



INDUSTRIAL - FOR SUBLEASE

195
HARRY WALKER PKWY N
NEWMARKET



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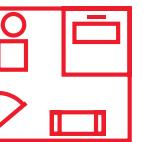
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Property Highlights

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



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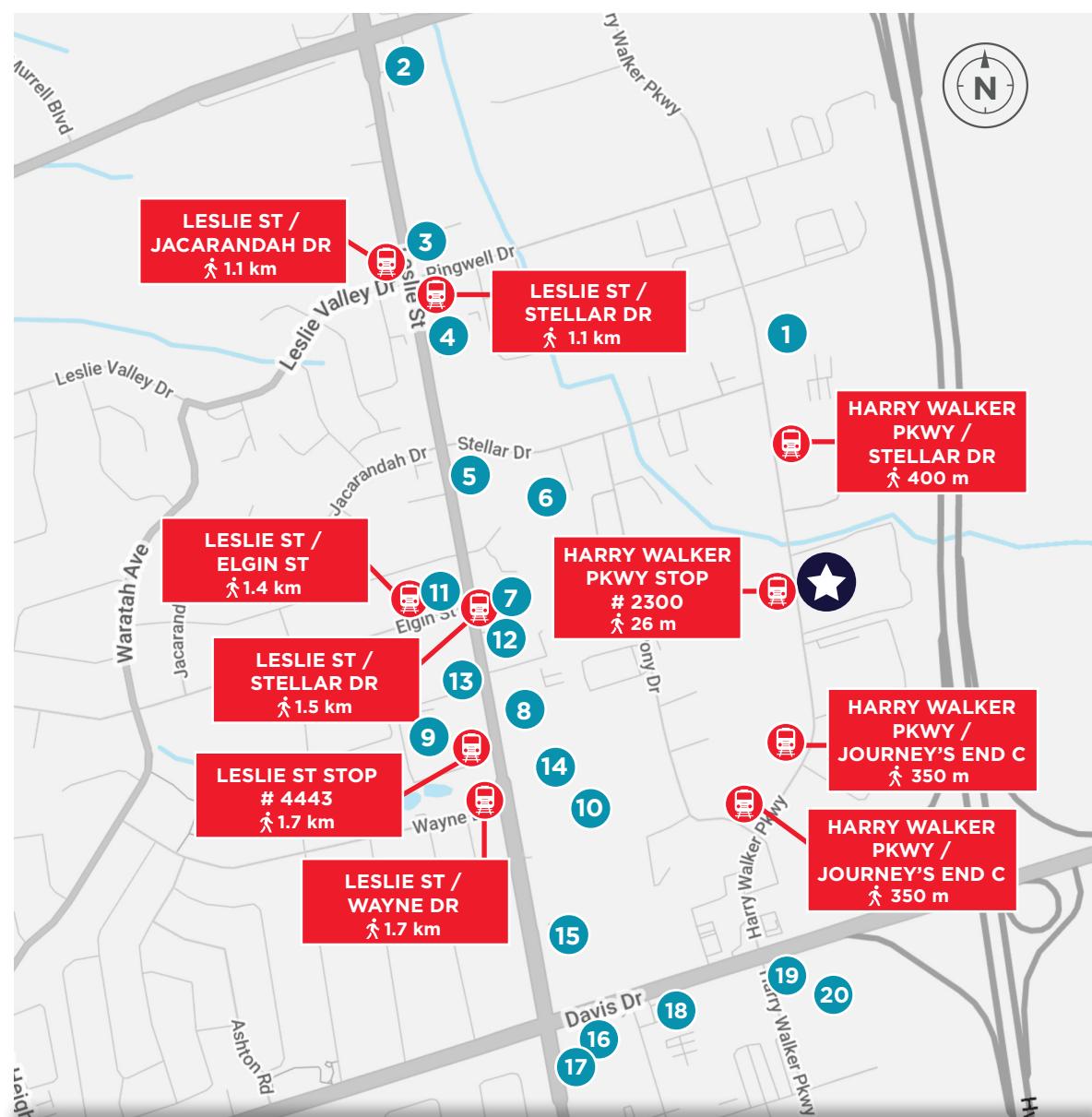
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Amenities

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
\$163,996



Average Household Income
\$139,328

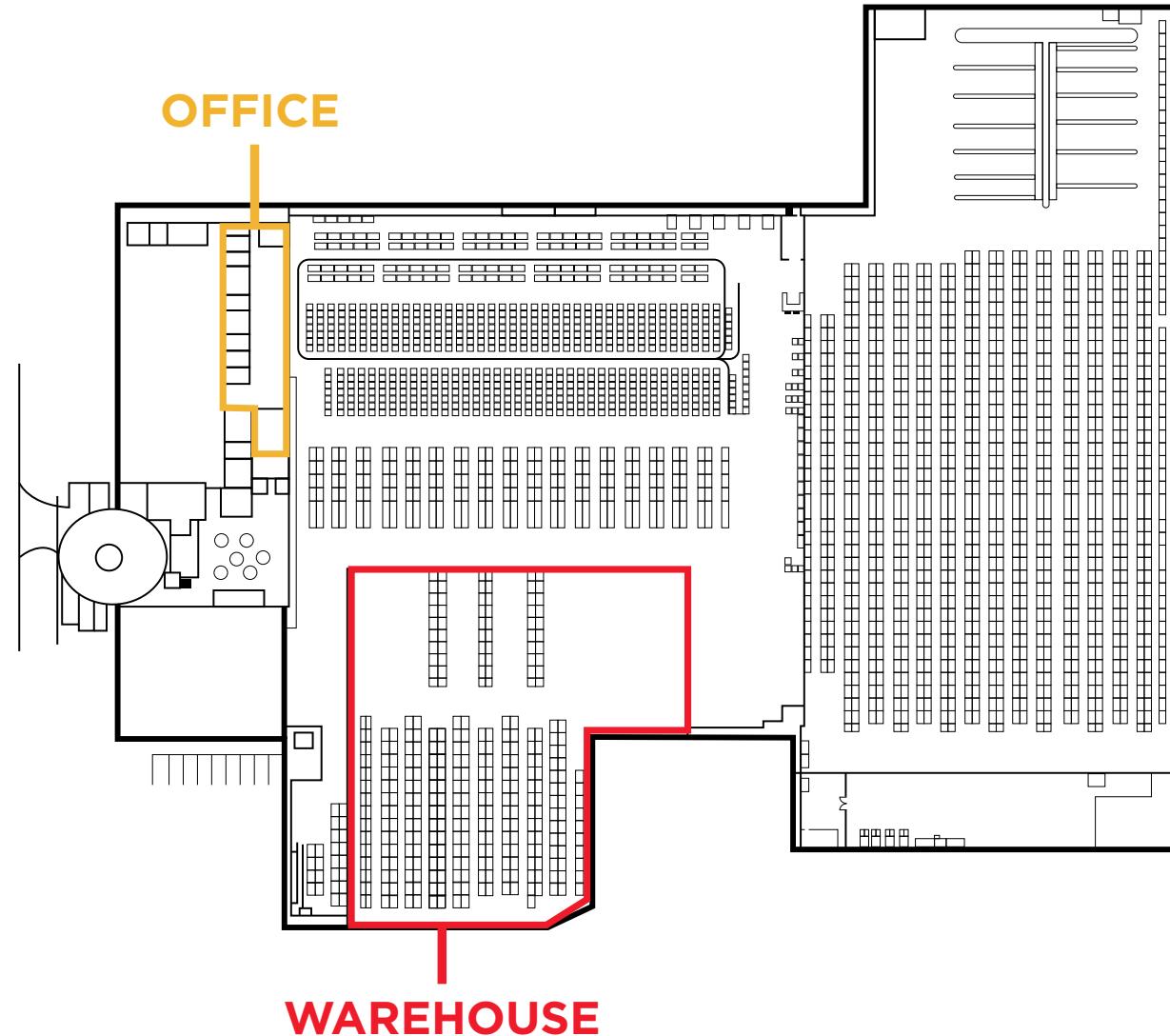


Total Households
56,295

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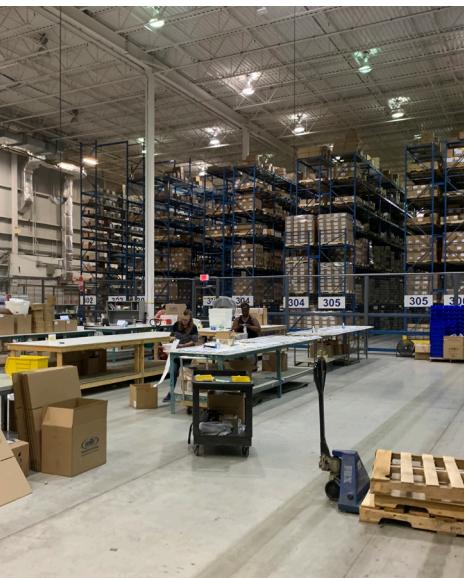
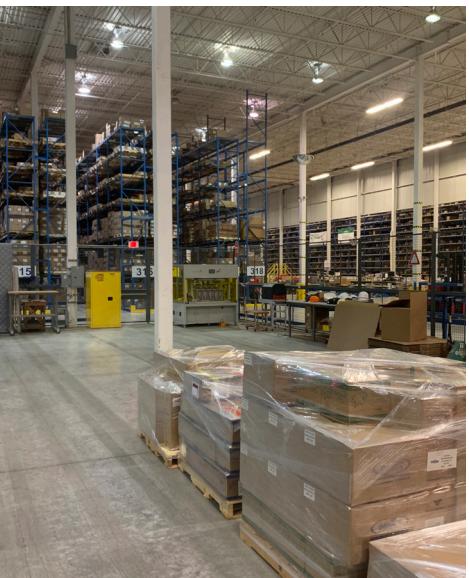
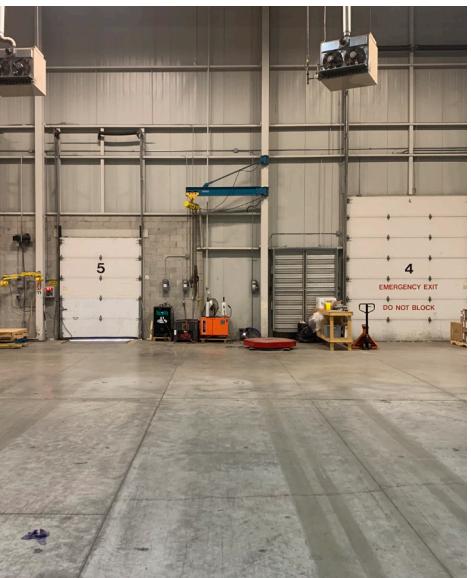
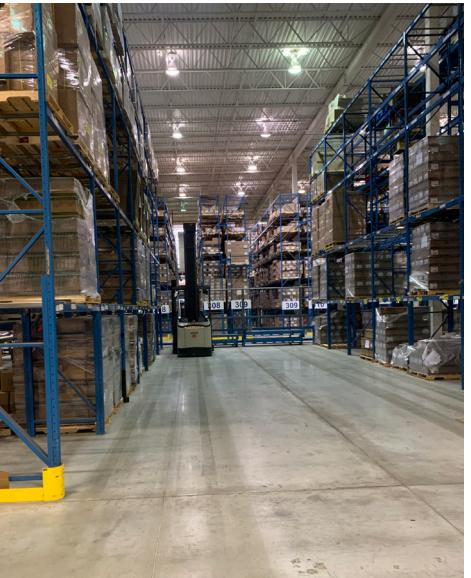
Floor Plan



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Photo Gallery





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