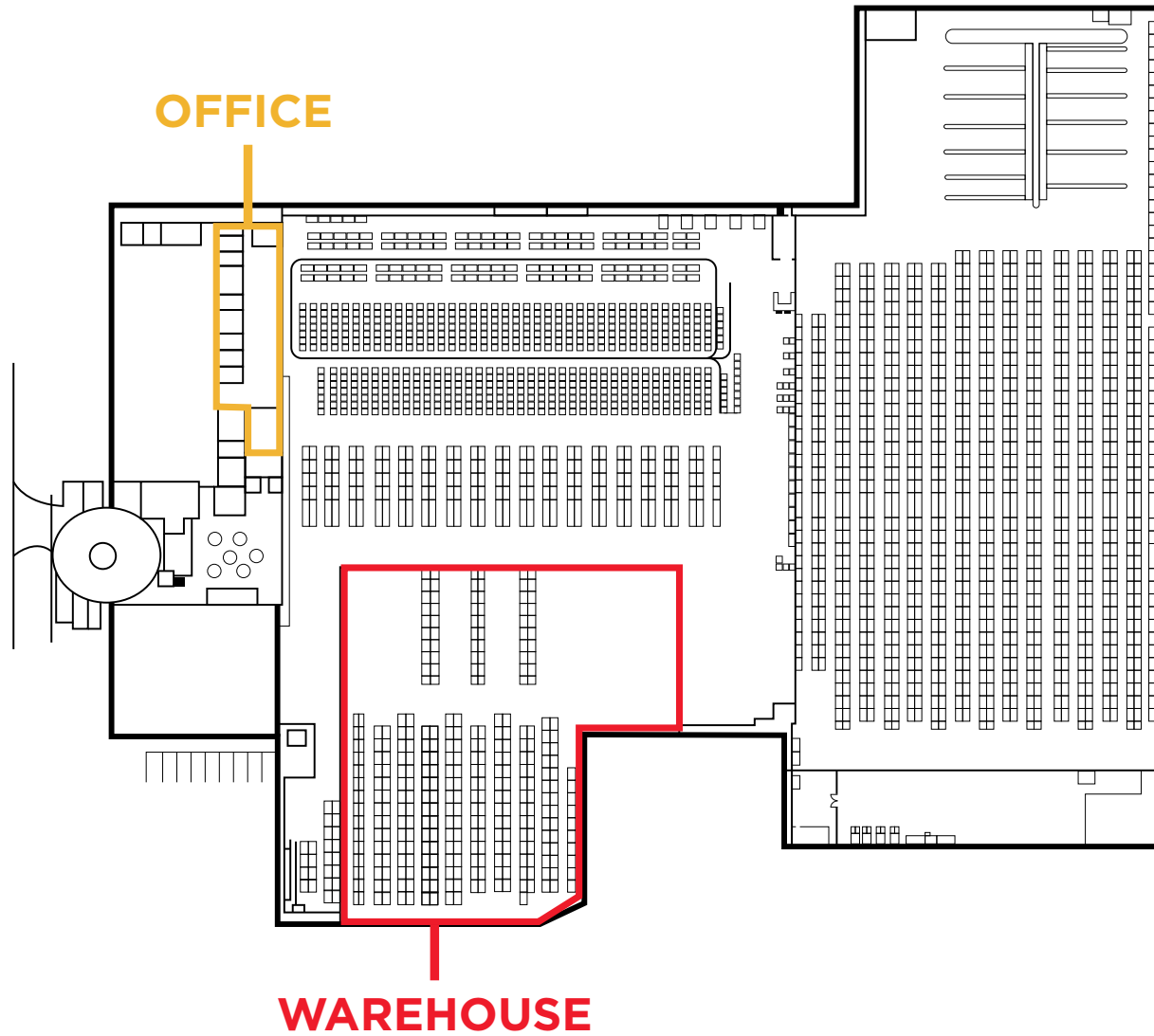
### DEMOGRAPHICS IN 10KM RADIUS

 Total Population	 Average Household Income	 Total Households
\$163,996	\$139,328	56,295

# 195 HARRY WALKER PKWY N

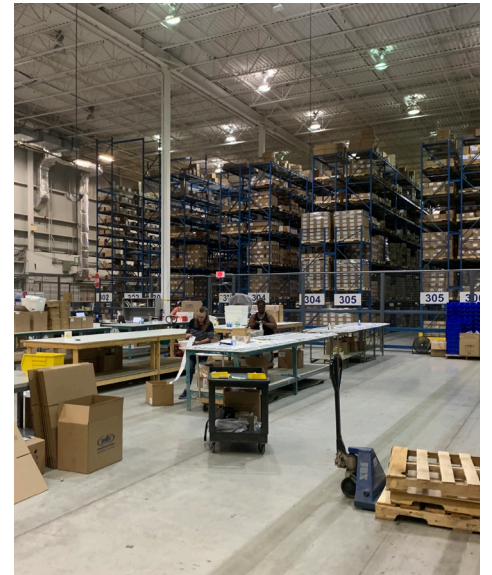
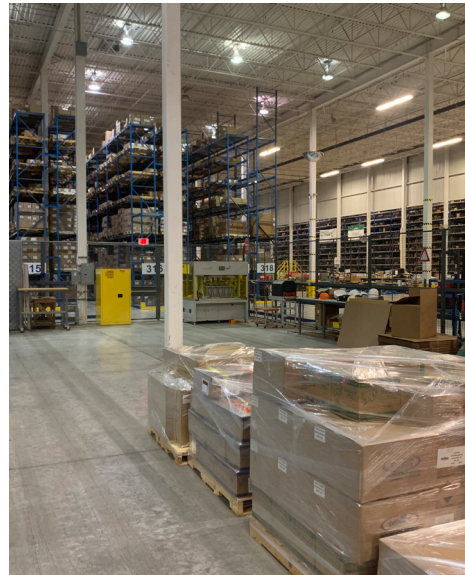
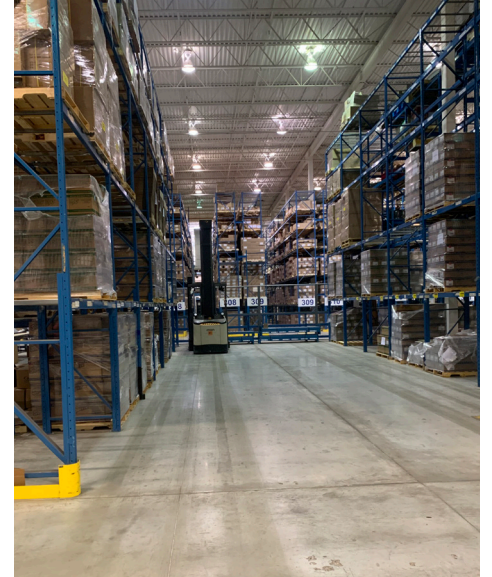
## NEWMARKET

### Floor Plan



# 195 HARRY WALKER PKWY N NEWMARKET

## Photo Gallery





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