For Sale:

200 Pony Drive

Newmarket, ON



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Lennard:



200 Pony Drive

Newmarket, ON

Total Area
54,488 SF
Industrial Area
36,550 SF
Office Area (Two Floors)
17,938 SF

Zoning
EH

Site
3.004 acres

Clear Height
20’10”

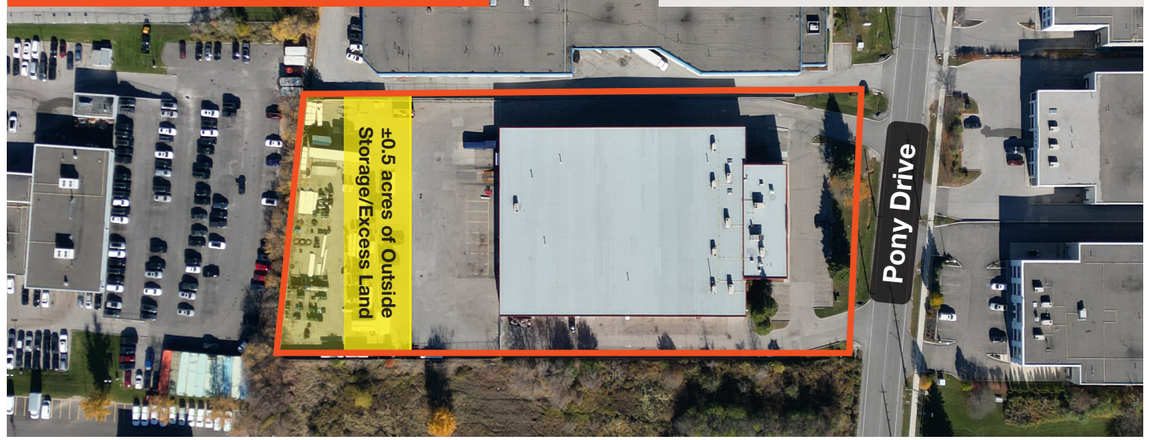
Shipping
2 Truck Level
6 Drive-In
(1 DI can be converted back to truck level)

Power
1,200 Amps, 600 Volts

Roof
New (2026)

Asking Price: **$23,500,000**

Taxes: **$83,505.72**



Property Highlights

Clear Height
20’10” clear, suited to racking, production and storage

Office Component
17,938 SF of office over two floors, ideal for a head office alongside operations

Location
Steps from Davis Drive and Leslie Street, with quick access to Highway 404 and public transit nearby

Zoning
EH (Heavy Employment) zoning permits a wide range of users, including manufacturing, warehousing, transportation depots, contractors’ yards an heavy equipment sales and service

Shipping Doors
2 truck level and 6 drive-in doors; one drive-in can be converted back to truck level

Outside Storage
Potential for trailer parking and raw materials on excess land

Parking
Ample on-site car parking for staff and visitors

Flexible Layout
Balanced industrial-to-office split supports owner-occupiers, manufacturers and distribution users



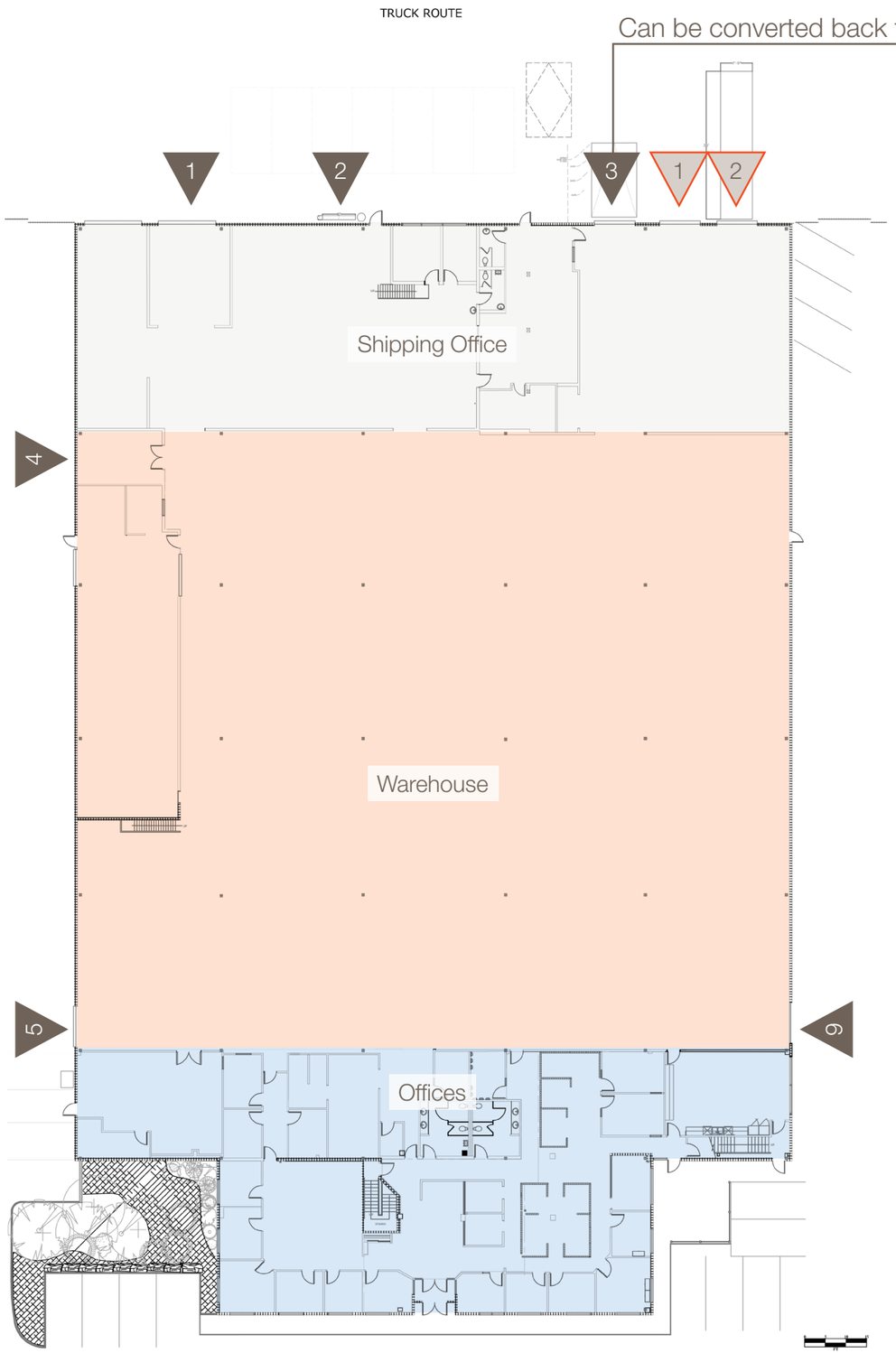
Floor Plan

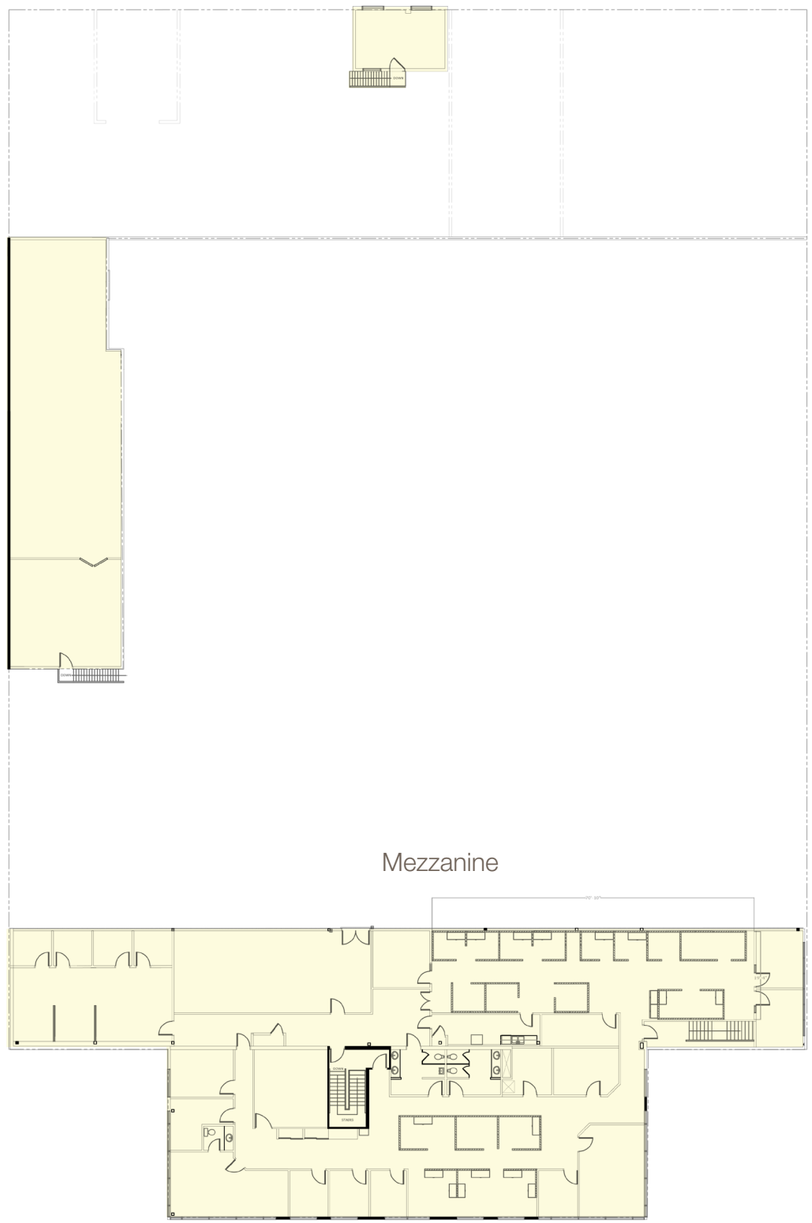
▼ Drive-In Doors

1	9’ x 14’
2	9’ x 14’
3	10’ x 10’
4	9’ x 8’
5	10’ x 10’
6	10’ x 10’

▽ Truck-Level Doors

1	10’ x 12’
2	10’ x 12’





Shipping Access



±0.5 acres of Outside Storage

±100 ft

Pony Drive

Zoning

EH - Heavy Employment Zone

Permitted Uses:

- Accessory Outdoor Storage (*1)
- Adult entertainment parlour (*6)
- Building Supply Outlet (*4)
- Bulk Fuel Depot
- Contractors Yard
- 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 Body Shop
- Motor Vehicle Washing Establishment, Automated
- Motor Vehicle Washing Establishment, Manual
- Night Club (*7)
- Public Storage Facility
- Restaurant
- Service or Repair Shop
- Sports Arena
- Transportation Depot
- Warehouse

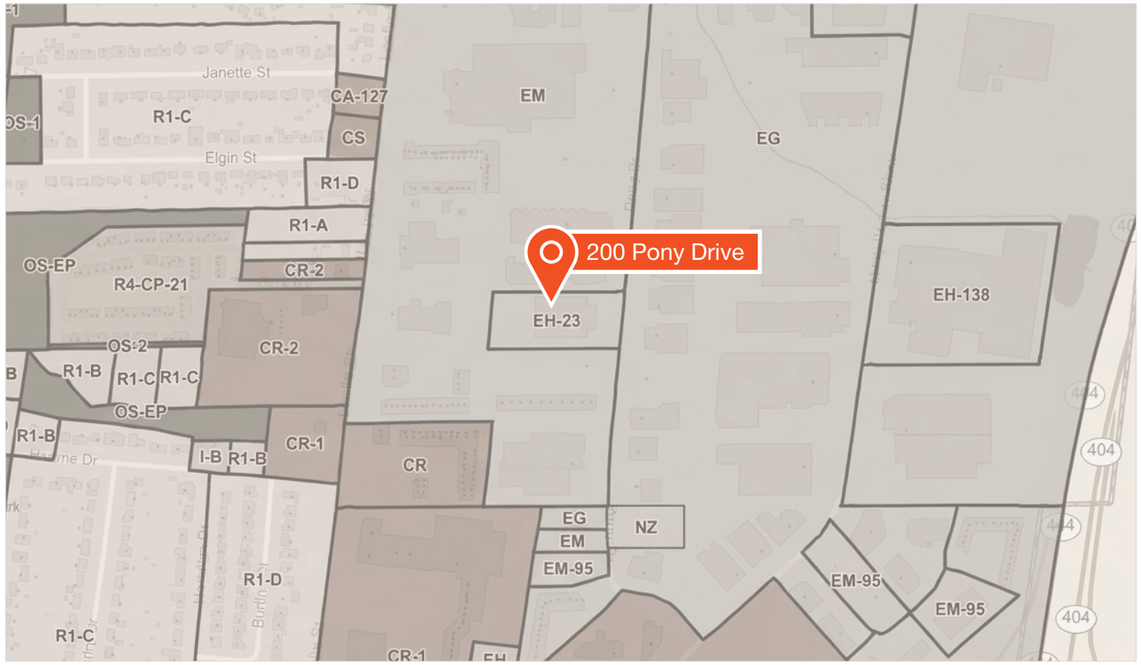
(*1) Subject to 4.19.4 Accessory Outdoor Storage

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

(*6) Deleted. (By-law 2018-50)

(*7) A night club shall only be permitted in the General Employment (EG) and Heavy Employment (EH) Zones that are located east of Leslie Street.

For more information, visit the Town of Newmarket's Zoning By-law at:
https://www.newmarket.ca/business-development/urban-planning/zoning






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NOFRILLS
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Scotiabank
SHOPPERS DRUG MART
Walmart
Highway 404
200 Pony Drive
Harry Walker Parkway N
Pony Drive
Leslie Street











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