



Accelerating success.



FOR LEASE

110 Clegg Road

Markham, ON

Freestanding Industrial Building  
at Warden Ave/ Hwy 7

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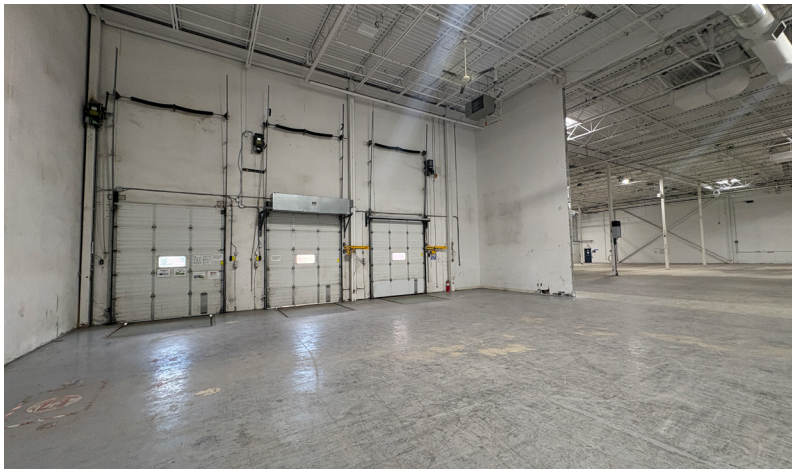
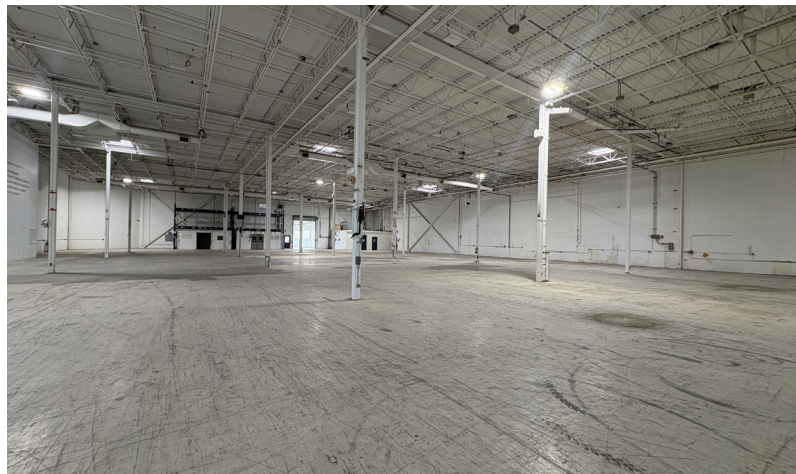
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# Property Profile

Freestanding industrial building available for lease minutes from Downtown Markham, Highway 407 and Highway 7. The building features 24' clear height, bay sizes of approximately 37' x 27' 9", and three truck-level shipping doors capable of accommodating 53' trailers. The site offers over 130 parking spaces, providing excellent parking for a wide range of users. The property is well-suited for a variety of industrial and employment uses, while also offering building characteristics that may be particularly attractive to recreational and assembly-type users, including fitness clubs, indoor sports training facilities, basketball or court-based uses, martial arts, dance or yoga studios, turf or training facilities, and similar uses. The premises include a functional and bright two-storey office area with a mix of private offices, meeting rooms, and open space. All uses are subject to municipal zoning and by-law compliance. The Tenant is solely responsible for independently verifying permitted uses and obtaining any required approvals. The Landlord does not make any representation or warranty regarding the permissibility of any specific use.

|                        |           |                    |                       |
|------------------------|-----------|--------------------|-----------------------|
| <b>Total Area</b>      | 46,566 SF | <b>Power</b>       | 1,200 amps/ 600 volts |
| <b>Office Area</b>     | 27%       | <b>Zoning</b>      | MC-D2*4 (H)           |
| <b>Industrial Area</b> | 73%       | <b>Asking Rent</b> | \$17.95 PSF           |
| <b>Clear Height</b>    | 24'       | <b>T.M.I.</b>      | \$5.50 PSF            |
| <b>Shipping</b>        | 3 TL      | <b>Occupancy</b>   | Immediate             |





# Amenities



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