

For Lease

REDUCED ASKING PRICE



2,611 SQ. FT. OF INDUSTRIAL SPACE

401 Alden Road Unit 12

MARKHAM, ON

PLEASE CONTACT

Alex Sgro

Sales Representative
+1 416 495 6311
alex.sgro@cbre.com

*Sales Representative

Terry Di Felice*, MBA

Senior Vice President
+1 416 495 6209
terry.difelice@cbre.com

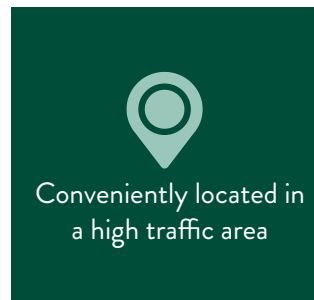
Justin McNamara*

Sales Associate
+1 416 495 6226
justin.mcnamara@cbre.com

CBRE

Property DETAILS

LOCATION:	Alden Rd & Warden Ave
TOTAL AREA:	2,611 sq. ft.
INDUSTRIAL:	100%
ZONING:	M (WR)
POSSESSION:	March 1, 2025
ASKING RATE:	\$17.95 per sq. ft. net
TMI (2024):	\$7.69 per sq. ft.



PERMITTED USES

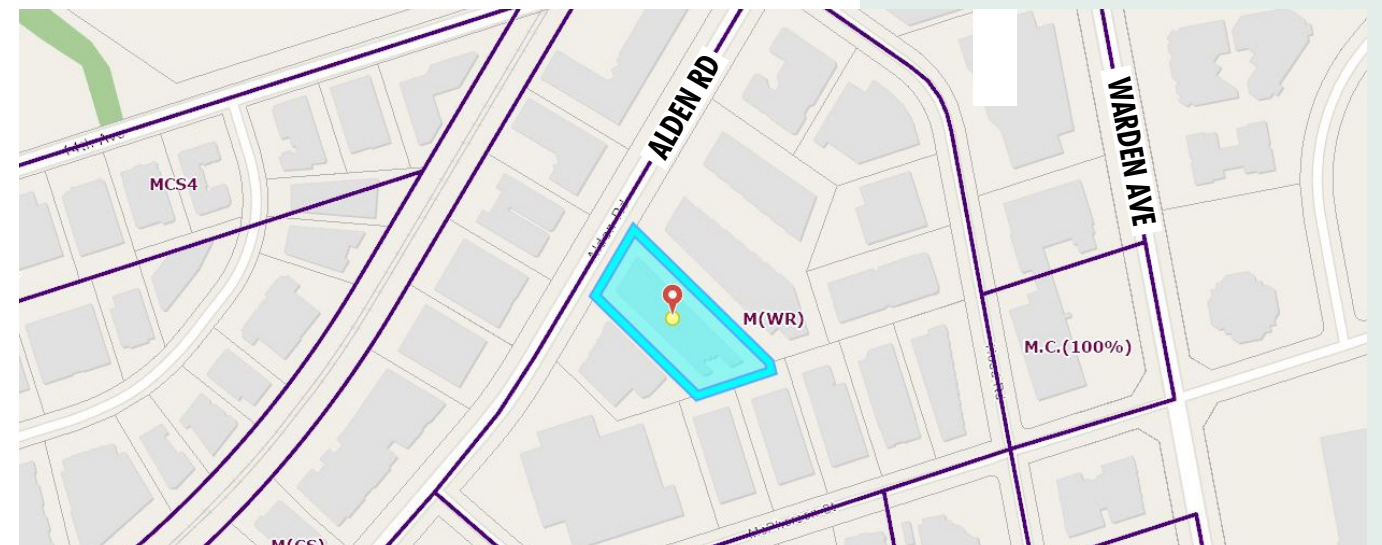
Industrial Warehouse Retail Zone M(WR)

Permitted Uses:

- + Warehouse of goods and materials
- + Assembly of manufactured goods
- + Manufacture within enclosed building of goods
- + Repair and servicing of goods
- + Data processing centers and computer related functions, including related Education/Administration Centre, and including related market research, analysis and service facilities and related supporting sales and including data and documentation processing centers and related marketing, sales and service and other supporting uses
- + Research laboratories
- + Printing establishments
- + Other industrial uses similar

Prohibited Uses:

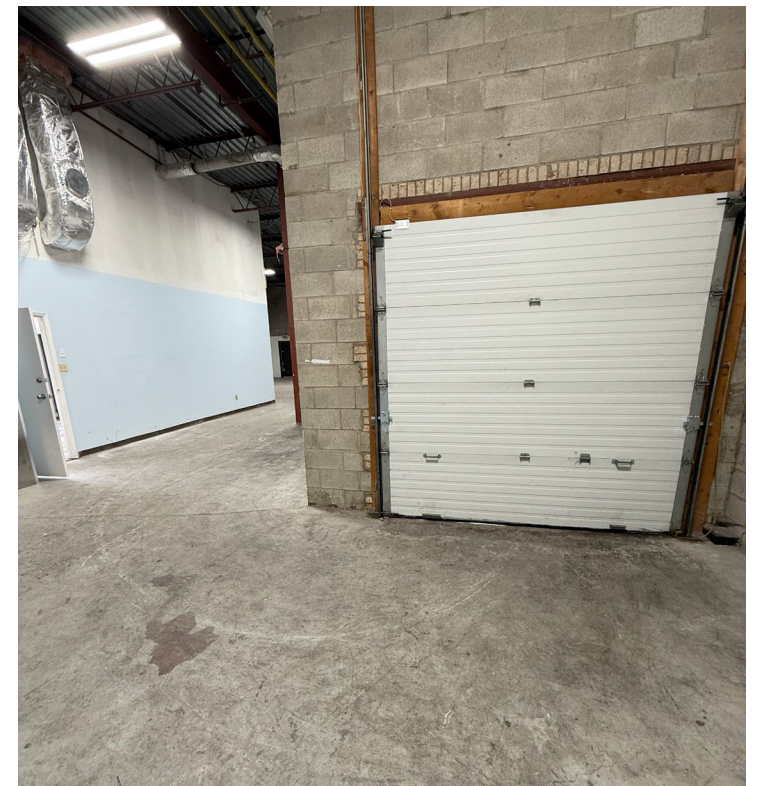
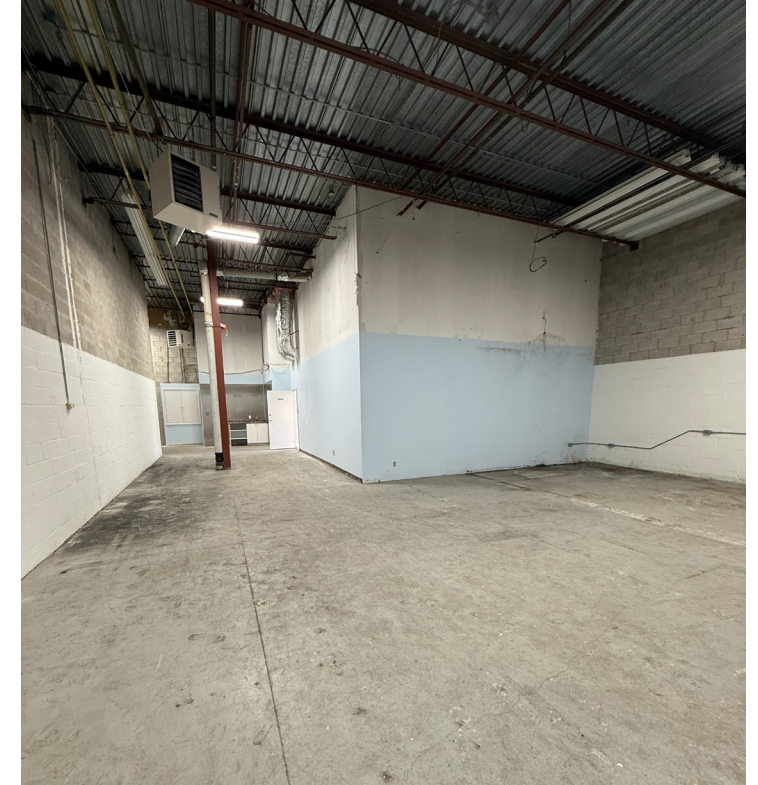
- + Abattoir
- + Ammonia, bleaching powder or chlorine manufacture
- + Animal black, or bone black manufacture
- + Arsenal
- + Asphalt manufacture or refining
- + Auto wrecking
- + Blast furnace
- + Blood boiling
- + Carbon manufacture
- + Cement, lime, gypsum or plaster of paris manufacture
- + Central mixing paint for cement, mortar, plaster or paving materials
- + Coal yards
- + Coke or wood yards
- + Coke ovens
- + Concrete block, brick or batching plant
- + Crematory
- + Dehydrating vegetables
- + Explosives and fireworks manufacture and/or storage
- + Extracting oil from fish
- + Grease, lard or tallow manufactured or refined from animal fat
- + Gas manufacturing
- + Glue manufacturing
- + Lumber yard
- + Manufacturing or storing of a fertilizer from dead animals or from human or animal waste
- + Meat packing or processing
- + Oil storage tanks
- + Open storage yards for vehicles
- + Open storage yards for house wrecking, or auto wrecking and materials obtained therefrom
- + Open storage yards for used lumber or scrap iron or other materials and junk
- + Open storage yard for building trade contractors' materials and/or equipment
- + Petroleum and kerosene refining, distillation, or derivation of by-products
- + Planing mill
- + Potash works
- + Railway Marshalling yards
- + Reduction, canning, processing or treatment of fish or animal products
- + Refining coal oil
- + Rolling mill
- + Sand or gravel pit or quarry
- + Sand or gravel washing or storage
- + Scrap paper or rags storage, sorting or baling
- + Shabby manufacture
- + Slaughtering animals
- + Smelting of tin, copper, zinc, or iron ores
- + Soap boiling
- + Stable
- + Stock yards
- + Stone quarry, mill or crusher
- + Storing hides
- + Tallow melting
- + Tanning hides or skins
- + Tar distillation or manufacturing
- + Transport terminals for the loading or unloading of goods and wares from transport vehicles
- + Trip boiling
- + Any obnoxious use as defined in Section 2 of this by-law



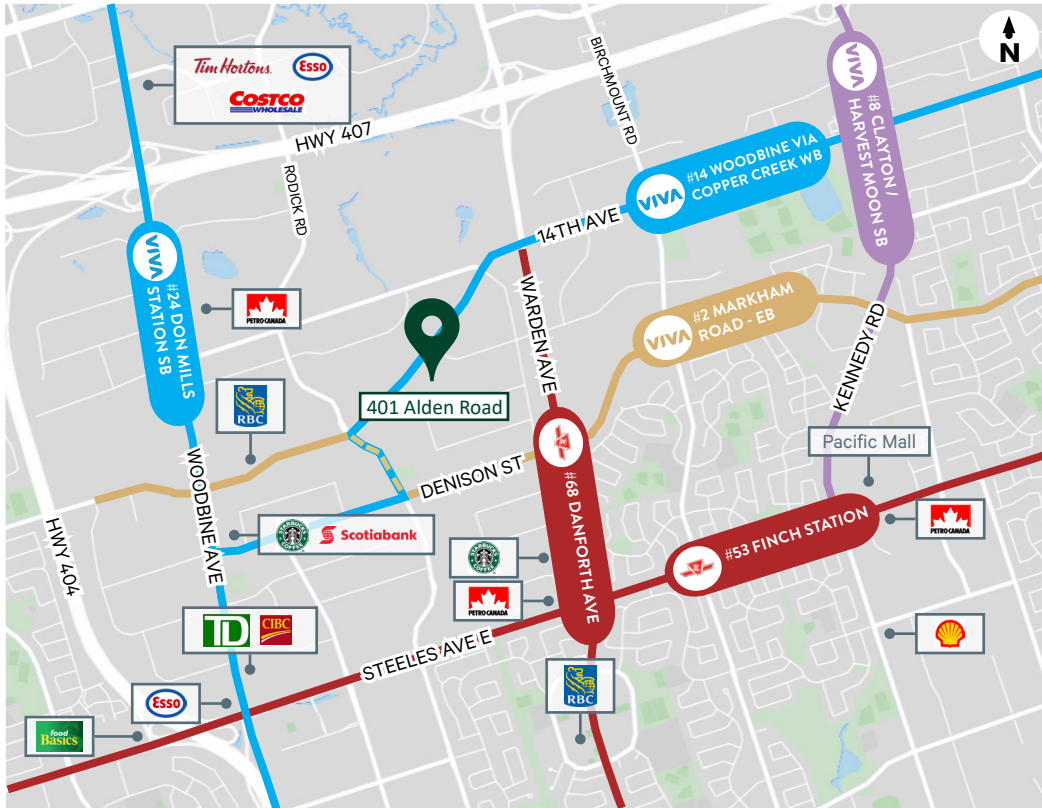
Unit 12

PHOTOS
Industrial Unit

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Industrial Unit



Transit & AMENITIES



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CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800 | Toronto ON M2J 5B4 | www.cbre.ca

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