

176 HILLMOUNT ROAD, MARKHAM



MARKLAND ST

FOR SUBLEASE 42,483 SF ON 3.288 ACRES

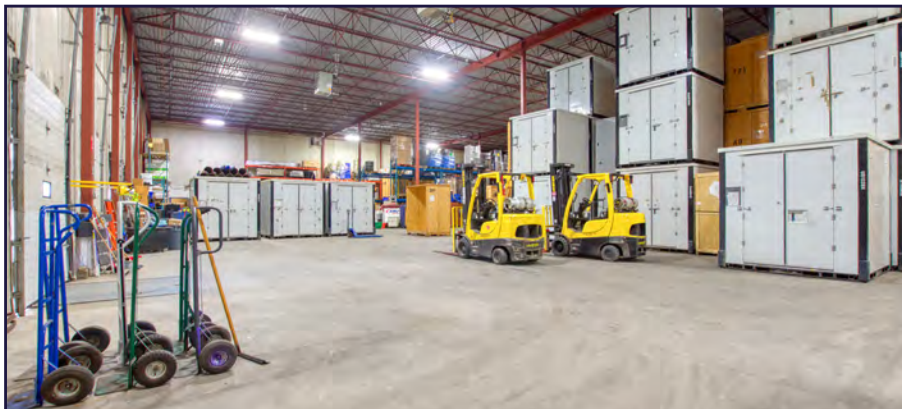
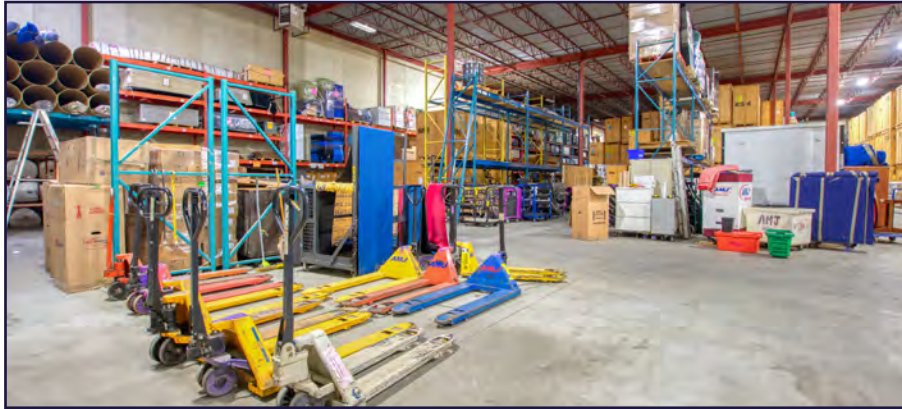
HILLMOUNT RD

PROPERTY SPECIFICATIONS

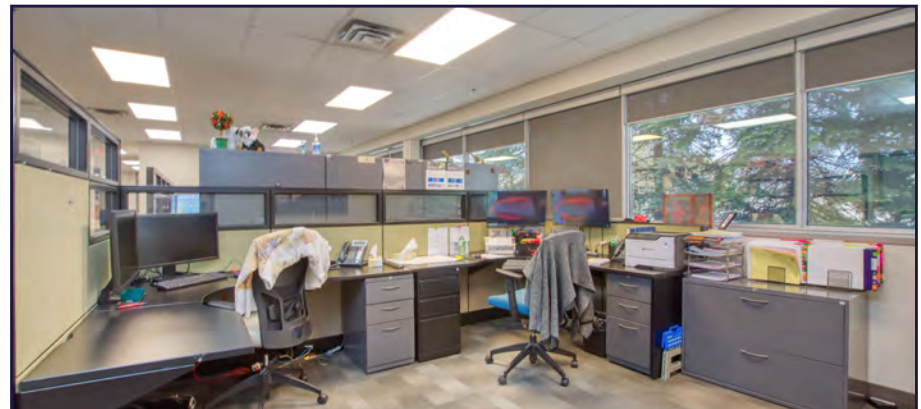
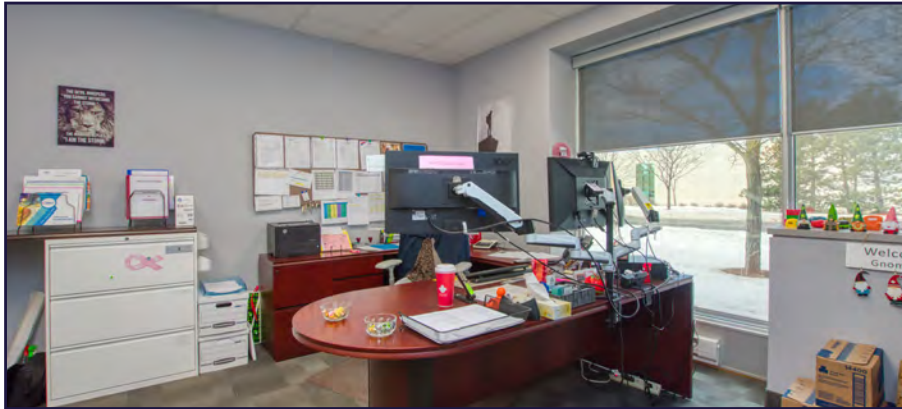
Total Area:	42,483 sf
Lot Size:	3.288 acres
Office Area:	7,450 sf
Clear Height:	28'
Shipping:	4 TL & 1 DI
Zoning:	EMP-GE
Possession:	Immediate
Asking Rate:	\$14.95 psf
TMI (2025):	\$3.10 psf
Sublease Expiry:	January 30, 2028
Comments:	<ul style="list-style-type: none">• 180' shipping court depth allowing 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



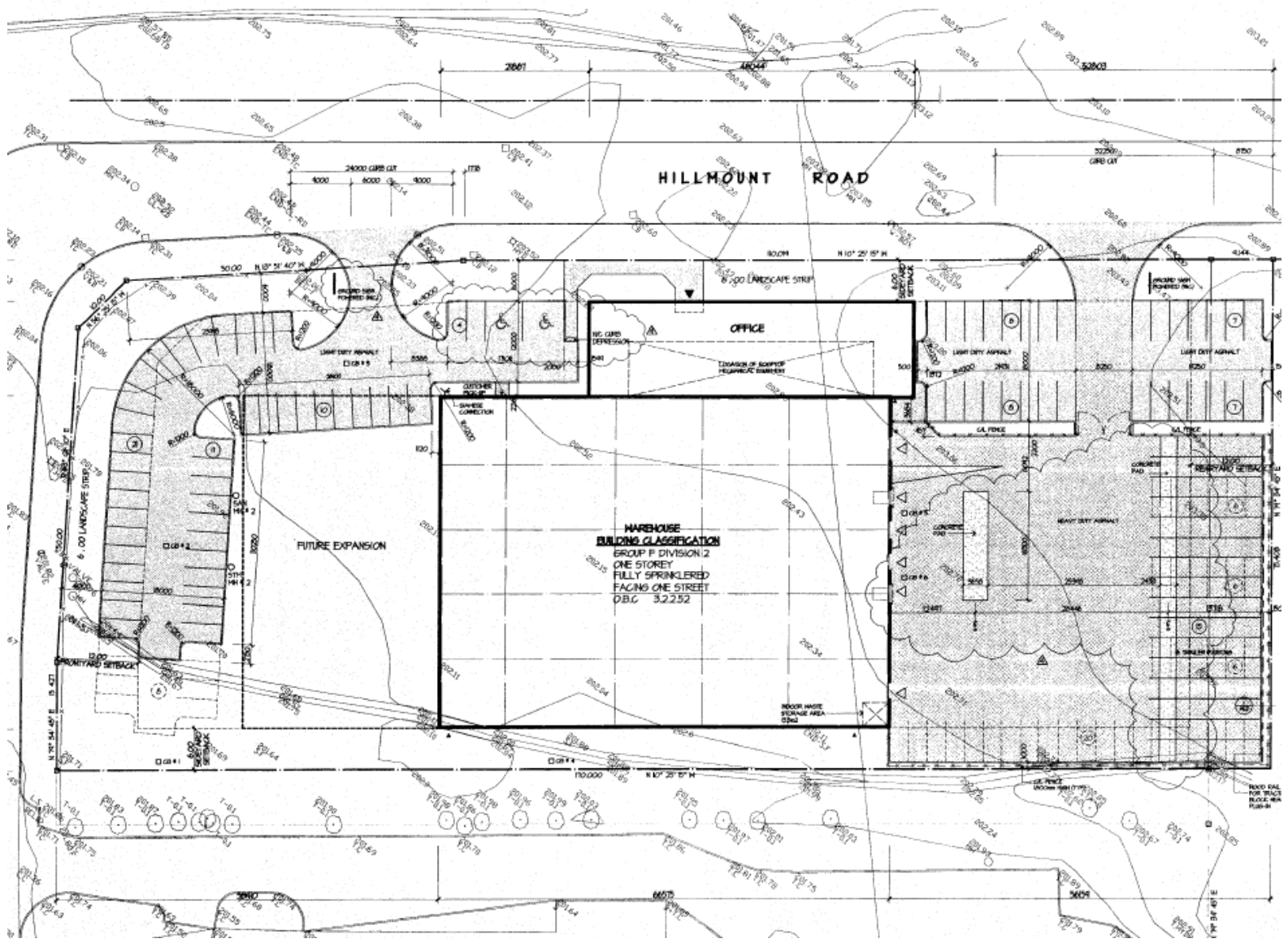
OFFICE PHOTOS



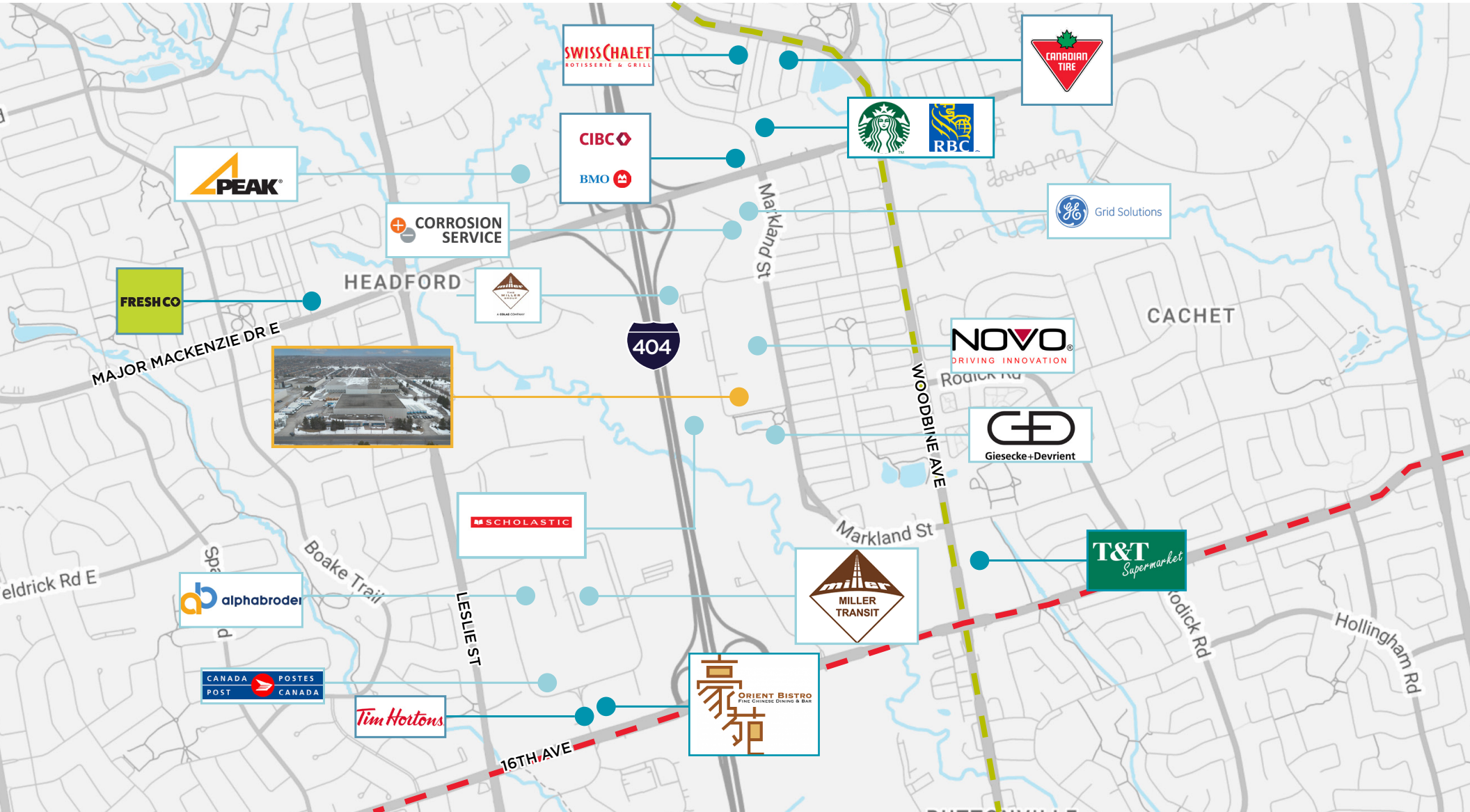
AERIAL/EXTERIOR PHOTOS



SITE PLAN



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:

MICHAEL YULL*, SIOR
Vice Chair
647 272 3075
Michael.Yull@cushwake.com

RORY MACNEIL*
Associate Vice President
289 221 0356
Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC.
1 Prologis Blvd, Suite 300
Mississauga, ON L5W 0G2
cushmanwakefield.com