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FOR LEASE

135 Pony Drive

Newmarket, ON

Highly Desirable  
Warehouse Space Available

**Newton Leung**

Senior Vice President\*

+1 416 318 8056

[Newton.Leung@colliers.com](mailto:Newton.Leung@colliers.com)

\*Sales Representative

**Colliers International**

400 – 3389 Steeles Avenue E

Toronto, ON

M2H 3S8 Canada

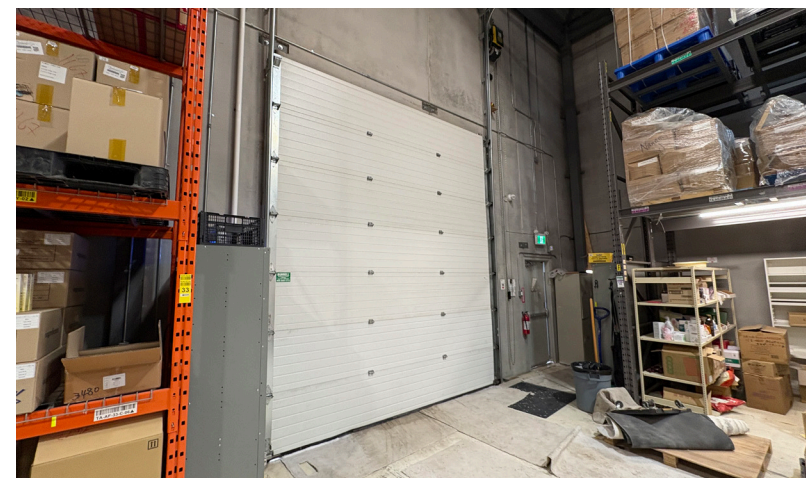
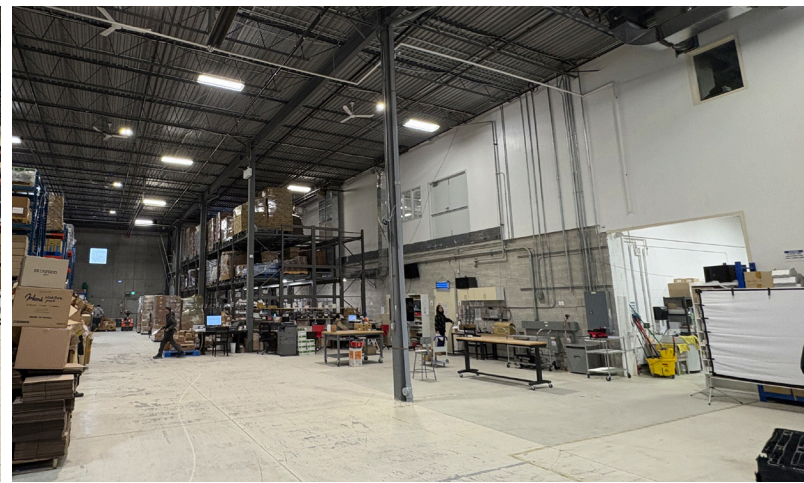
Main: +1 416 777 2200

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## Property Profile

Highly desirable warehouse space available for lease in a prime, transit-connected location. The building features front-load shipping capable of accommodating 53' trailers and an impressive 24' clear height, ideal for efficient racking, storage, and modern industrial operations. The Landlord will retain the existing front office area for their own use; however, additional office space can be provided or built to suit the Tenant's needs, offering flexibility for a wide range of users. Strategically positioned just two minutes from Highway 404, the property offers outstanding connectivity. A YRT bus stop is located steps from the building, with close proximity to the GO Train station and GO Bus Park & Ride, ensuring seamless access for employees, clients, and logistics alike. Surrounded by a strong mix of amenities, the location benefits from the newly opened Costco, along with Chick-fil-A, Starbucks, major banks, hotels, and gas stations — making this an exceptionally convenient and sought-after industrial address.

<b>Total Area</b>	21,637 SF	<b>Shipping</b>	3 TL / 1 DI
<b>Office Area</b>	10%	<b>Zoning</b>	M2 / S
<b>Industrial Area</b>	90%	<b>Asking Net Rent</b>	\$18.00 PSF
<b>Clear Height</b>	24'	<b>TMI (2026)</b>	\$4.95 PSF
<b>Power</b>	600 amps / 600 volts	<b>Occupancy</b>	June 1, 2026





# Site Access & Amenities



## Newton Leung

Senior Vice President\*  
 +1 416 318 8056  
 Newton.Leung@colliers.com

400 – 3389 Steeles Avenue E  
 Toronto, ON  
 M2H 3S8 Canada  
 Main: +1 416 777 2200  
 collierscanada.com

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