

**AVISON  
YOUNG**

# Industrial For Lease

355 Apple Creek Blvd, Markham



## Get more information

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\*Sales Representative

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## Interior Photos



## Building Details

**Total Area:** 75,430 square feet

**Office Area:** 37%

**Clear Height:** 24'

**Shipping Doors:** 6 Truck Level  
1 Drive In

**Zoning:** EMP-BP

**Net Asking Rate:** \$16.95 psf (year 1)

**T.M.I. (2025):** \$3.85 psf

**Availability:** Immediate

## Highlights

- ✓ Freestanding industrial building
- ✓ Located in prime Markham industrial node
- ✓ Office area can be reduced
- ✓ Corner location with exposure along Apple Creek Blvd and Rodick Road
- ✓ 100% air-conditioned facility
- ✓ ESFR sprinklers in warehouse
- ✓ 104 surface parking spaces
- ✓ Minutes to Highways 404, 407, 401 & DVP
- ✓ Access to regional transit along Warden Avenue and Woodbine Avenue
- ✓ Minute drive to amenities including restaurants, banks, gas stations, retail, Costco, and more



### Floor Plan

**Current**

<b>Ground Floor Office:</b>	17,414 SF
<b>Second Floor Office:</b>	10,518 SF
<b>Warehouse:</b>	47,498 SF
<b>Total Area:</b>	<b>75,430 SF</b>

**Option A\***

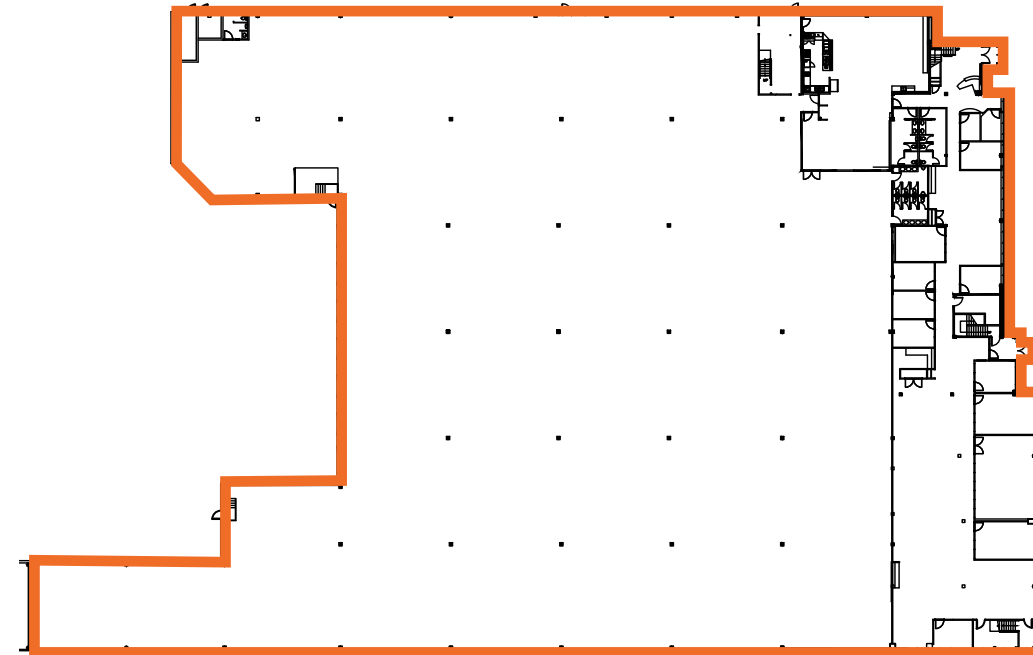
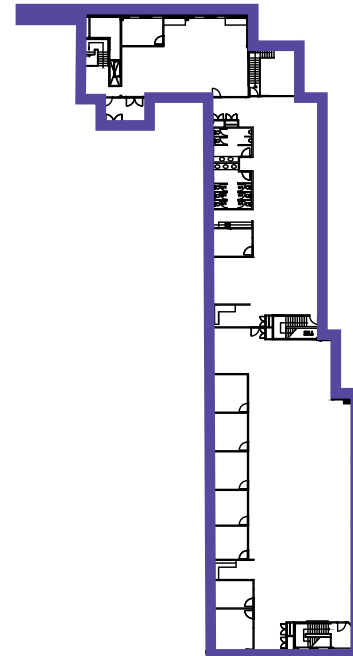
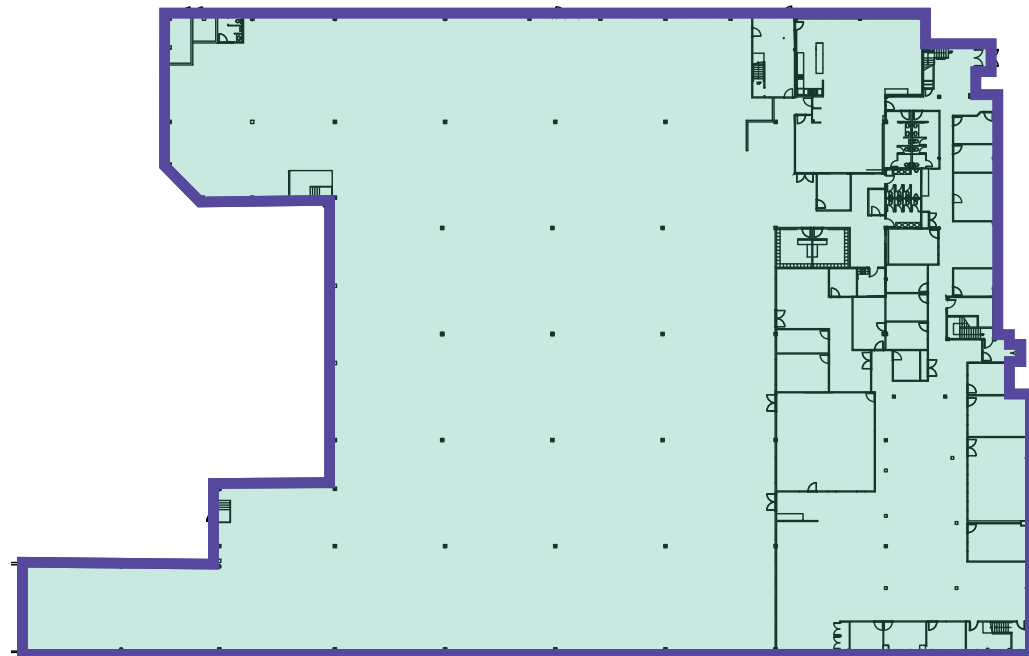
<b>Ground Floor Office:</b>	17,414 SF
<b>Warehouse:</b>	47,498 SF
<b>Total Area:</b>	<b>64,912 SF</b>

### Proposed Floor Plan (reduced ground floor office)

**Option B\***

<b>Ground Floor Office:</b>	12,599 SF
<b>Warehouse:</b>	52,313 SF
<b>Total Area:</b>	<b>64,912 SF</b>

*\*Optional second floor of 10,518 SF available*



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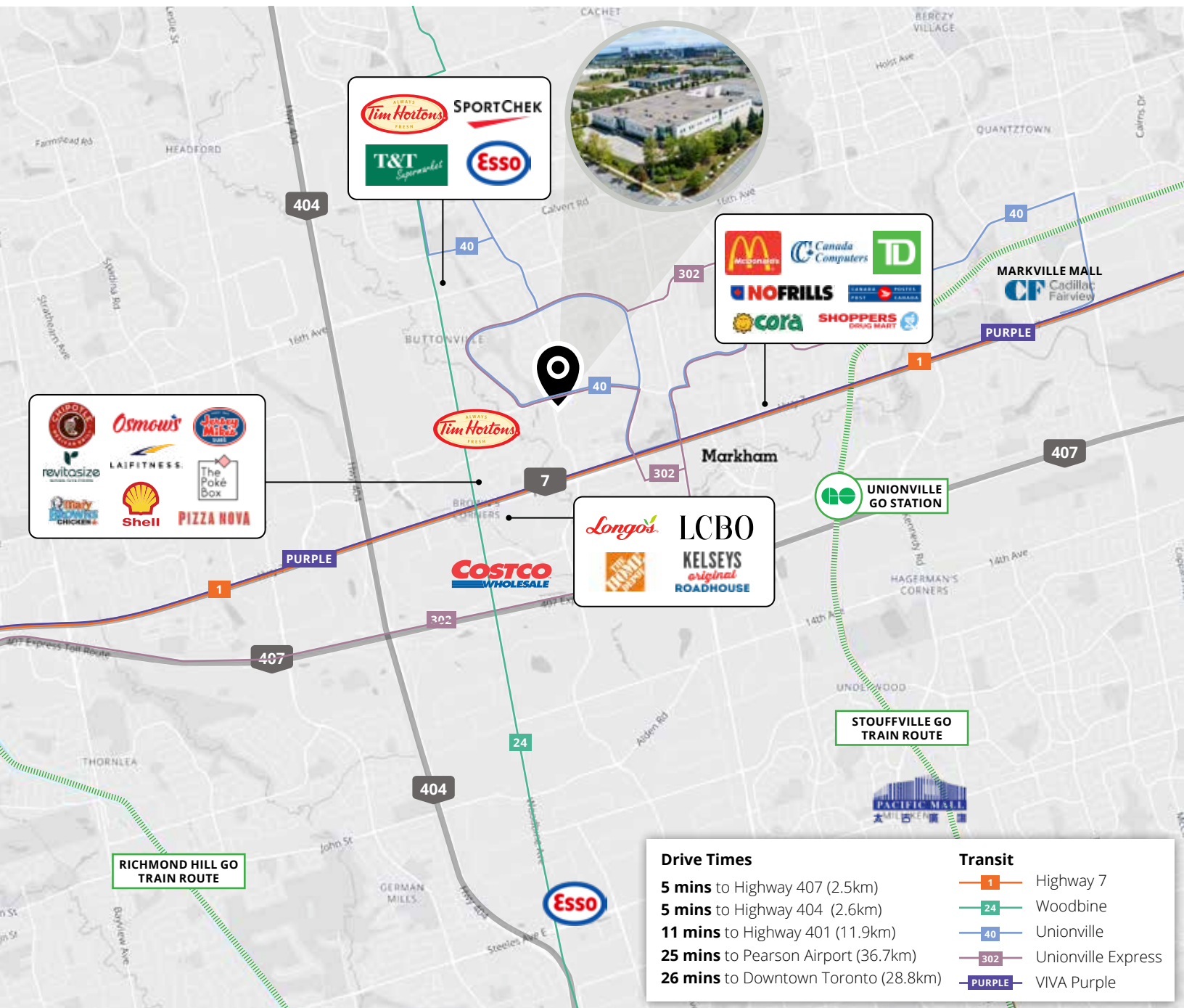
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**Aerial Photos**



# Location



Drive Times	Transit
5 mins to Highway 407 (2.5km)	Highway 7
5 mins to Highway 404 (2.6km)	Woodbine
11 mins to Highway 401 (11.9km)	Unionville
25 mins to Pearson Airport (36.7km)	Unionville Express
26 mins to Downtown Toronto (28.8km)	VIVA Purple

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