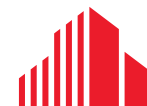




INDUSTRIAL - FOR SUBLEASE

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



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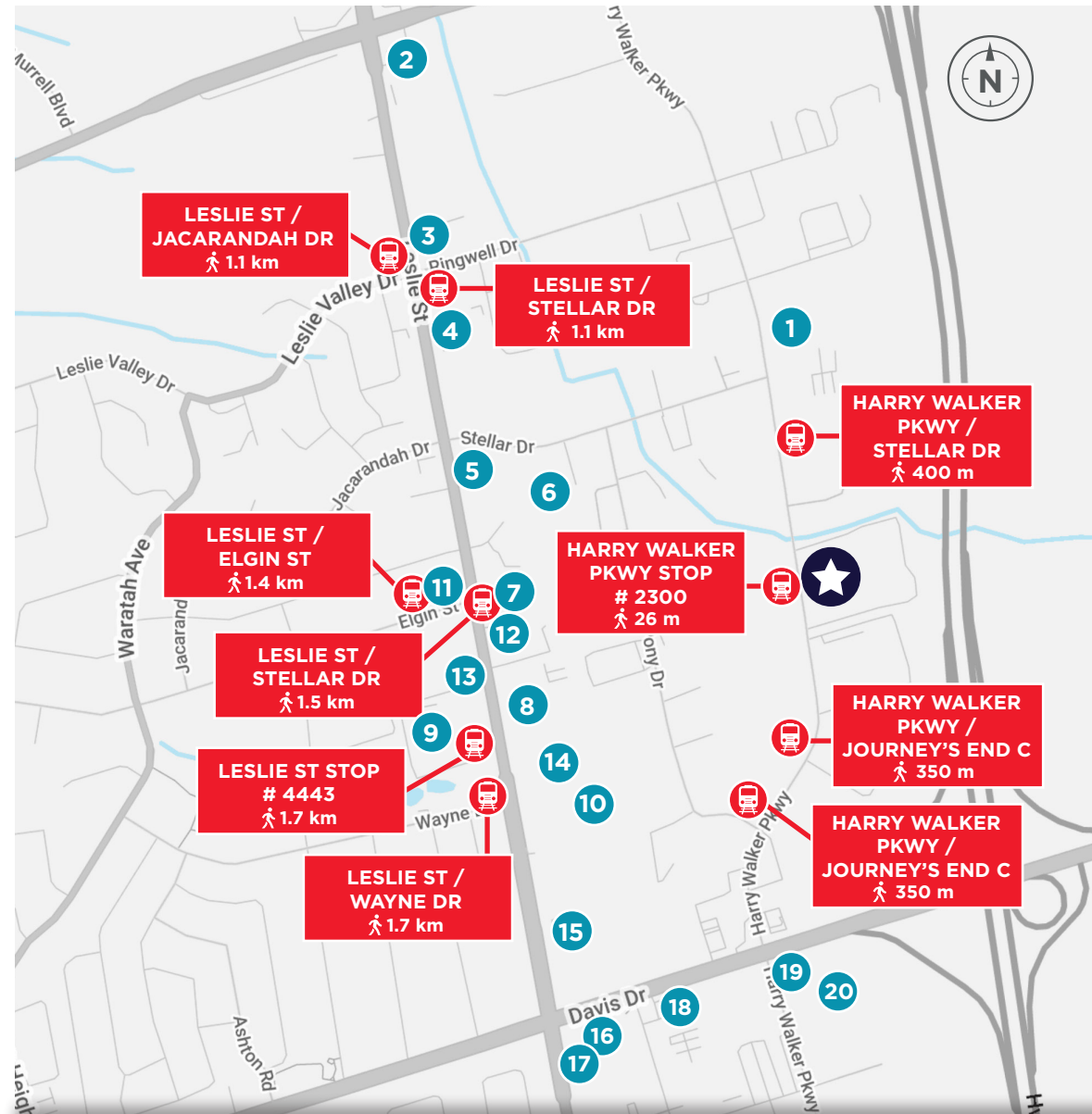
NEWMARKET

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



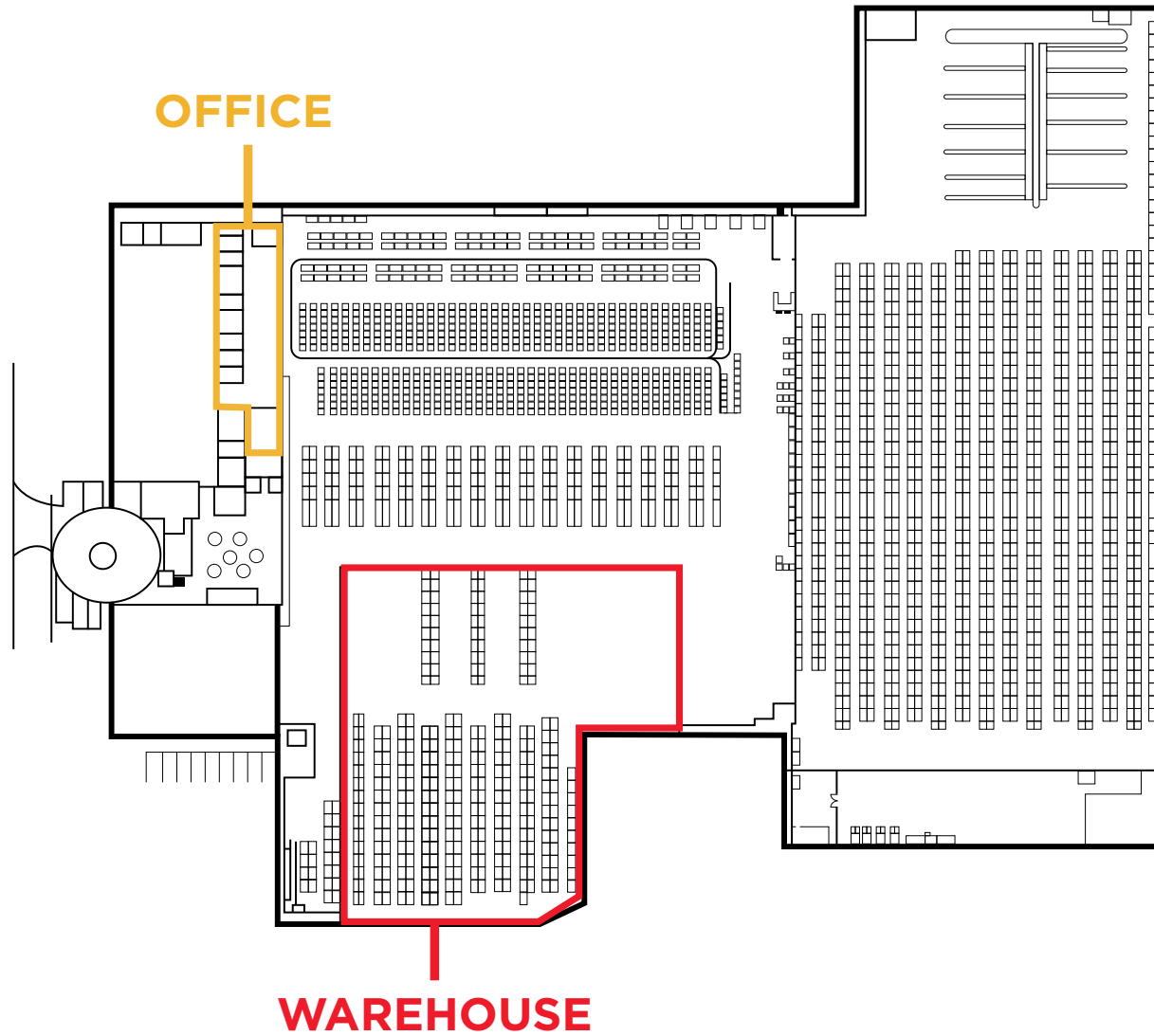
DEMOGRAPHICS IN 10KM RADIUS

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

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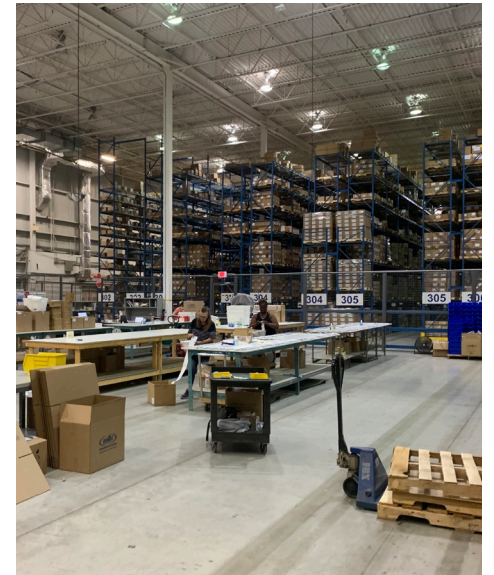
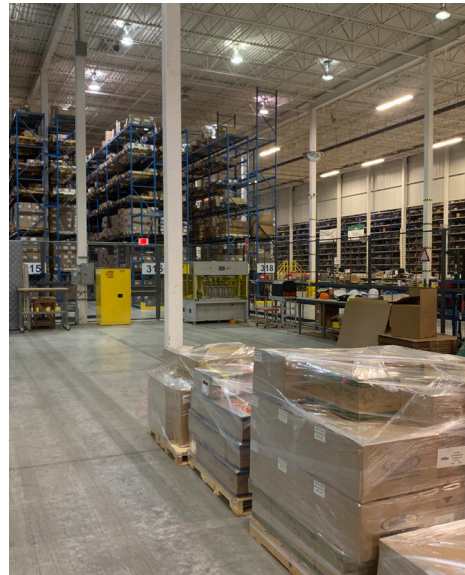
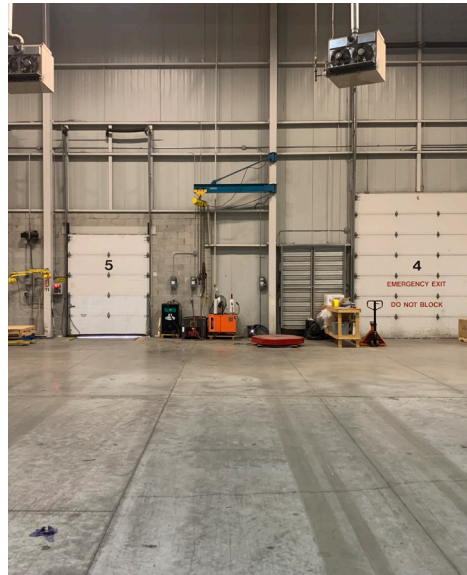
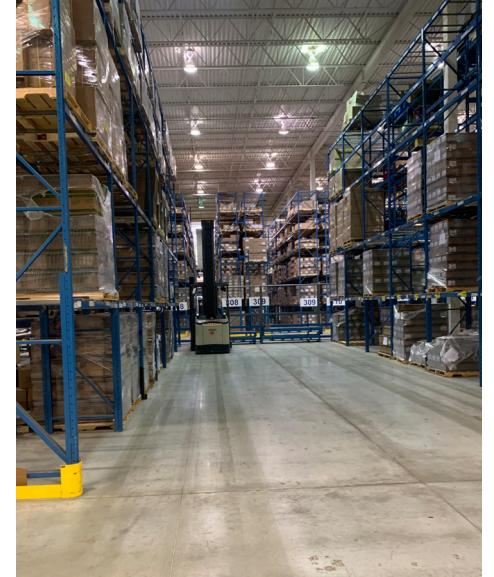
Floor Plan



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Photo Gallery





FOR MORE INFORMATION, CONTACT:

BRANDON GARRETT*
Senior Vice President
+1 905 501 6440
brandon.garrett@cushwake.com

*Sales Representative

1500 Don Mills Road, Suite 401
Toronto, ON, M3B 3K4 | Canada
+1 416 835 0132
cushmanwakefield.ca

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