

Industrial Freestand | For Lease

CBRE

# 145 Gibson Drive, Markham, ON



For More Information, Please Contact:

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Senior Vice President

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# Property Details\*\*



**Total Area** 20,396 sq. ft.

**Office Area** 3,441 sq. ft.

**Warehouse Area** 16,955 sq. ft.

**Lot Size** 1.13 acres

**Clear Height** 18' 6"

**Shipping Doors**  
2 Truck Level Doors  
1 Drive-in Door

**Power** 600V / 400A

**Zoning** M

**Occupancy** January 1, 2024

**TMI** \$3.80 per sq. ft.

**Asking Rate** \$18.50 net per sq. ft.



Industrial Freestand



Excellent Shipping



Very Well Maintained



Destratification Fans



Warehouse Windows

- » Clean uses only - no automotive uses
- » 48 hours notice for tours. LA to be present. Tours available: Monday - Thursday (10 am - 4 pm) and Friday 10 am - 1 pm.

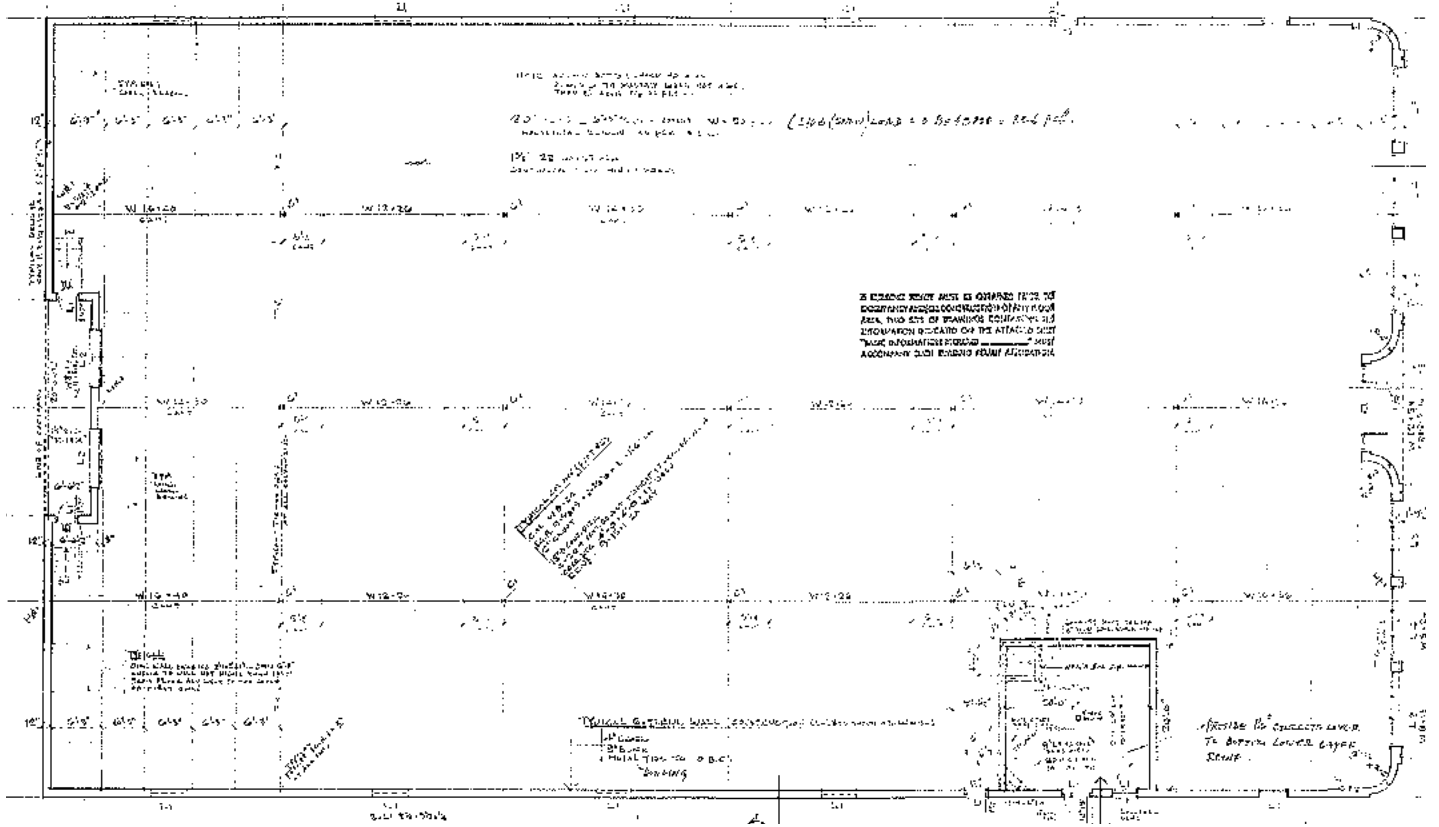
\*\*Specifications to be confirmed by Tenant.

# Property Photos

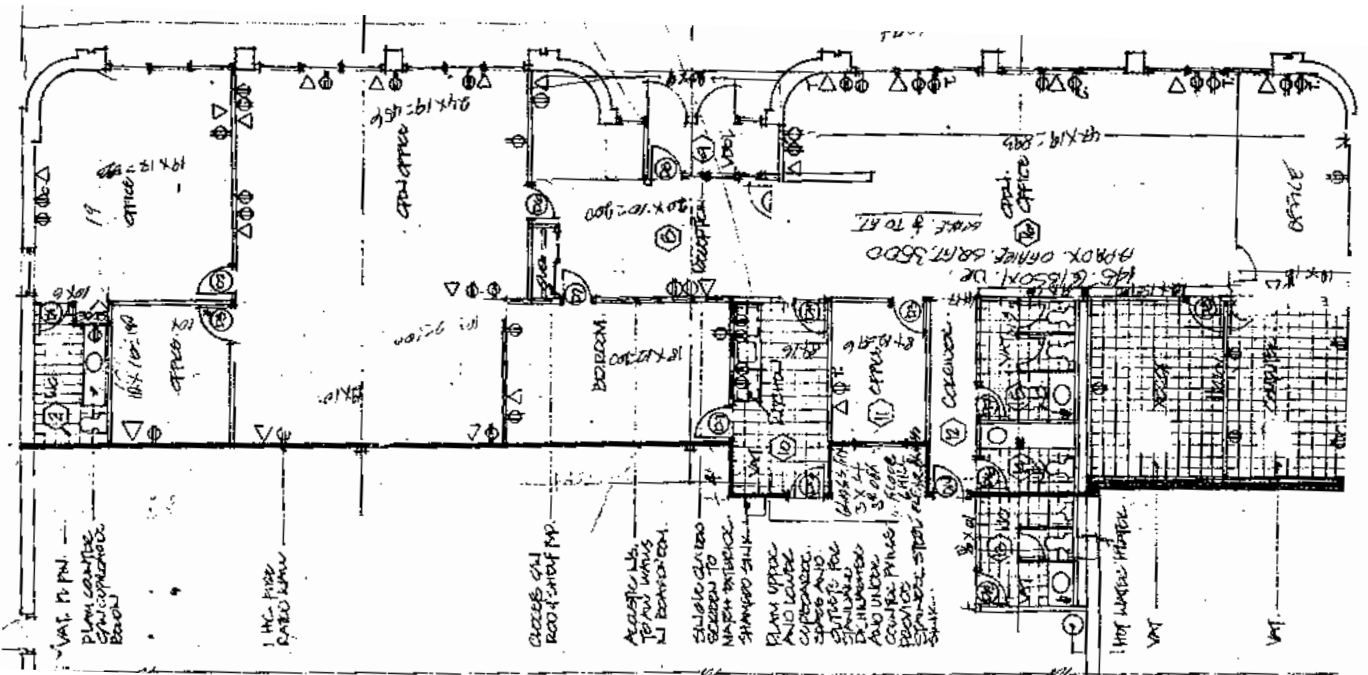


# Floor Plan

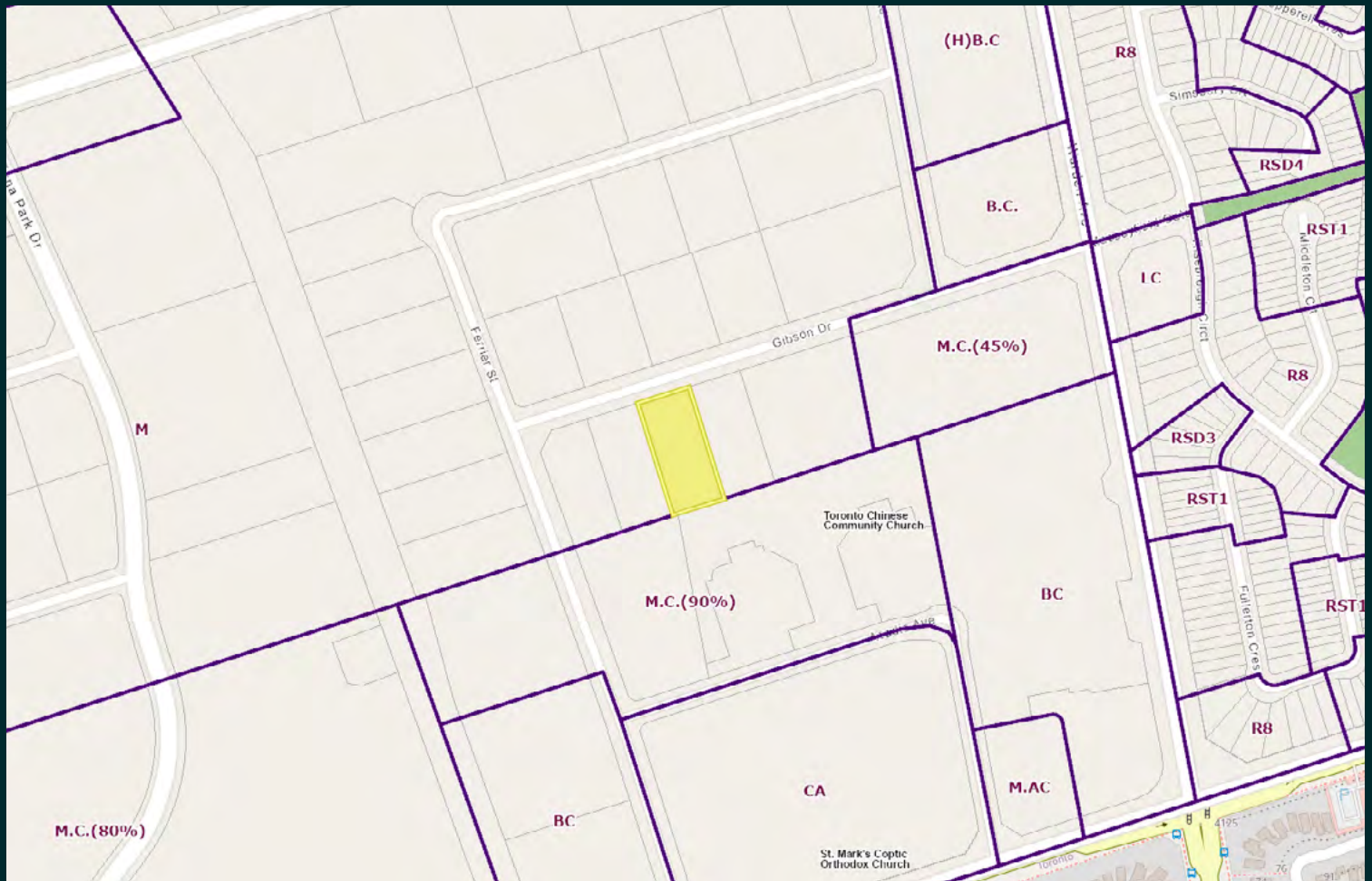
## Floor Plan & Roof Framing



## Office Floor Plan



# Zoning - M



## Permitted Uses

- » Warehousing of goods and materials
- » Assembly of manufactured goods
- » Manufacture within enclosed BUILDINGS of goods
- » Repair and servicing of goods
- » Data processing centres and computer related functions, including related Education/Administration Centres, and including related market research, analysis and service facilities and related supporting sales and including data and documentation processing centres and related marketing, sales and services and other supporting uses.
- » Research Laboratories
- » Printing Establishments
- » Other industrial uses similar to the above uses
- » Private clubs and health centres

## Prohibited Uses

- » Repair and servicing of internal combustion engines, motor vehicles and similar uses.



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