

1201 NICHOLSON ROAD

Newmarket, ON

FOR SALE



PREMIUM INDUSTRIAL FREESTAND

Markus Miller*
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CLEAR HEIGHT
COMMERCIAL

*Sales Representative



Property Details

Size:	54,350 SF	Asking Price:	\$24,300,000.00
Office	14,000 SF (25%)	Taxes (2025):	\$117,898.89 (2025)
Clear Height:	24 ft.	Land:	3.05 Acres
Shipping:	2 Truck Level, 2 Drive-In	Zoning:	EG - General Employment

All Information to be confirmed by Buyer

Highlights



User/
Investment
Opportunity



Rare 24'
Clear Height



Close
Proximity to
Hwy 404



Short Term
Leaseback
Available





Further Information

Amenities Map





Further Information

Zoning

General Employment (GE) Zone

No person shall use any land or erect, alter or use any building or structure in any Employment Zone except in accordance with Sections 6.5.1 and 6.5.2 of this By-Law.

The following table establishes the uses permitted in the Employment Zones:

- Accessory Retail Sales Outlet
- Adult entertainment parlour
- Building Supply Outlet (*4)
- Domestic Animal Care Facility
- Emergency Service Facility
- Heavy Equipment Sales and Service
- Light Equipment Sales and Rental
- Manufacturing
- Manufacturing, Light
- Micro-Industrial Use
- Motor Vehicle Service Shop
- Motor Vehicle Rental Establishment
- Office (*8)
- Public Storage Facility
- Restaurant
- Service or Repair Shop
- Sports Arena
- Transportation Depot
- Veterinary Hospital
- Warehouse
- Wholesale Operations

(*4) Limited to a maximum GFA of 7,000 m2.

(*8) Permitted as a principal use in the EM and EG zones. Within the EH zone, is permitted only as an accessory use and shall not exceed 25% of the GFA of the premises.

Additional Zone Requirements found in the Town of Newmarket Zoning By-law 2010-40, June 1, 2010.



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