



CUSHMAN &
WAKEFIELD

176 HILLMOUNT ROAD, MARKHAM



FOR SUBLEASE 42,483 SF ON 3.288 ACRES

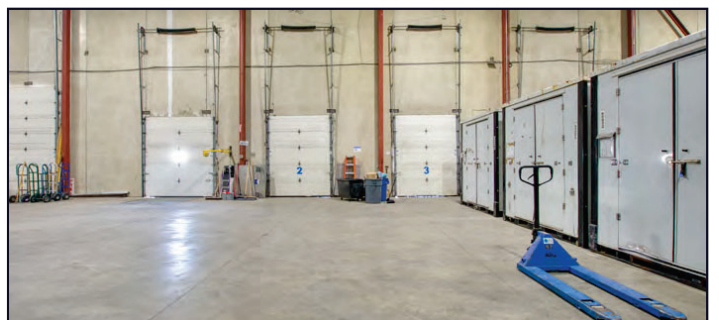
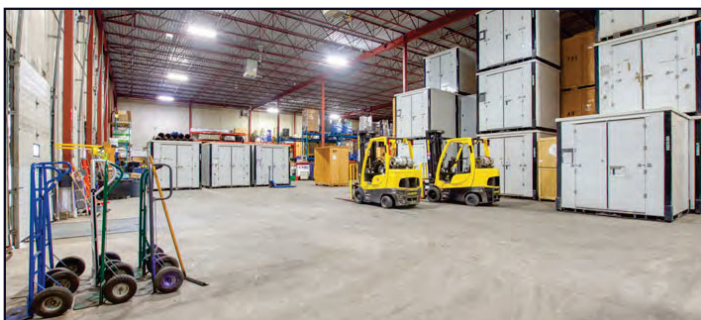
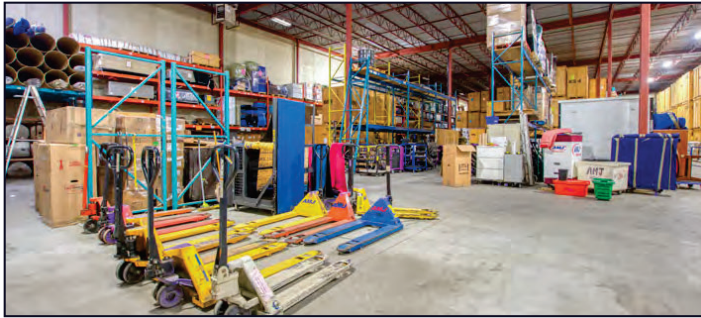
HILLMOUNT RD

PROPERTY SPECIFICATIONS

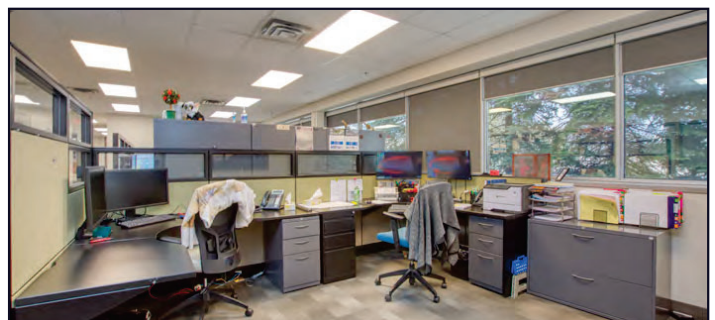
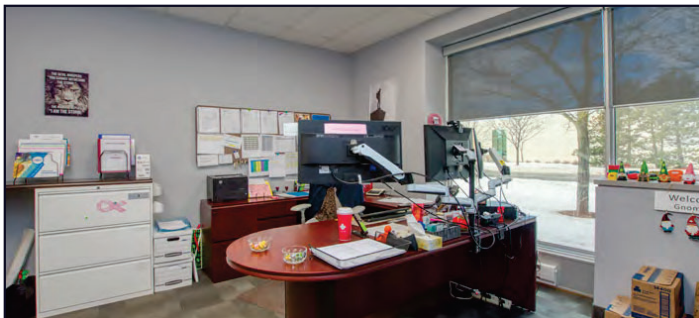
Total Area:	42,483 sf
Lot Size:	3.288 acres
Office Area:	7,450 sf
Clear Height:	28'
Shipping:	4 TL & 1 DI
Zoning:	EMP-GE
Possession:	Immediate
Asking Rate:	\$14.95 psf
TMI (2025):	\$3.10 psf
Sublease Expiry:	January 30, 2028
Comments:	<ul style="list-style-type: none">• 180' shipping court depth allowing for trailer and/or fleet parking• Fully fenced & secured• Separate entrance for truck & employee traffic• Direct access to Hwy 404 via Major Mackenzie Drive E



WAREHOUSE PHOTOS



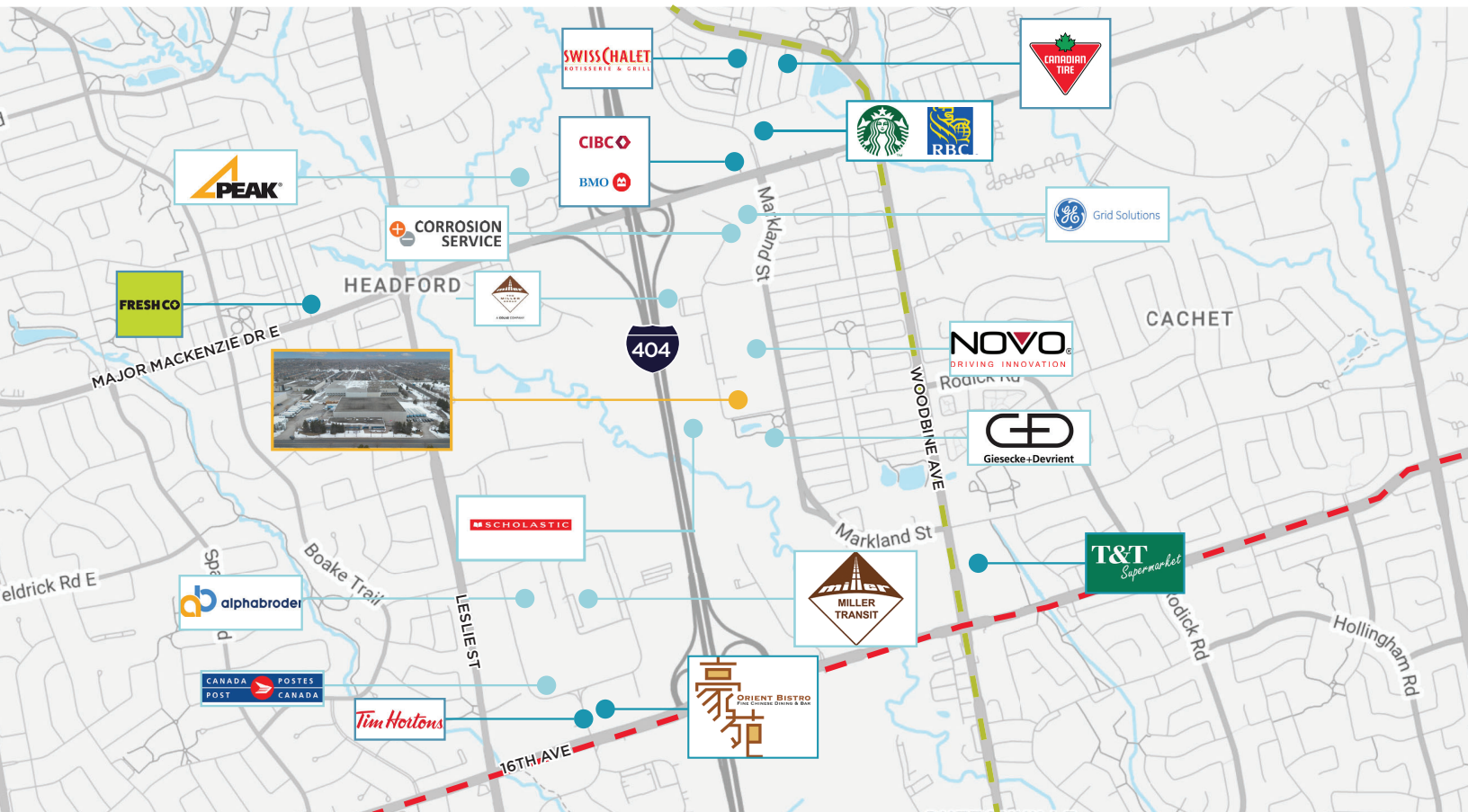
OFFICE PHOTOS



AERIAL/EXTERIOR PHOTOS



STRATEGIC LOCATION



- Subject Property
- Amenities
- Corporate Tenants
- Bus #24 @ Woodbine Ave
- Bus #16 @ 16th Ave

ZONING: EMP-GE

PERMITTED USES:

The following are permitted uses in the EMP-GE variation:

- Industrial use
- Business office
- Film studio
- Retail store
- Service and repair establishment

The following uses that legally existed on the lot on the date of the passing of this By-law:

- Restaurant
- Artist studio
- Commercial school
- Business office
- Motor vehicle repair and body shop
- Crematorium
- Asphalt plant
- Concrete batching plant
- Transport terminal
- Outdoor storage use

For more information on zoning, visit www.markham.ca





FOR MORE INFORMATION, CONTACT:

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