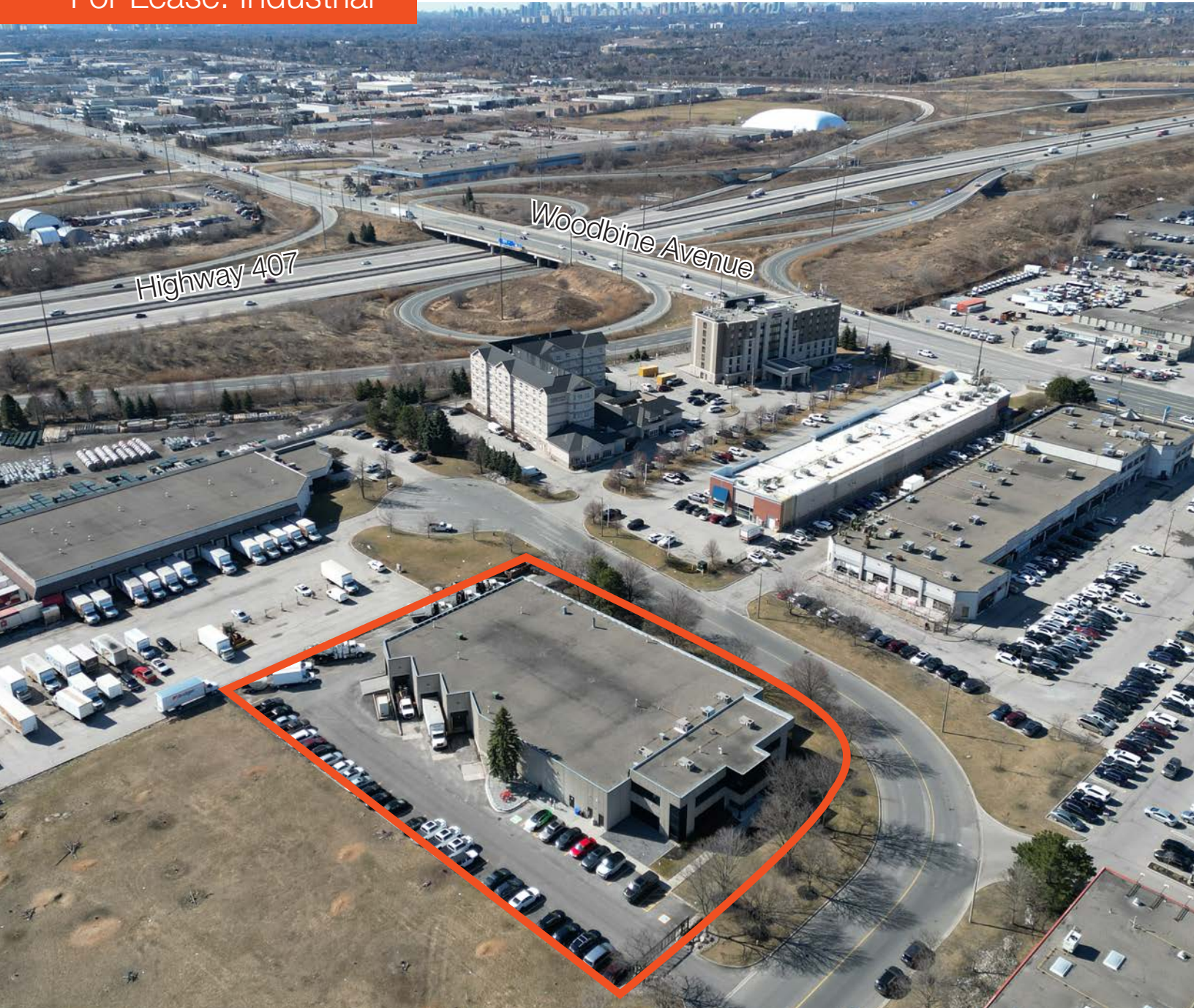


25 Bodrington Court

Freestanding Industrial Building in Markham, ON

For Lease: Industrial



Lennard:

*Sales Representative

Trevor Jackson*

Senior Vice President

905.917.2029

tjackson@lennard.com

Elise Ngo-Wong*

Associate Vice President

416.890.3231

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25 Bodrington Court

Welcome to an exceptional opportunity to lease a stunning freestanding industrial building in Markham. This remarkable property offers an 18'-3" clear height, with good shipping access, abundant power supply at 600 volts and 800 amps, ample parking, and versatile usage options. Discover the highlights of this outstanding industrial building.



Full Building Size

30,317 SF

Warehouse

20,829 SF



Office

9,488 SF



Shipping

3 Truck Level (7'11"W x 9'11"H)

1 Drive-In (14'W x 14'H)



Clear Height

18' 3"



Zoning

EMP-GE



Power

800 Amps /

600 Volts



Lot Size

1.68 Acres



Net Rent

\$18.25 PSF

Additional Rent

\$5.50 PSF



Possession Date

Sep 1st, 2025



Location:

Accessible location in Markham, close to Highway 404 and Highway 407.



Convenient Drive-In Access:

Enjoy the convenience of easy loading and good shipping access.



Security System:

Front and rear gate access & comprehensive security system.



Ample Parking:

Generous parking space available on-site (70 parking spaces and 9 trailer parking stalls).



Versatile Usage Options:

The zoning permits multiple uses and is ideal for logistics, warehousing and distribution, as well as manufacturing.

Lennard:



Zoning

Zoning: EMP-GE - Employment General Zone

Permitted Uses:

- Industrial Use (1)
- Business Office (2) (4)
- Film Studio
- Retail Store (3) (5)
- Service and repair establishment (3)
- The following uses that legally existed on the lot on the date of the passing of this By-law:
 - Restaurant (3)
 - Artist Studio
 - Commercial School
 - Business Office
 - Motor Vehicle Repair and Body Shop
 - Crematorium
 - Asphalt Plant (1)
 - Concrete Batching Plant (1)
 - Transport Terminal (1)
 - Outside Storage Use
- Any use not listed above that legally existed on the date this By-law was enacted by Council (6)

Special Use Provisions:

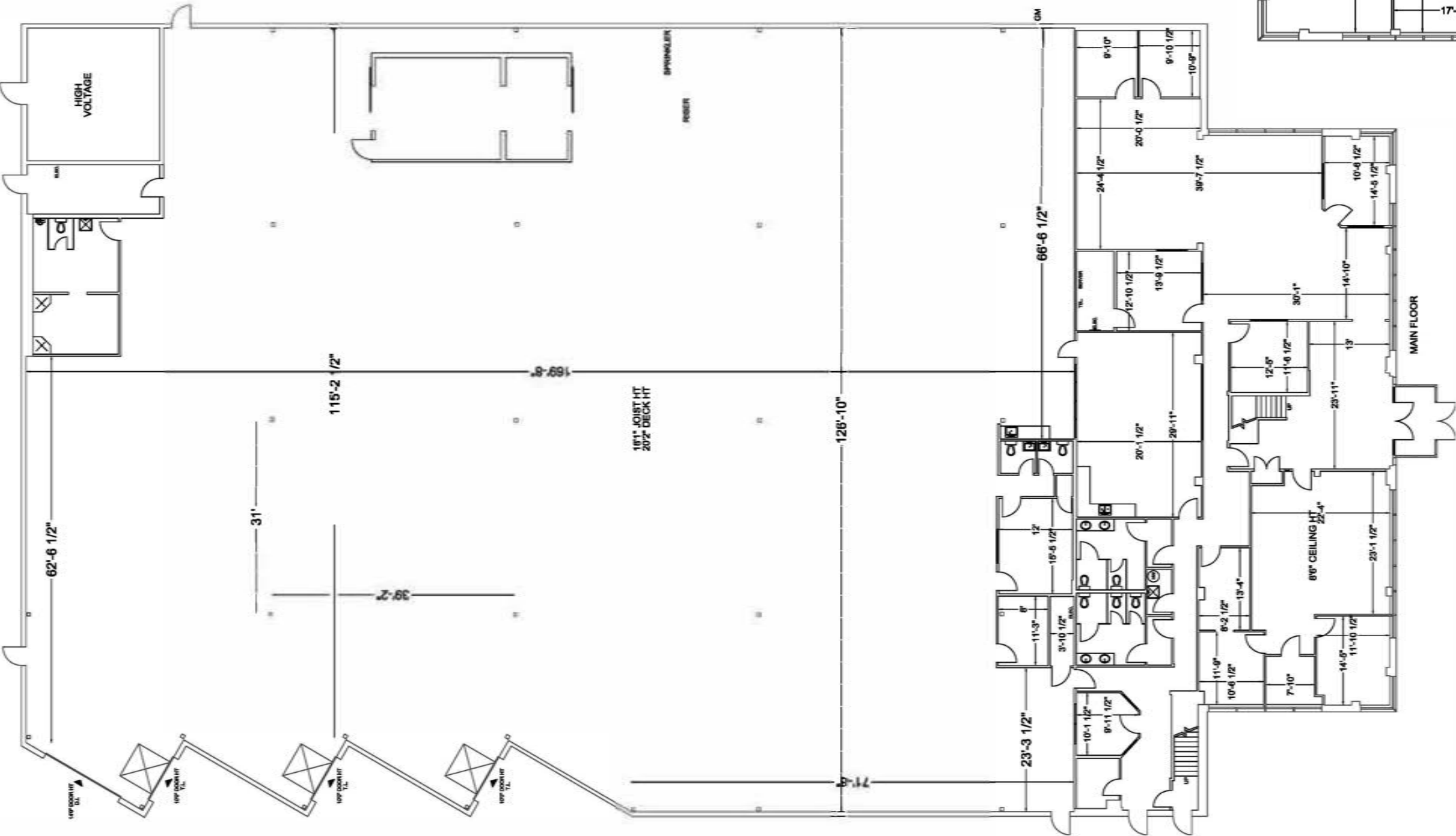
- (1) Accessory outdoor storage is permitted however, shall not include the outdoor storage of livestock
- (2) This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use
- (3) This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use. This use shall not exceed the lesser of 500 square metres of Gross Floor Area or a maximum of 15% of the Gross Floor Area of the principal use. This use shall be physically separated by a wall from the primary industrial use
- (4) Medical offices and financial institutions are not permitted
- (5) Outdoor display and sales area is permitted
- (6) The expansion of an existing building, structure or use by no more than 10% of the total Gross Floor Area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and its standards

For more information, please visit the City of Markham's zoning website at:
<https://www.markham.ca/economic-development-business/planning-development-services/zoning-and-development-law-information>

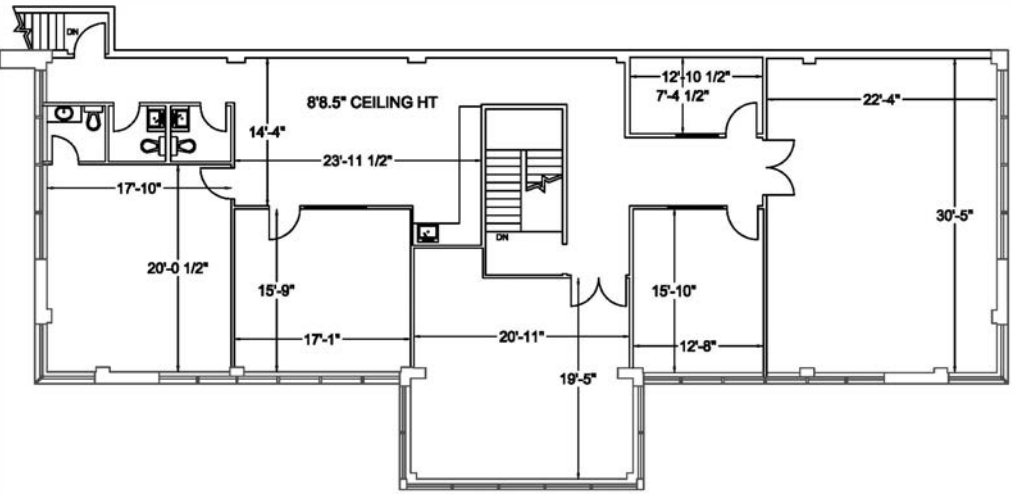


Floor Plan

Main Floor: Office & Warehouse

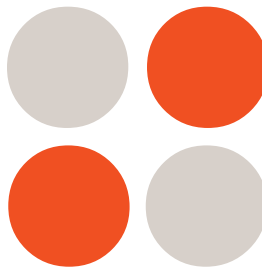


2nd Floor: Office



Main Floor Office	6,179 SF
2nd Floor Office	3,309 SF
Warehouse	20,829 SF
Total Rentable Area	30,317 SF

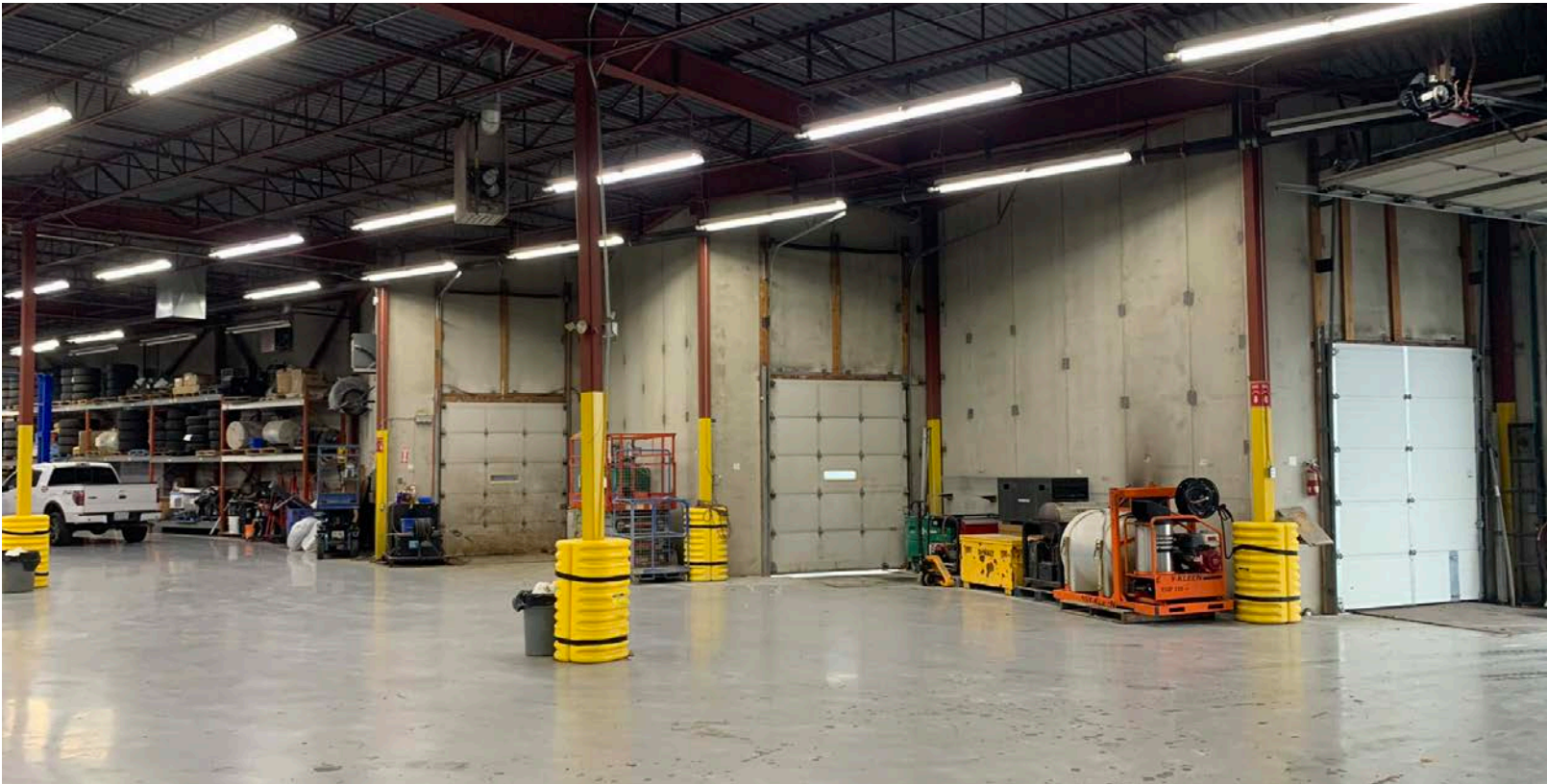
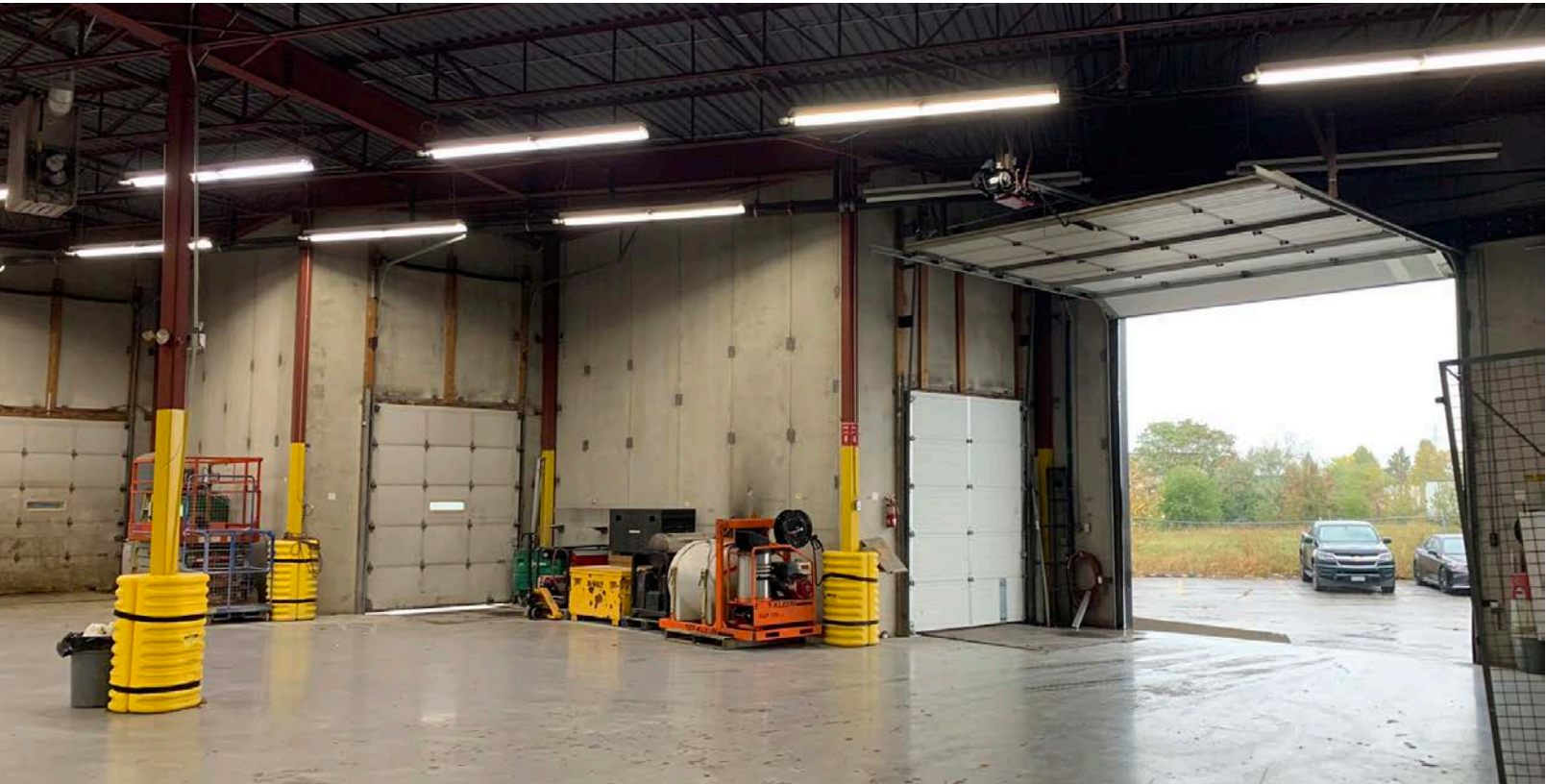
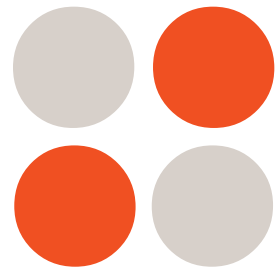
Area Amenities



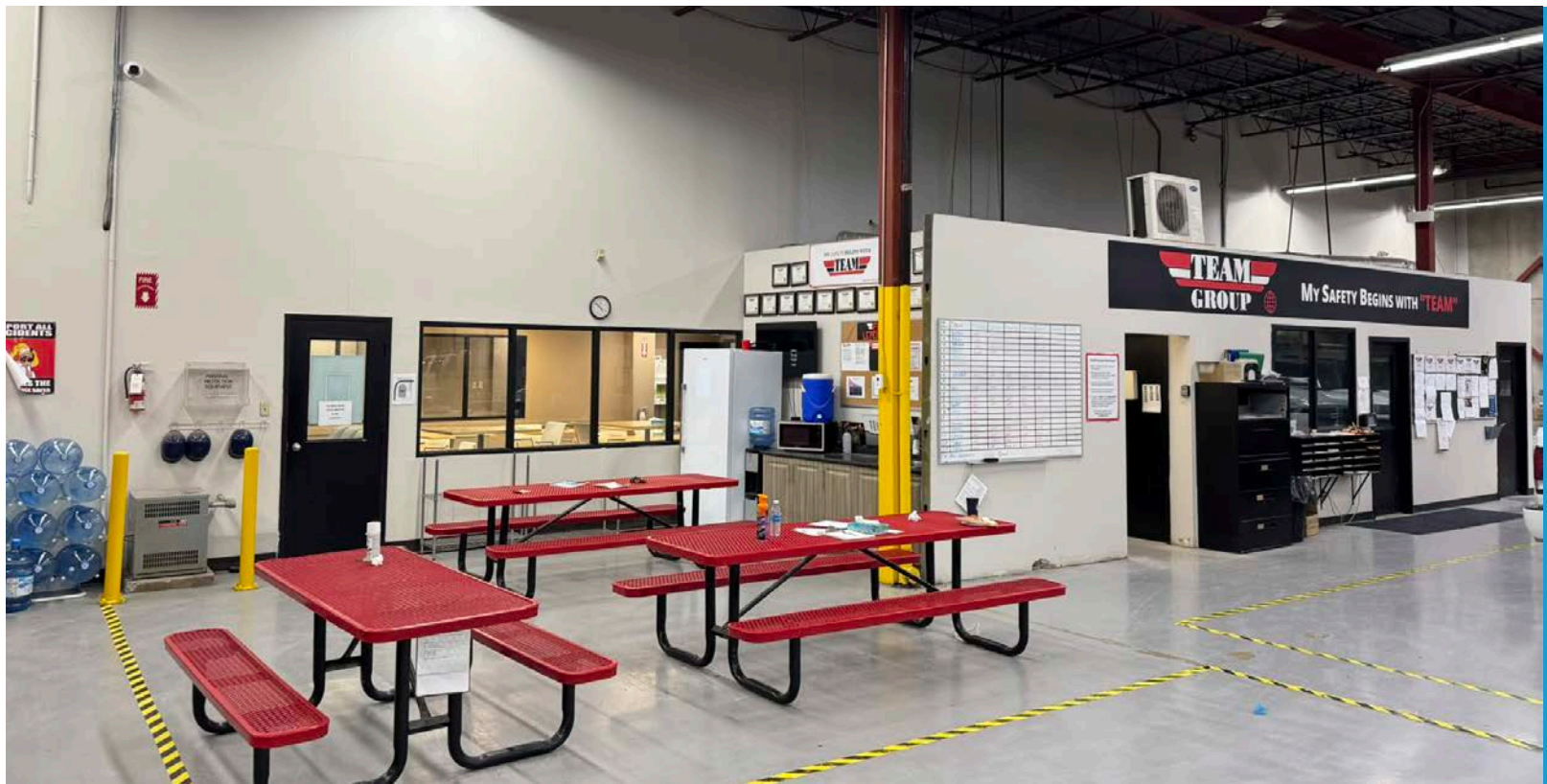
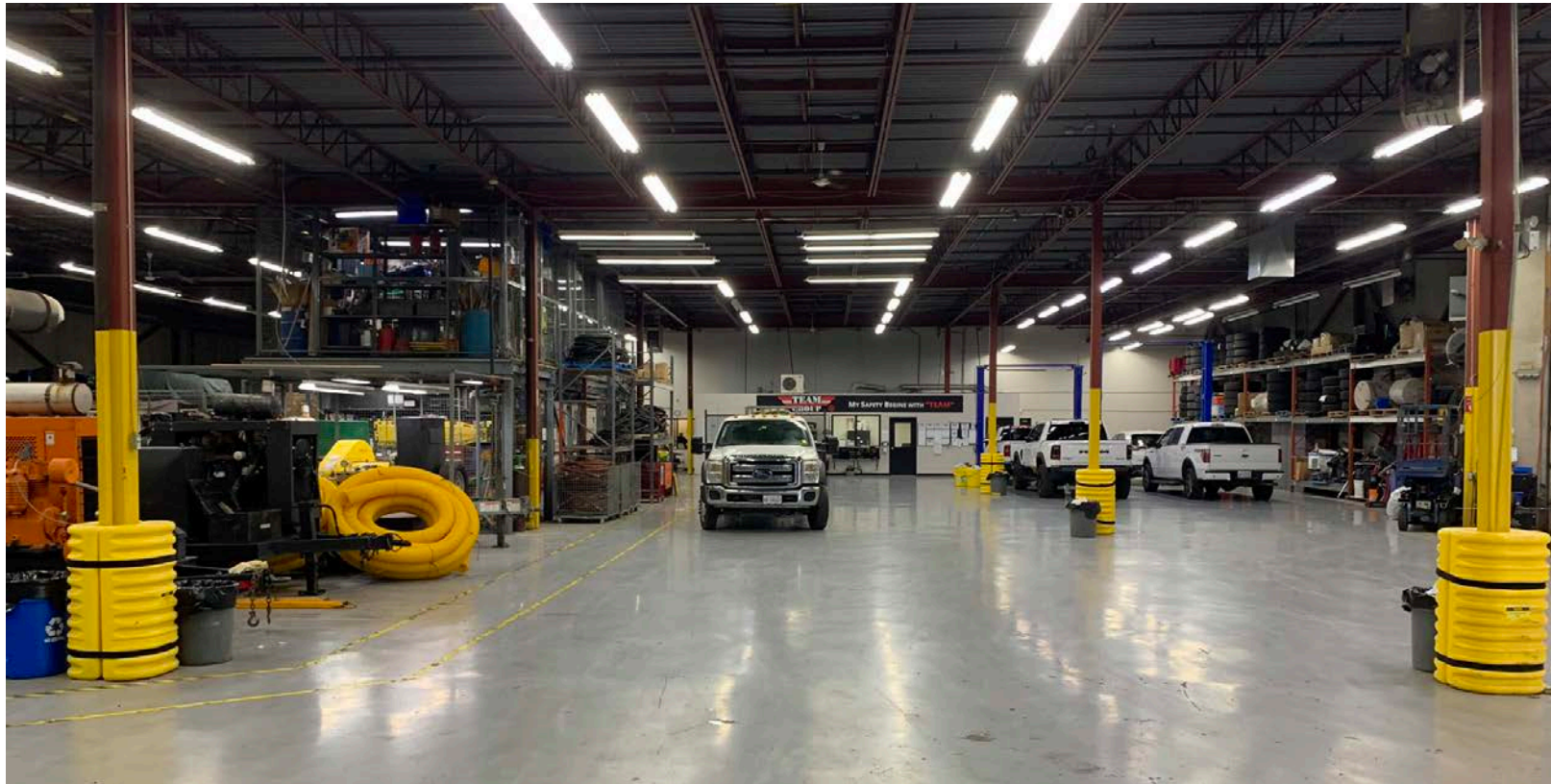
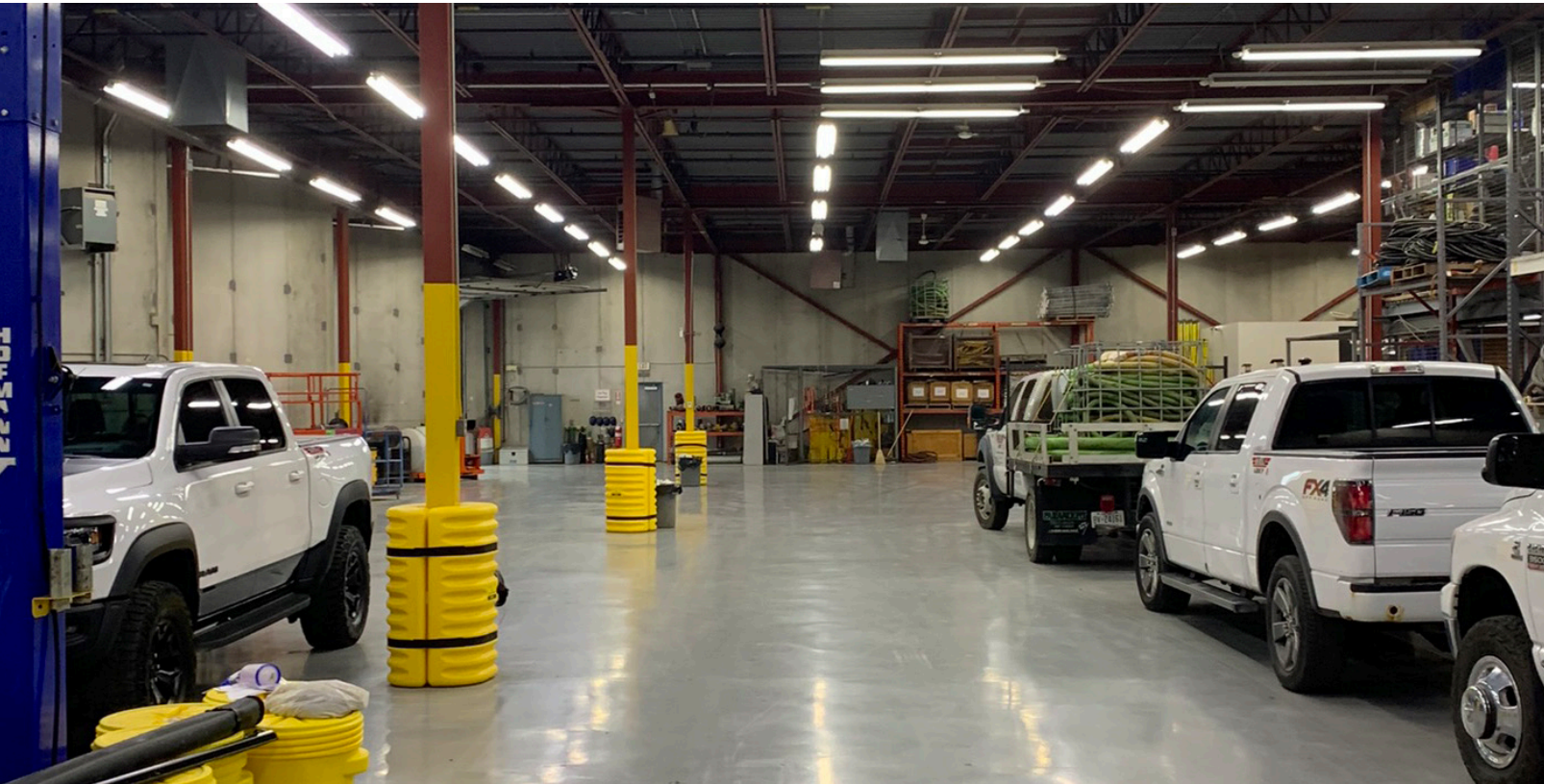
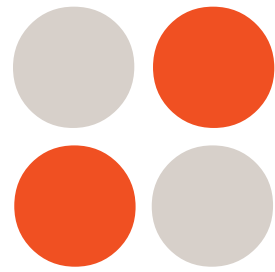
Photos



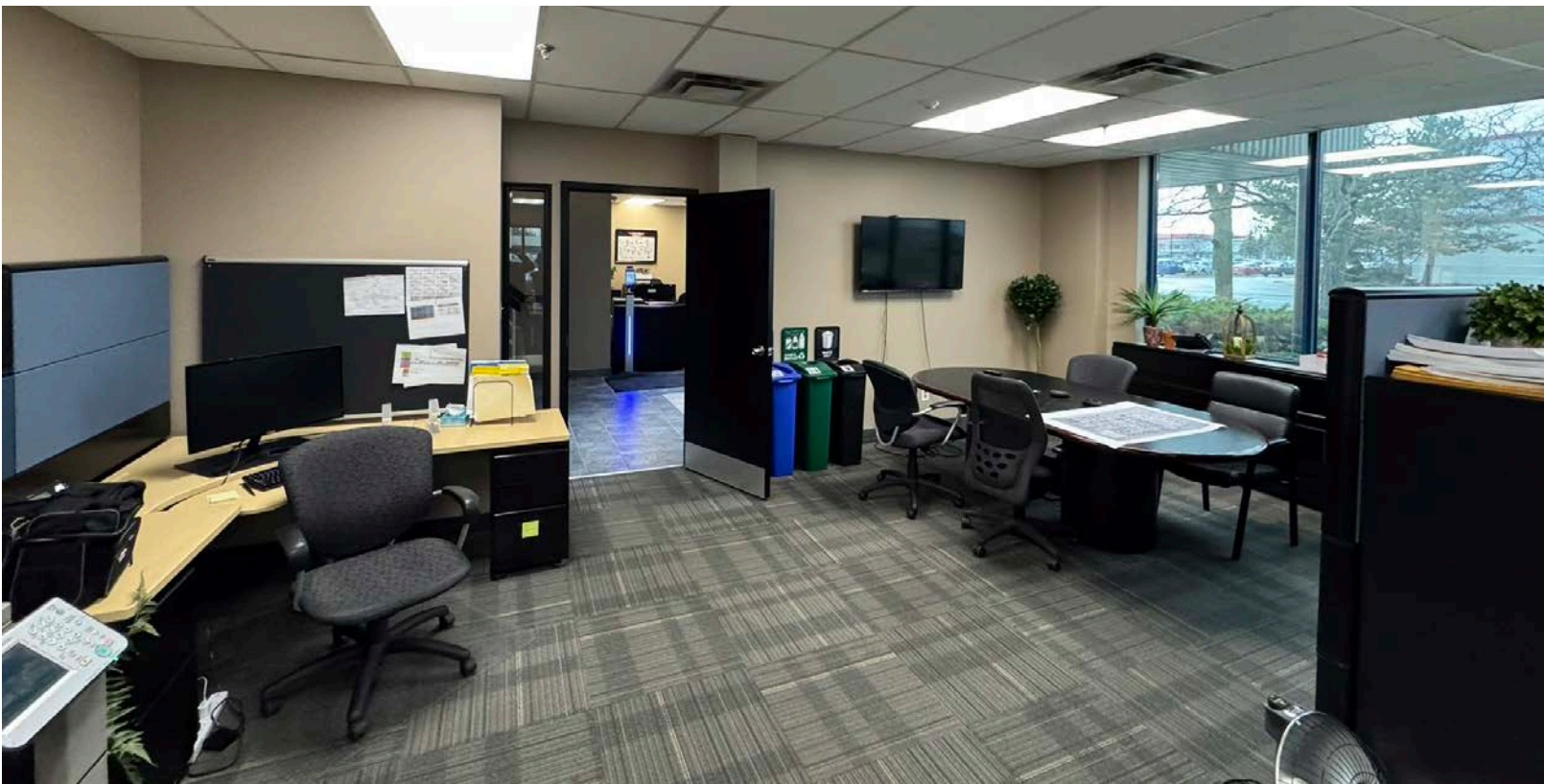
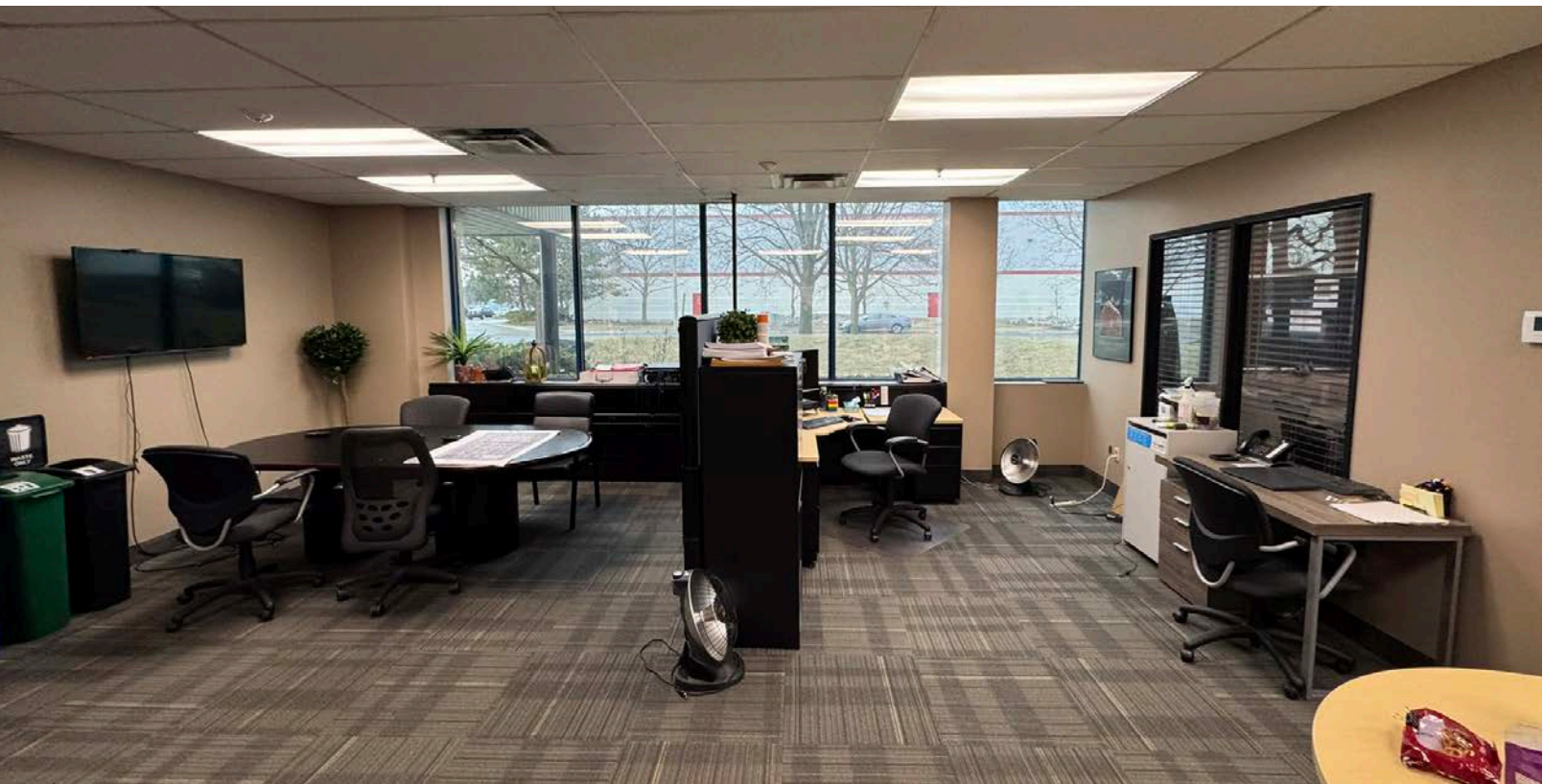
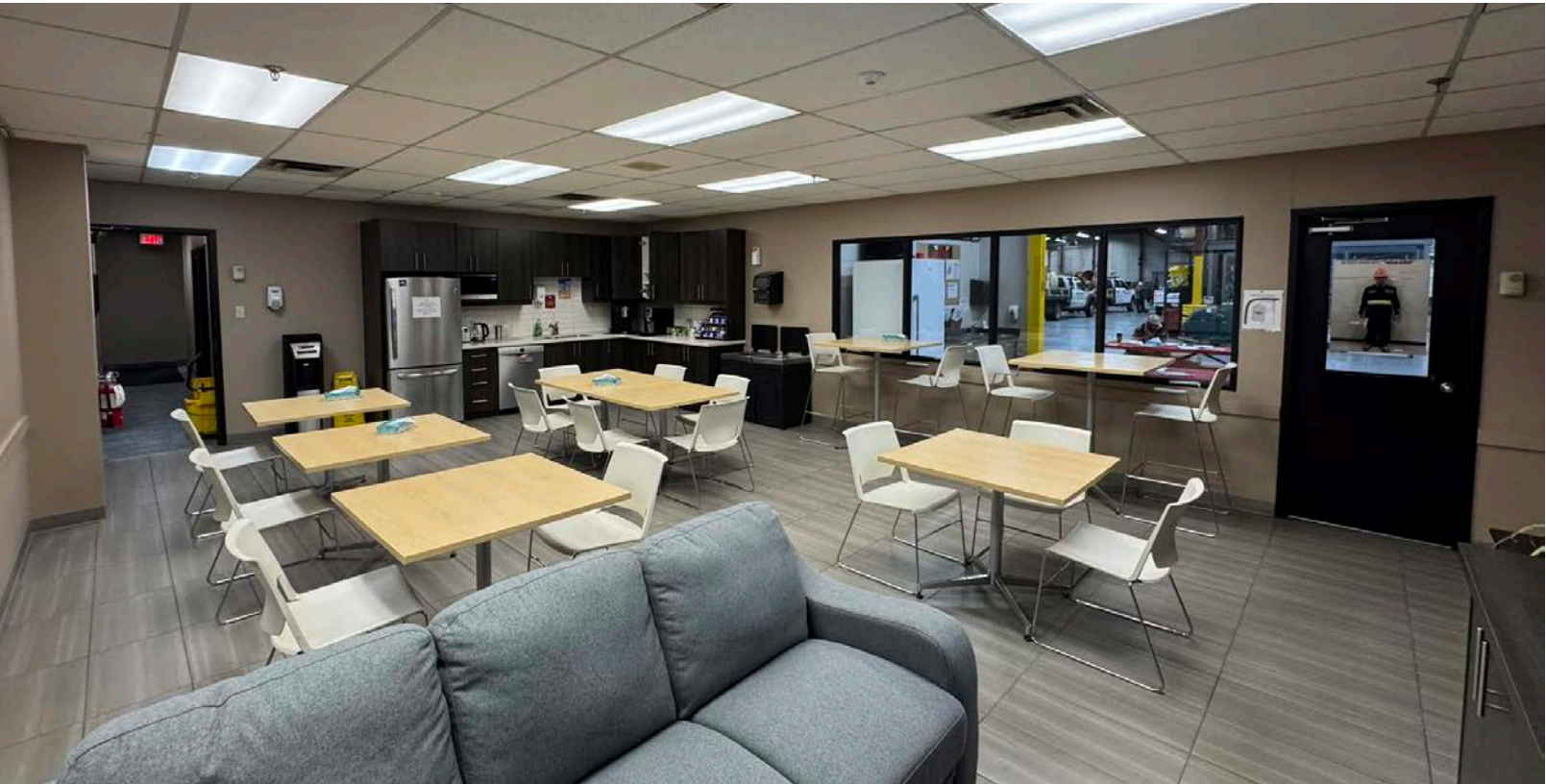
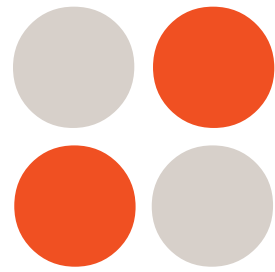
Photos



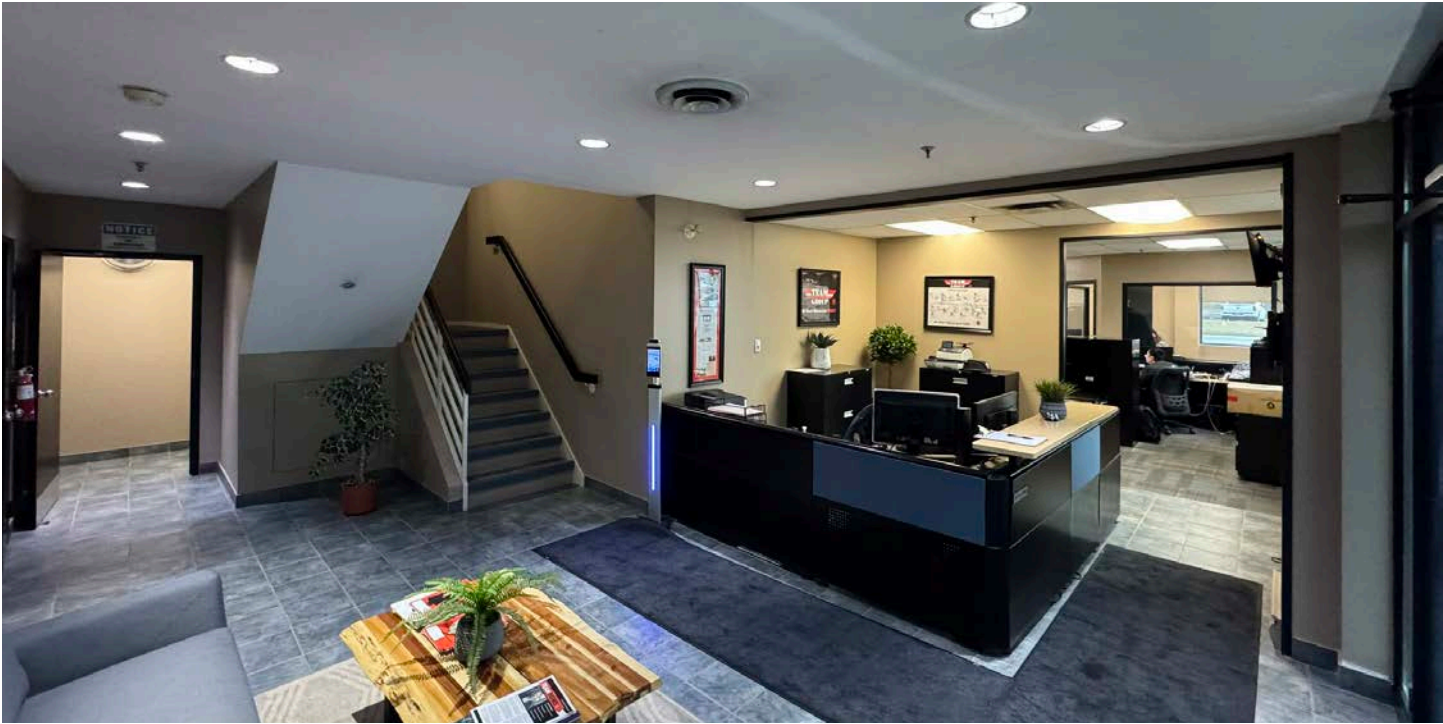
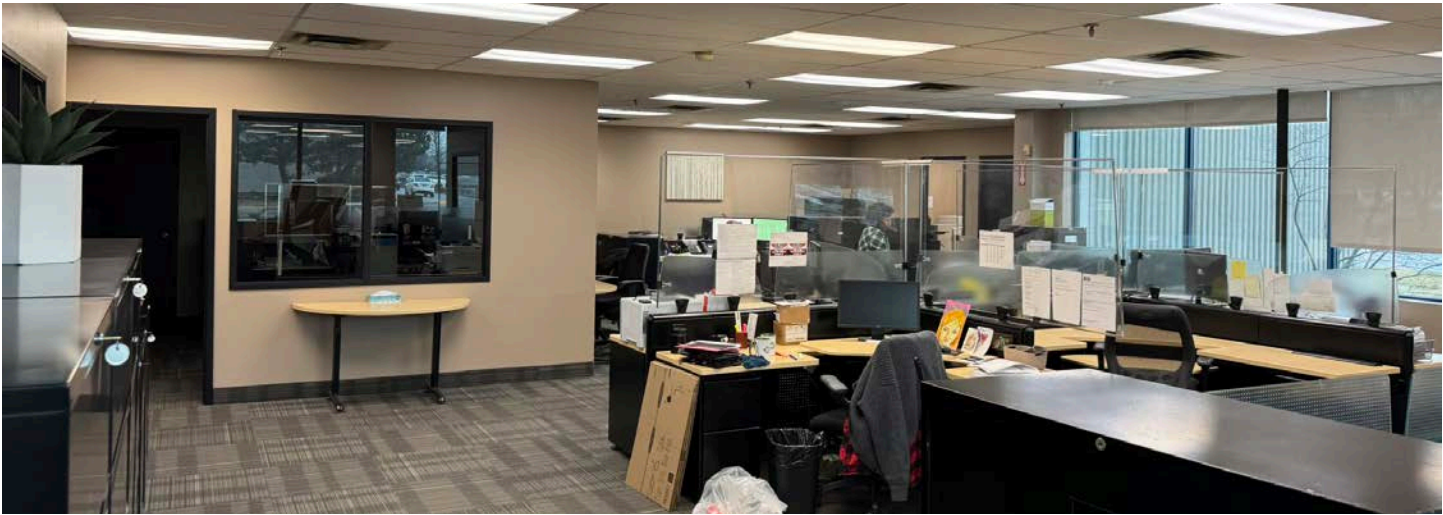
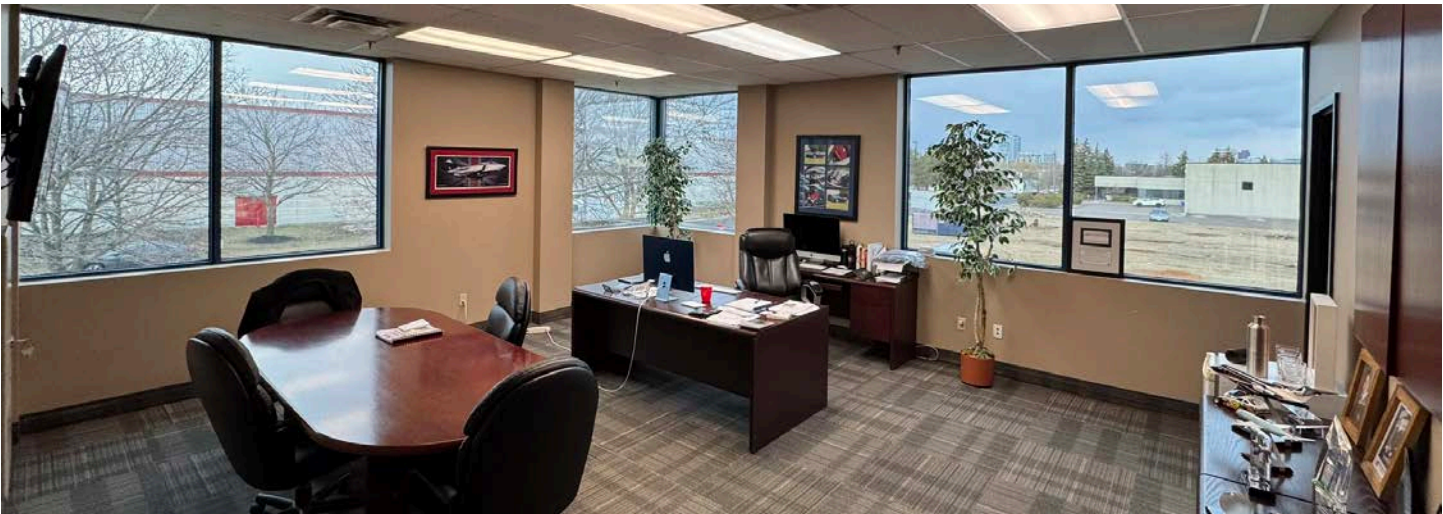
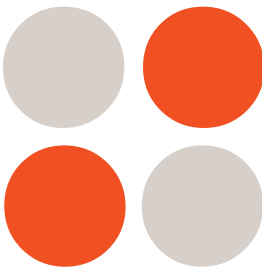
Photos



Photos



Photos



*A bright future
for your business
is right here.*

Notes



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.