

**AVISON  
YOUNG**

# FOR SALE / LEASE FREESTANDING INDUSTRIAL BUILDING



**37** | **ESNA PARK DRIVE**  
MARKHAM, ONTARIO

Partnership. Performance.

87,000 square feet  
Excellent frontage  
Extremely well located  
Minutes to Highways 404, 401, 407 and 7

**Asking Price: \$12,888,880.00**

**Asking Rate: \$6.25 psf per annum**



## Contact

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### Location

Conveniently located at Esna Park Drive and Woodbine Avenue.

### Lease Details

Size:	87,000 sf
Office Area:	12% (on 2 floors)
Clear Height:	17 ft - 20 ft
Shipping:	9 truck level doors 2 drive-in door
Parking:	139 spaces
Zoning:	M - Select Industrial Zone
Acreage:	5 acres
Frontage:	525.39 ft
Occupancy:	May 1, 2018 (or sooner)
<b>Asking Rate:</b>	<b>\$6.25 psf per annum</b> (1st year)
<b>Asking Price:</b>	<b>\$12,888,880.00</b>
T.M.I.:	\$3.00 psf per annum (2017 estimate)
Taxes:	\$115,258.53 (2016)

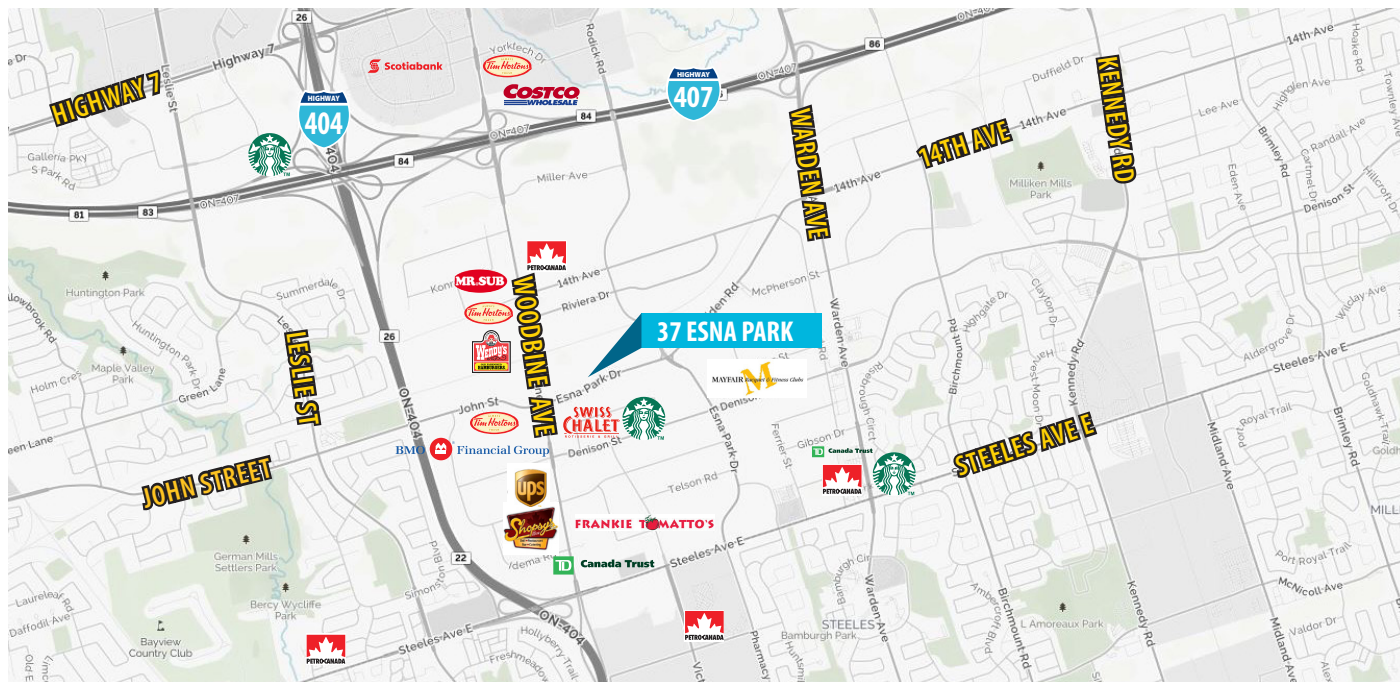
### Highlights

- Extremely well located industrial facility
- Fully fenced property
- Walking distance to Woodbine Avenue
- Premium frontage
- Minutes to Highways 7, 404 and 407
- Close proximity to many amenities
- Ample parking and power
- Crane infrastructure in place
- Over sized shipping doors
- Large bay sizes
- Building can be divided





## 37 Esna Park Drive, Markham



### Partnership. Performance.

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