



FOR SALE

1256

**Kerrisdale Blvd
Newmarket**

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Property Details

21,600 SF freestanding industrial facility off Highway 404 and Davis Drive in the heart of the Newmarket Industrial Business Park is available for sale. Situated on a dedicated lot with ample parking up front and a generous back-lot area. The building boasts 23'6" clear height, which supports efficient racking or high-bay operations. A single central column set means maximum uninterrupted floor-plate flexibility - ideal for tenant fit-out or subdivision. The layout allows for the unit to be demised into two separate spaces (existing wall in place with opening), providing dual-tenant or phased expansion opportunities. Excellent truck circulation built in, with drive-in and/or dock loading access, making it ideal for logistics, manufacturing, or hybrid operations. Well-maintained, building in a coveted location with direct access to major highway infrastructure and regional transit routes.

Property Address

1256 Kerrisdale Blvd, Newmarket

Building Size

21,600 SF (15% office area)

Power

600 Amps

Clear Height

23' 6"

Shipping

2 Truck Level & 2 Drive-in

Zoning

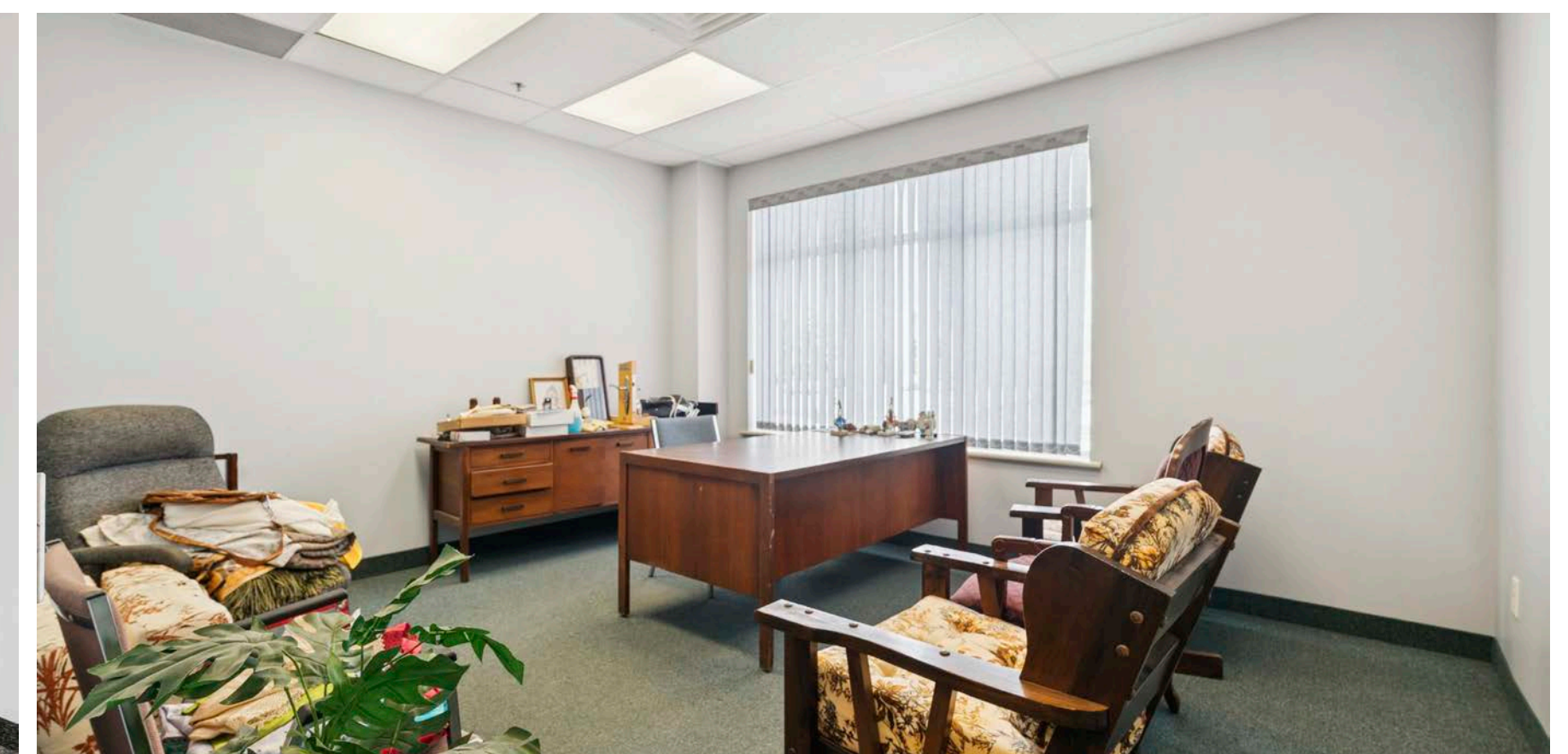
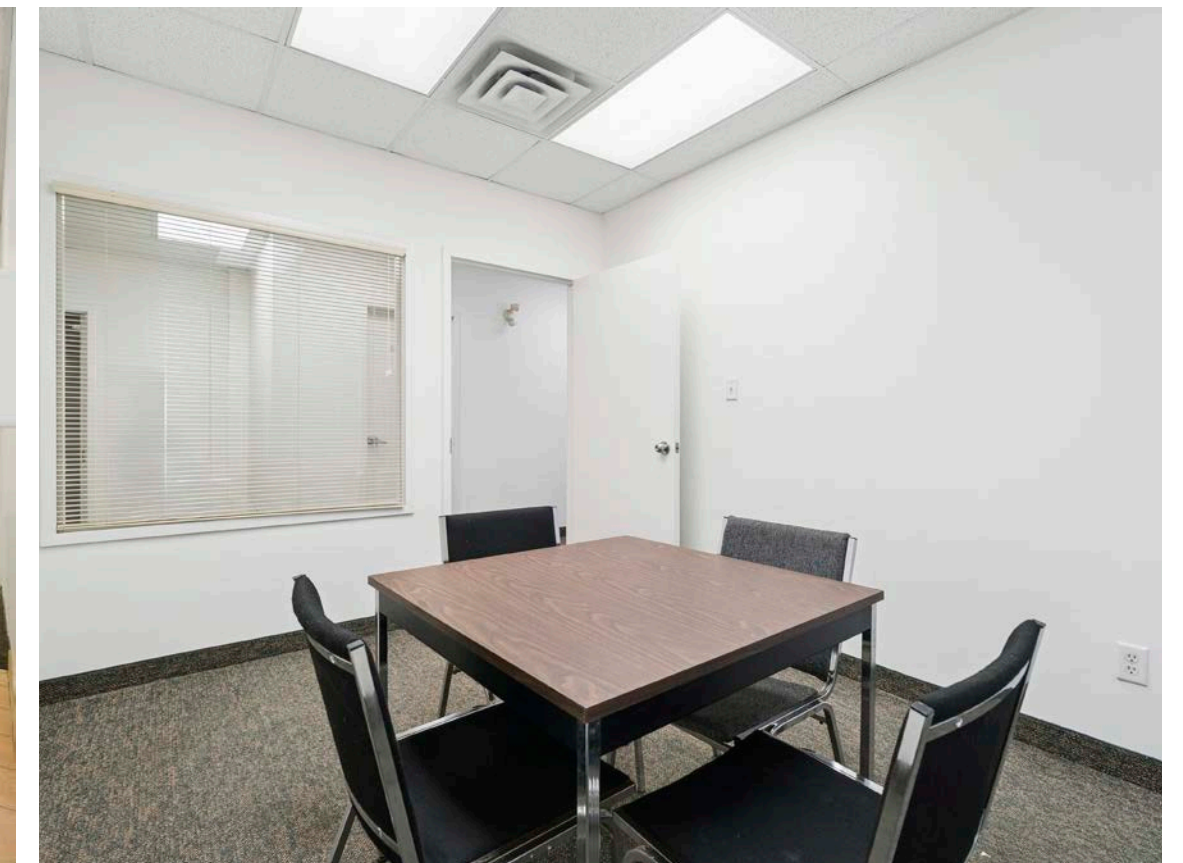
EG Zoned

Asking Price

\$10,800,000

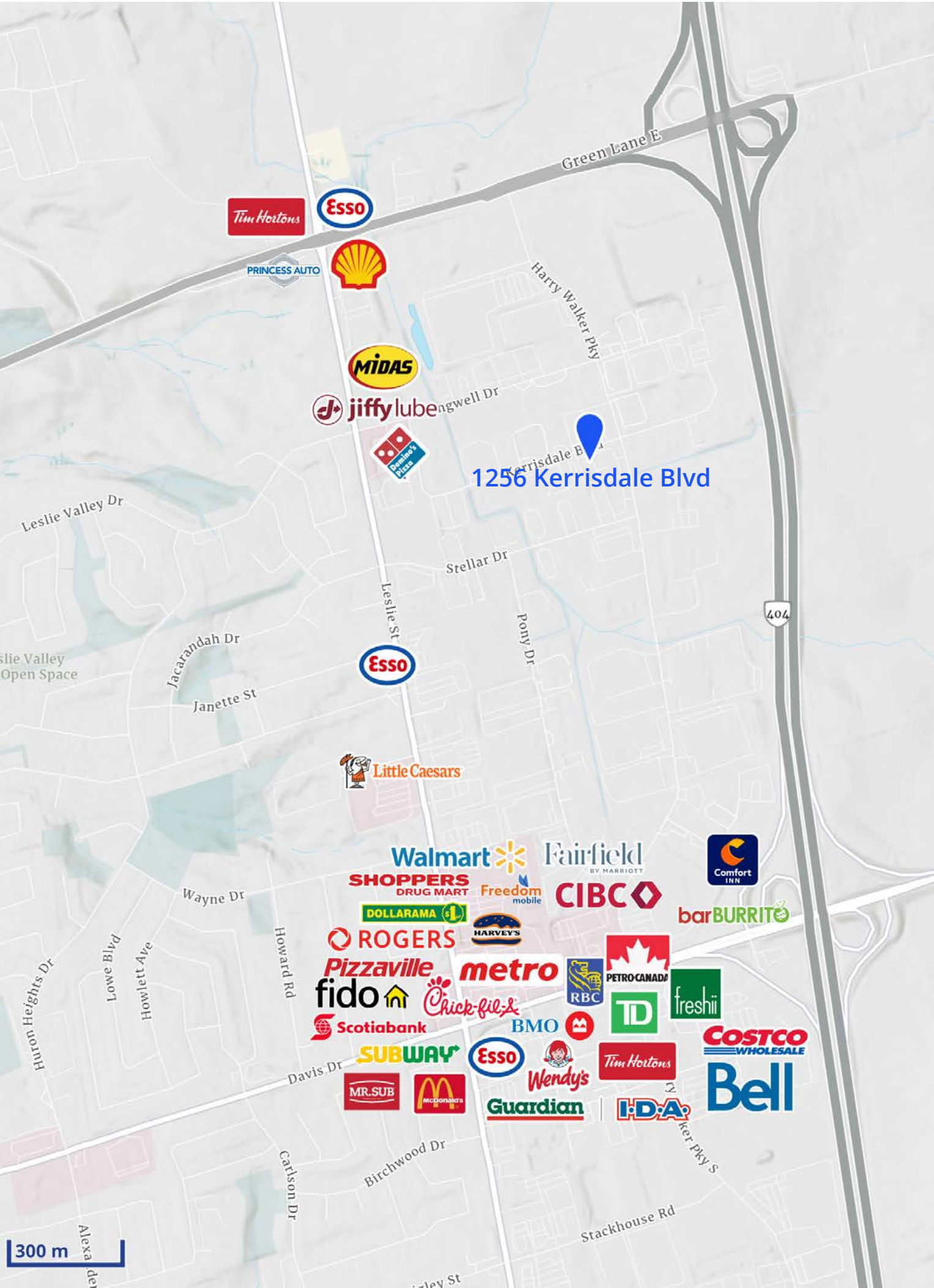
Annual Taxes

\$49,954 (2025)



Location Map

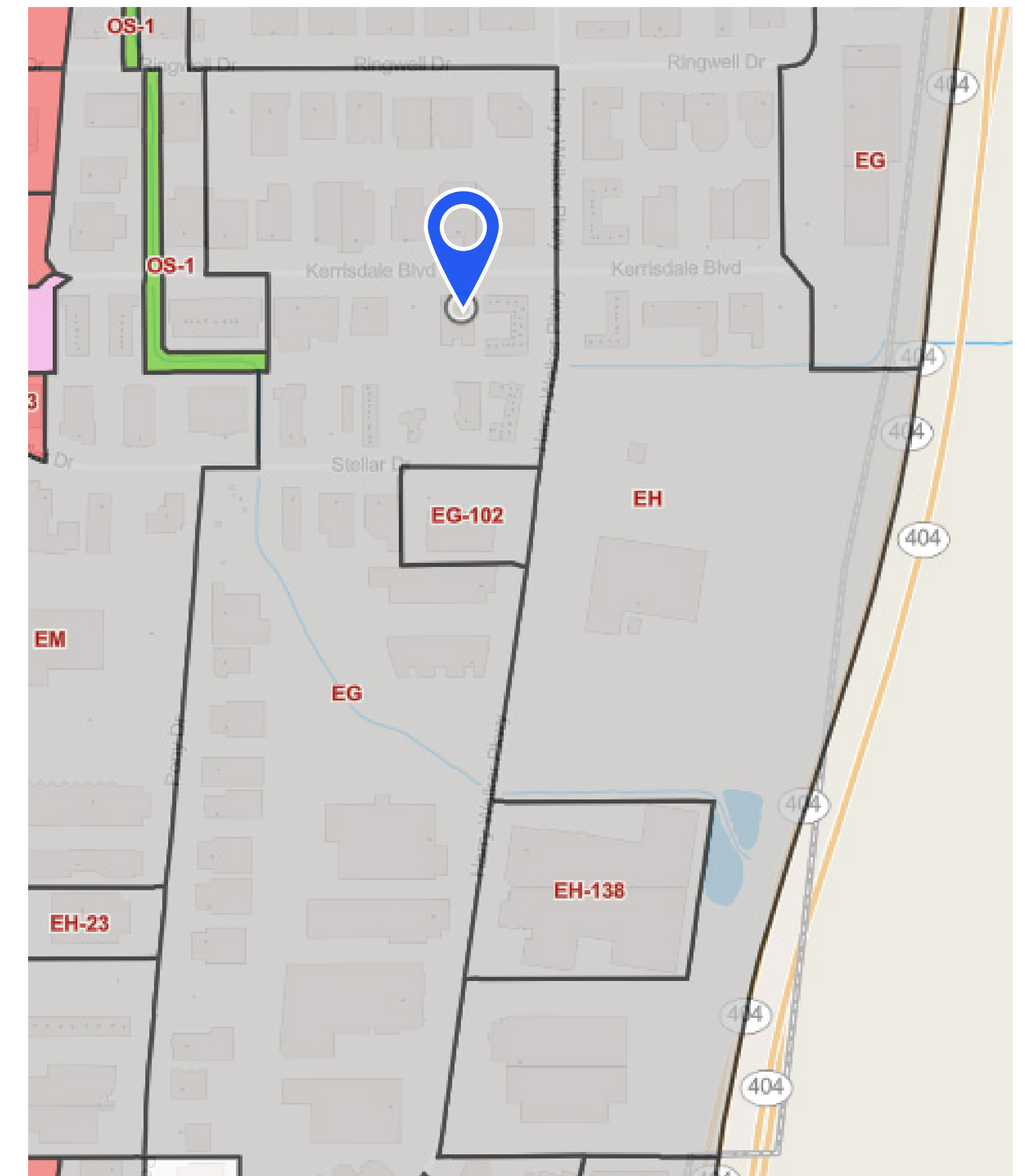
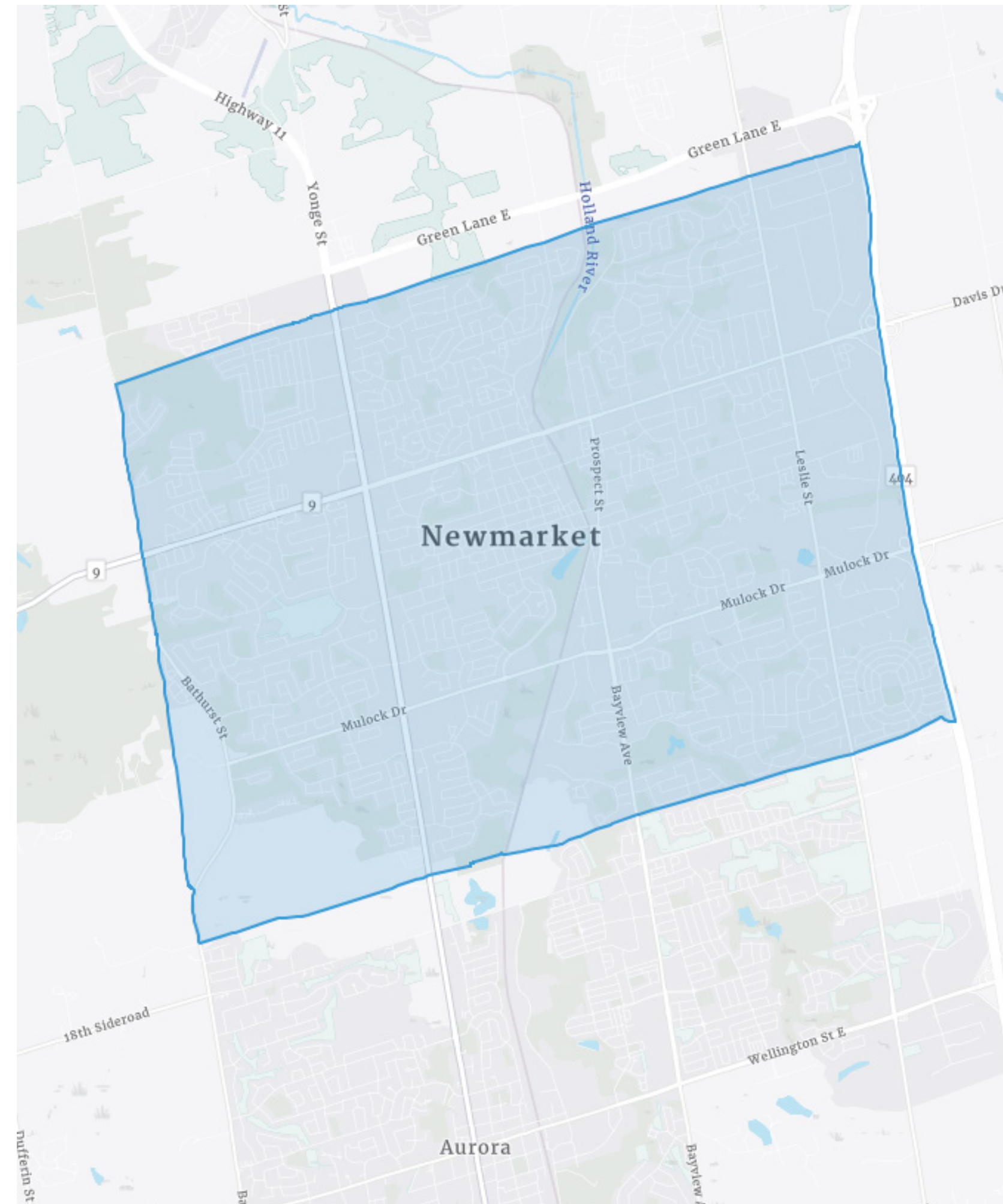
Nearby Amenities

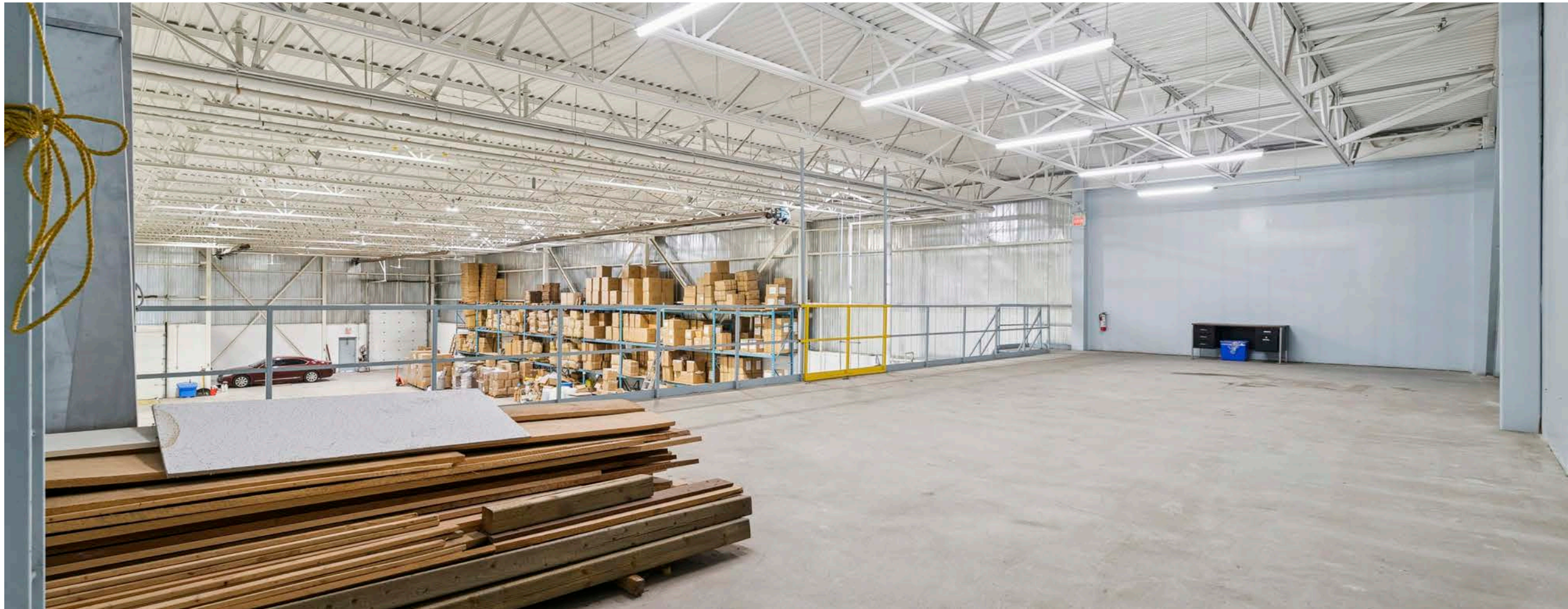
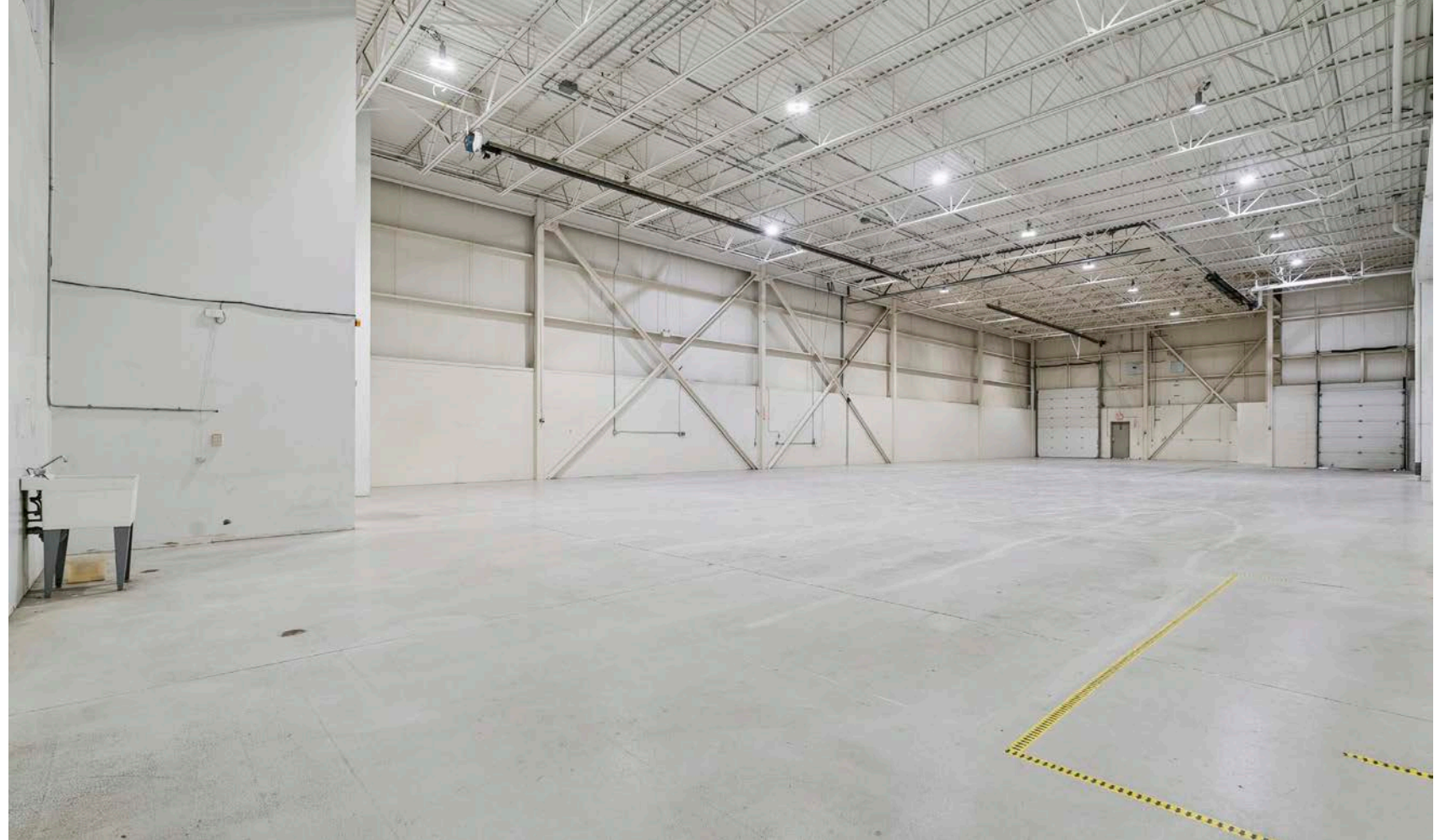


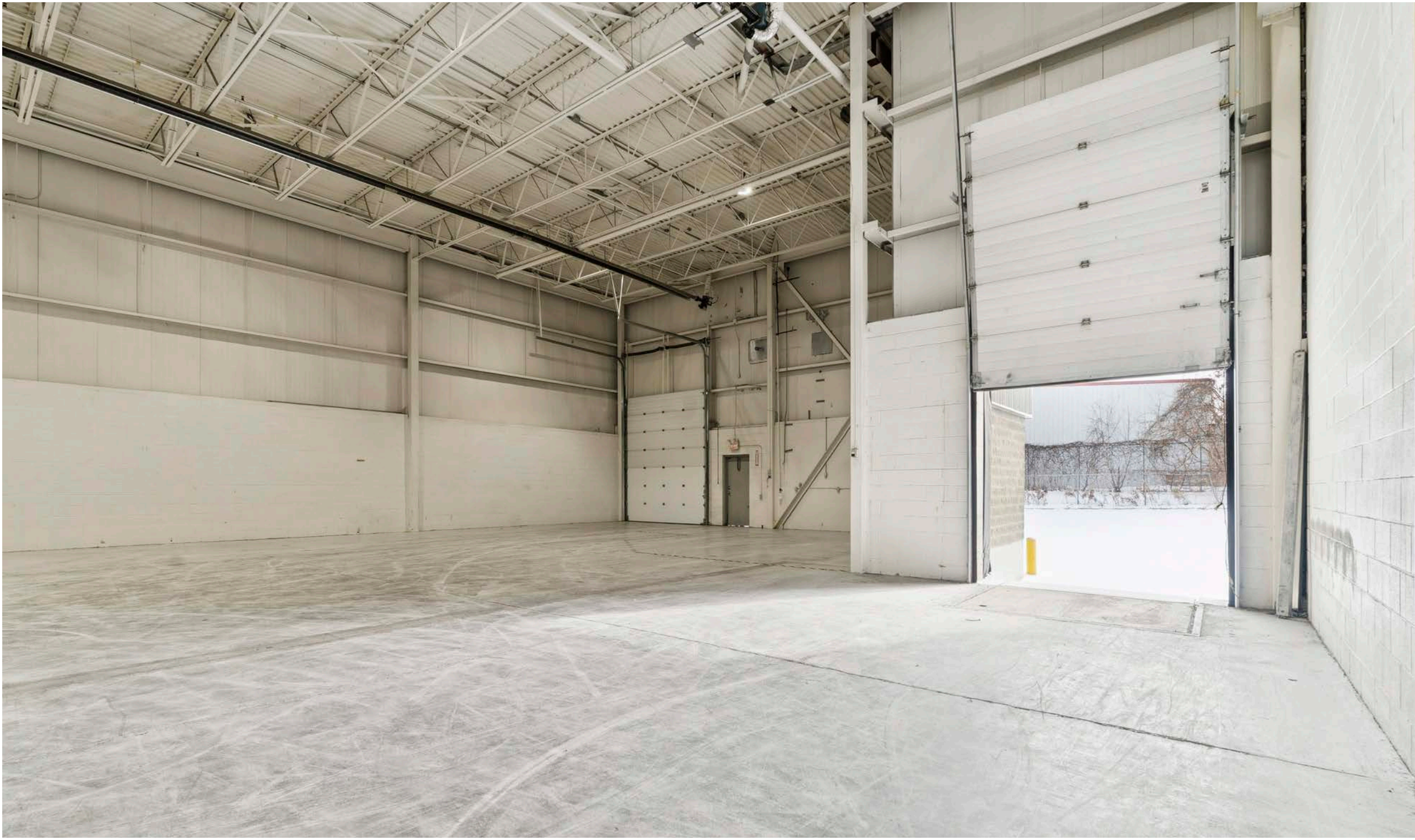
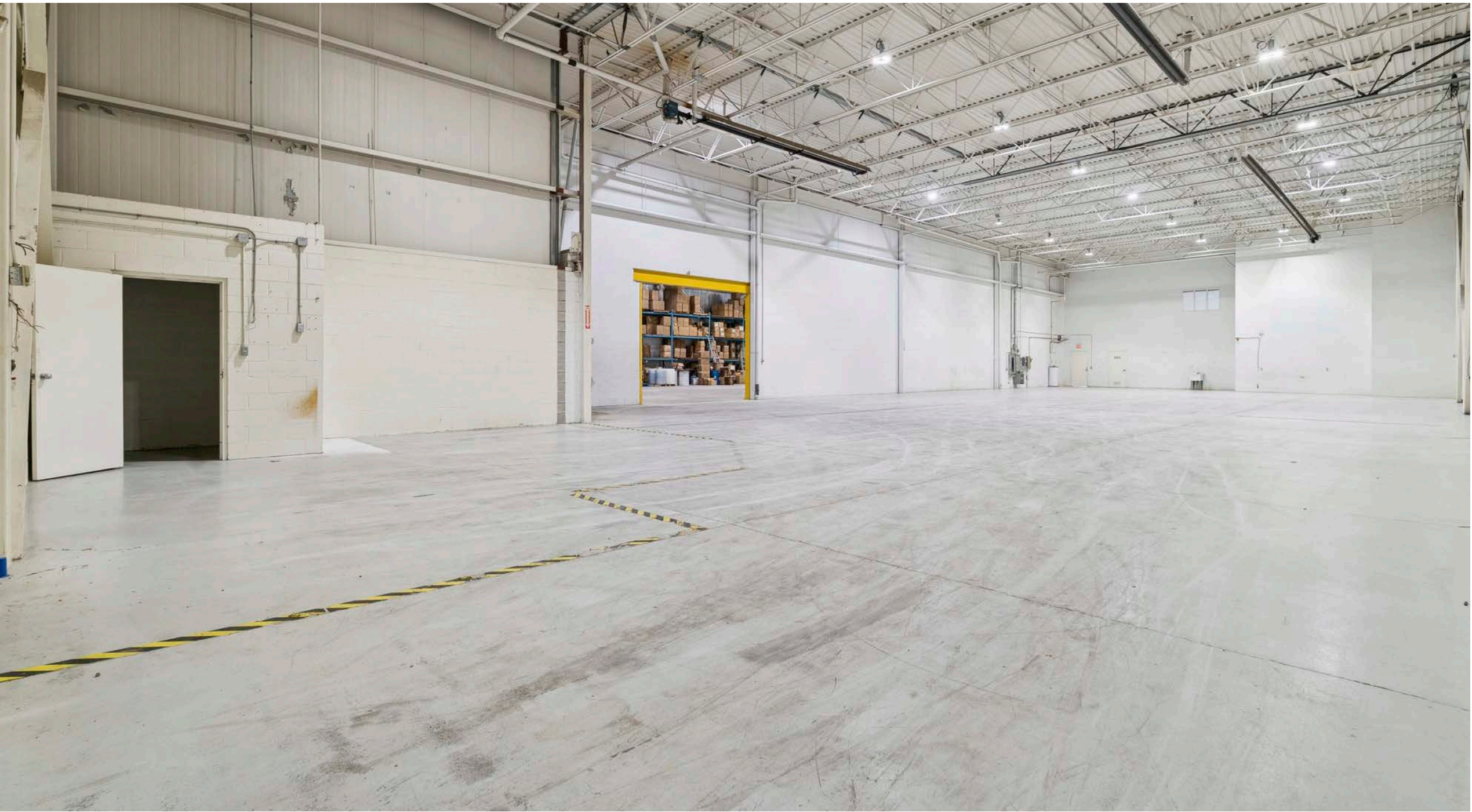
Permitted Uses & Zoning

Permitted Uses (EG)

- Adult Entertainment Parlour
- Body Rub Parlour
- Building Supply Outlet
- Domestic Animal Care Facility
- Emergency Service Facility
- Heavy Equipment Sales and Rental
- Manufacturing
- Micro-Industrial Use
- Motor Vehicle Service Shop
- Motor Vehicle Rental Establishment
- Night Club
- Office
- Public Storage Facility
- Restaurant
- Service or Repair Shop
- Sports Arena
- Transportation Depot
- Veterinary Hospital
- Warehouse
- Wholesale Operations









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