

FOR SUBLEASE

166,731 SF FREESTANDING INDUSTRIAL FACILITY



10 CANFIELD DRIVE

MARKHAM, ON

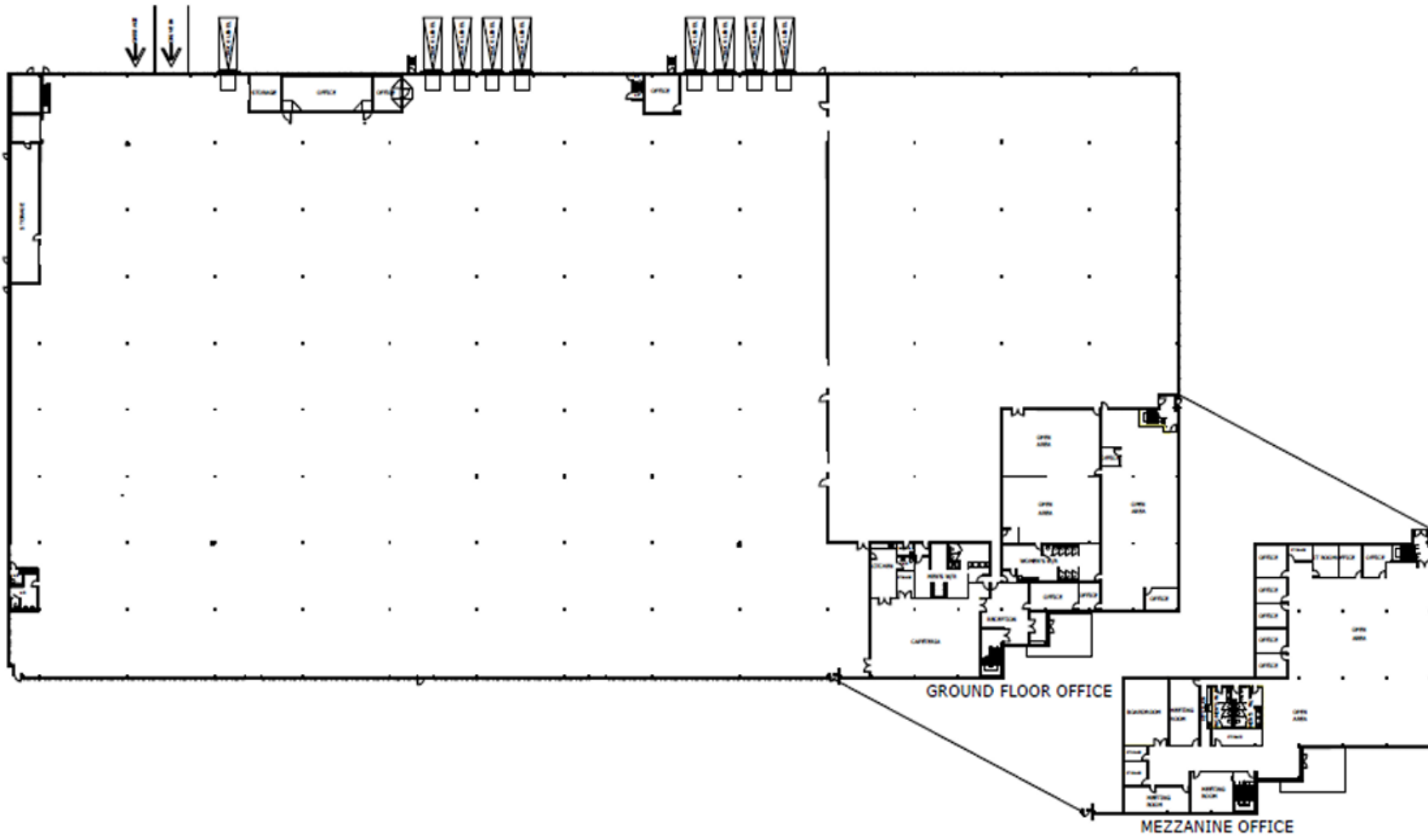
PROPERTY HIGHLIGHTS

Modern freestanding industrial facility located in a strategic Markham location, well suited for distribution and/or manufacturing uses. The property comprises 166,731 SF, including 24,290 SF of office space across two storeys, and offers ample on-site surface parking. The building features 28' clear ceiling height, efficient shipping capabilities with 9 truck-level and 1 drive-in door, a functional 30' x 42' bay size, and 3,000 amps of power service at 600 volts. Exceptional sub-lease opportunity available immediately, with excellent access to Highways 407, 401, and 48.

Building Size:	166,731 SF
Office Size:	24,290 SF
Warehouse Size:	142,441 SF
Clear Height:	28'
Bay Size:	30' x 42'
Power:	3,000 Amps 600 Volts
Shipping:	9 TL 1 DI
Air Conditioning:	Partial
Zoning:	MC (60)







14TH AVENUE

CANFIELD DRIVE



SITE PLAN

166,731 SF

A DRIVING WORKFORCE



76,347
POPULATION
Within 3 KM



\$122,610
AVG. INCOME
Within 3 KM



22,145
TOTAL HOUSEHOLDS
Within 3 KM



41.6
AVG. AGE
Within 3 KM

211,602
POPULATION
Within 5 KM

\$121,127
AVG. INCOME
Within 5 KM

65,752
TOTAL HOUSEHOLDS
Within 5 KM

42.4
AVG. AGE
Within 5 KM

Highway 407	5 min	4 km
Highway 404	12 min	10 km
Highway 401	16 min	14 km
Highway 400	30 min	32 km
Highway 403	35 min	38 km
Highway 410	40 min	45 km
Pearson Airport	42 min	50 km

10 CANFIELD DRIVE
MARKHAM, ON

407

14TH AVE

MARKHAM ROAD



AMENITIES MAP

WINNERS ARITZIA
AMERICAN EAGLE OUTFITTERS ZARA Levi's
ALDO SKECHERS
HOLLISTER NIKE adidas lululemon
ARDENE H&M GEOX JD
EDDIE BAUER Marshalls

KFC HARVEY'S CINNABON TACO BELL
McDonald's MINI 50¢ NESPRESSO BEST BUY
Walmart

Starbucks CIBC HOMESENSE

TD PETRO-CANADA NOFRILLS

BMO Scotiabank

Esso Tim Hortons Starbucks DQ K

SUBWAY

RBC PETRO-CANADA BMO
POPEYES McDonald's HERO CERTIFIED BURGERS
Tim Hortons

102

129

RBC PETRO-CANADA HOME DEPOT
staples SUBWAY COSTCO WHOLESALE

TD McDonald's Boston & Jules WINNERS
HARVEY'S 7-Eleven Mark's

RBC PETRO-CANADA AW

10 Canfield Dr

PETRO-CANADA KFC
Tim Hortons

RBC Scotiabank Esso
TD PIZZA NOVA Tim Hortons pet valu K

NOFRILLS CIBC Tim Hortons

Pizzaville
Tim Hortons SUBWAY POPEYES

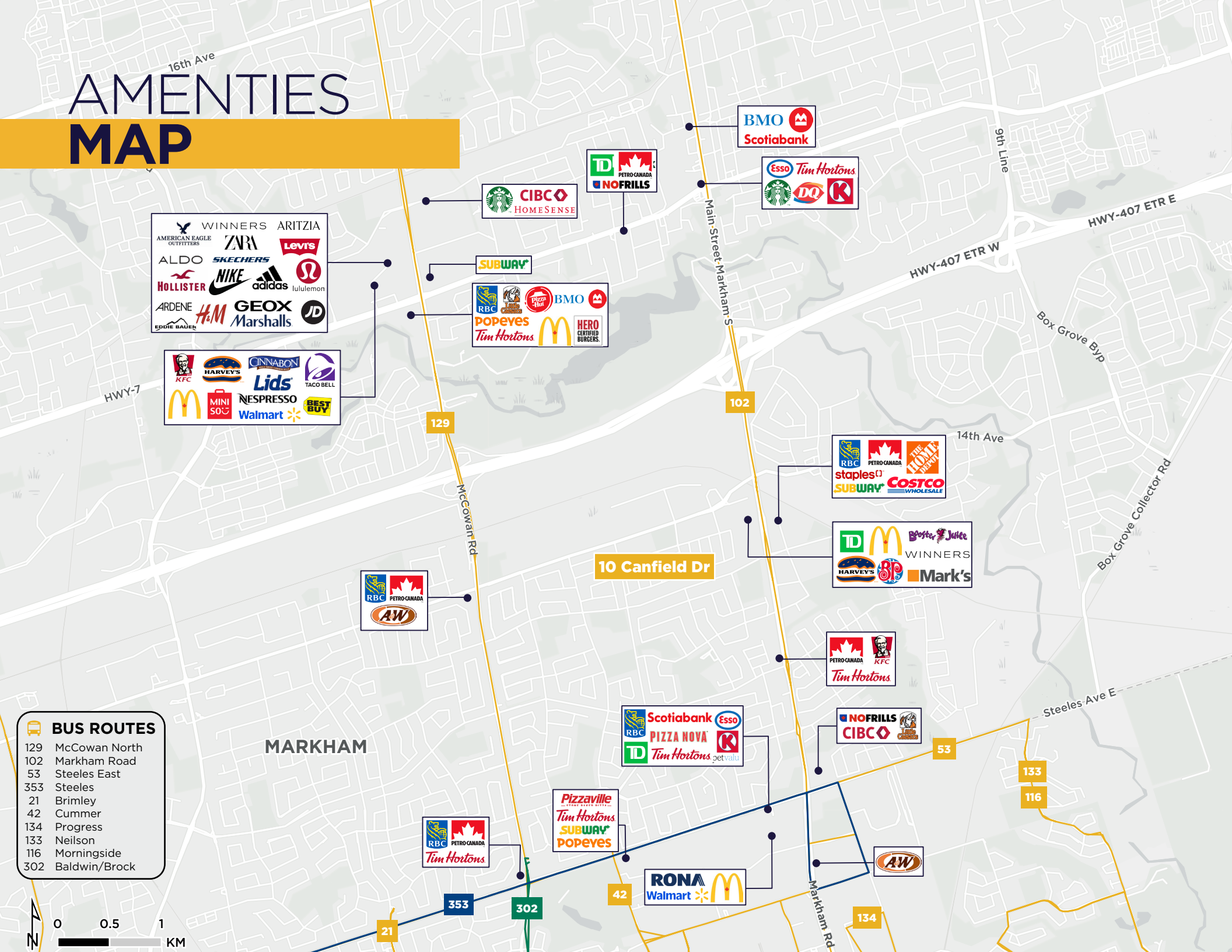
RBC PETRO-CANADA
Tim Hortons

RONA Walmart McDonald's

AW

- BUS ROUTES**
- 129 McCowan North
 - 102 Markham Road
 - 53 Steeles East
 - 353 Steeles
 - 21 Brimley
 - 42 Cummer
 - 134 Progress
 - 133 Neilson
 - 116 Morningside
 - 302 Baldwin/Brock

MARKHAM



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