



For Sale: Industrial

2800 John Street, Unit 12

2,915 SF Industrial Condo in a Prime Markham Location

Lennard:

Here is where your business will *grow*.

lennard.com

2800 John Street, Unit 12

Well-located industrial unit in established business park in Markham, offering excellent access to Highways 404 and 407 and proximity to a wide range of amenities.



Available Space

Main Floor Office: 780 SF
Second Floor Office: 780 SF
Industrial /Warehouse: 1,355 SF
Total Space: 2,915 SF



Shipping

1 Drive-in Door



Clear Height

19' 6"



Power

600 volts
60 amps



Asking Price

\$1,325,000

Taxes (2026)

\$9,348.46

Monthly Condo Fees

\$617.45



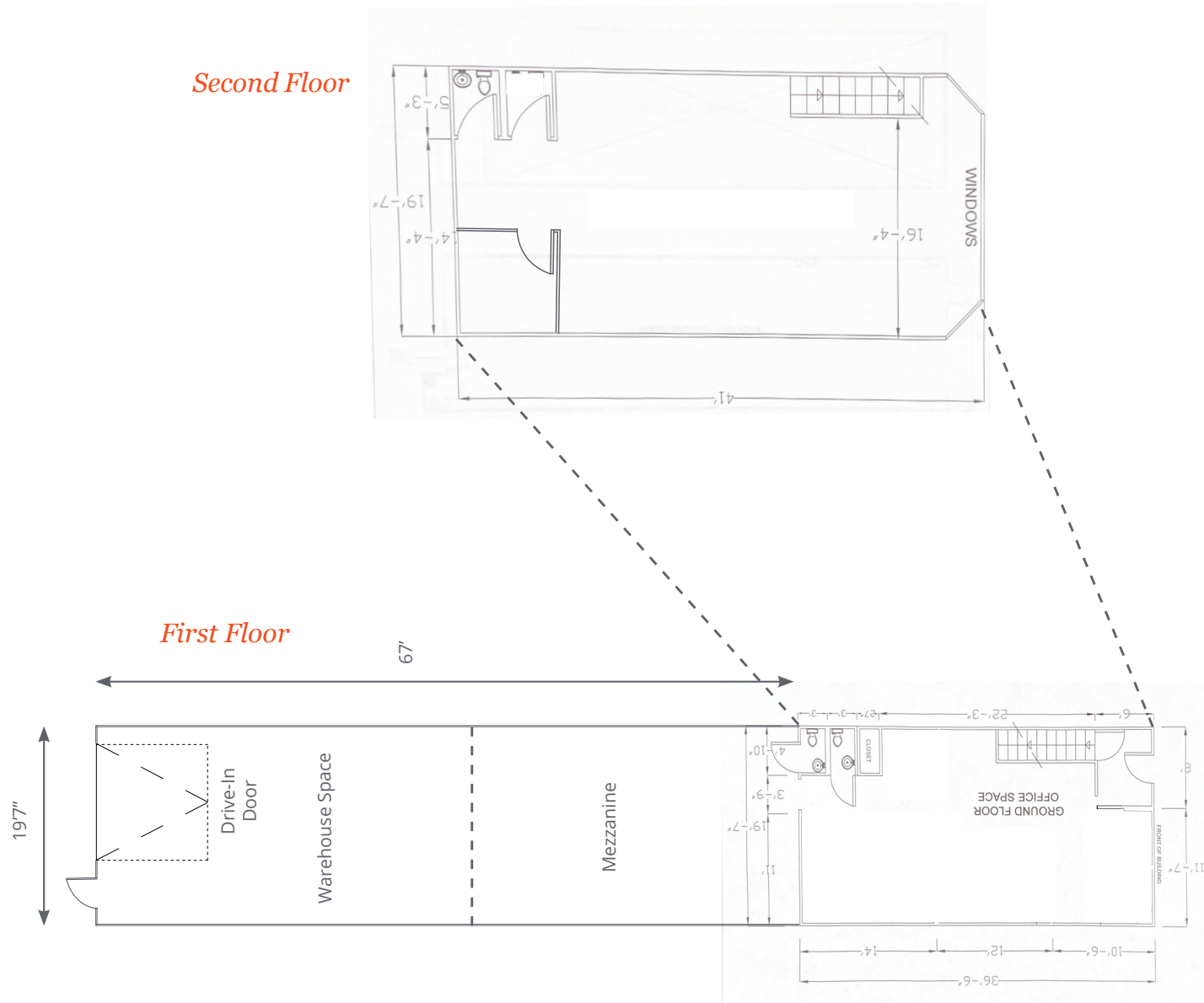
Zoning

EMP-GE

Property Highlights

- Flexible office/warehouse configuration
- Bonus 700 SF Mezzanine included at no additional cost (can be removed)
- Ample parking
- Ideal unit for a wide range of industrial and business uses
- Prime Markham Location at John Street & Woodbine Avenue with excellent access to major transportation routes and amenities
- Flexible Income Opportunity — lease the second-floor office separately to offset occupancy costs (separate access through shared vestibule and dedicated unit entrance)

Floor Plan



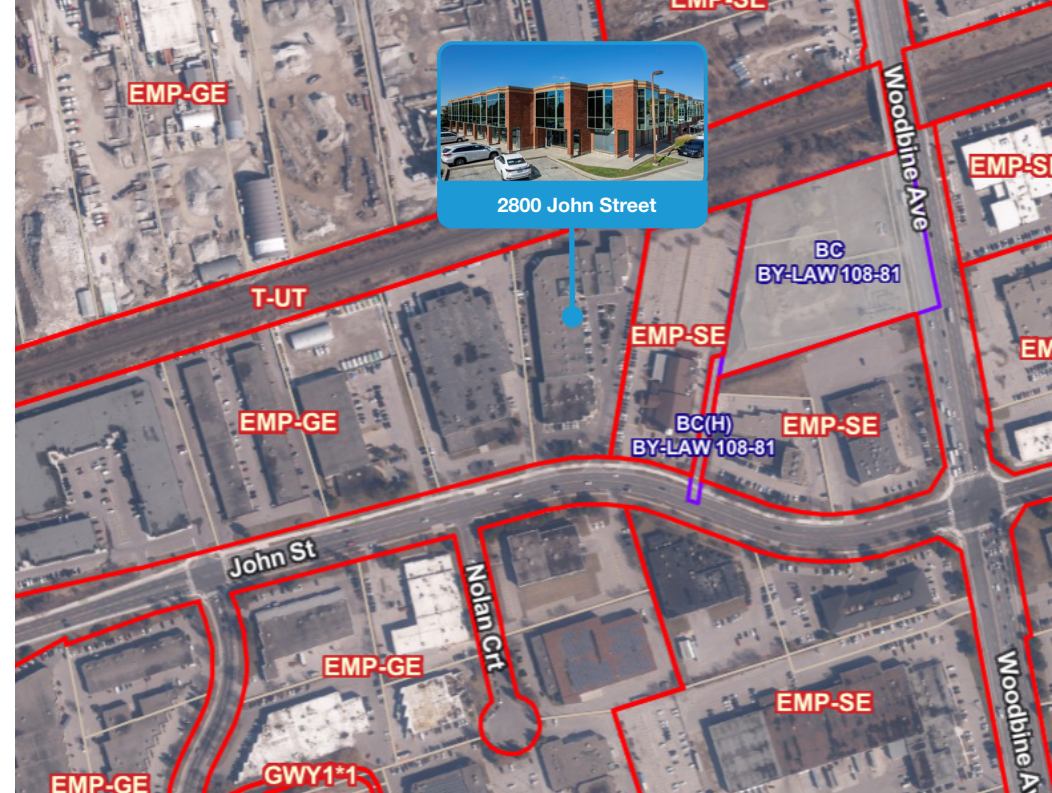
Zoning

EMP - GE (Employment - General Employment)

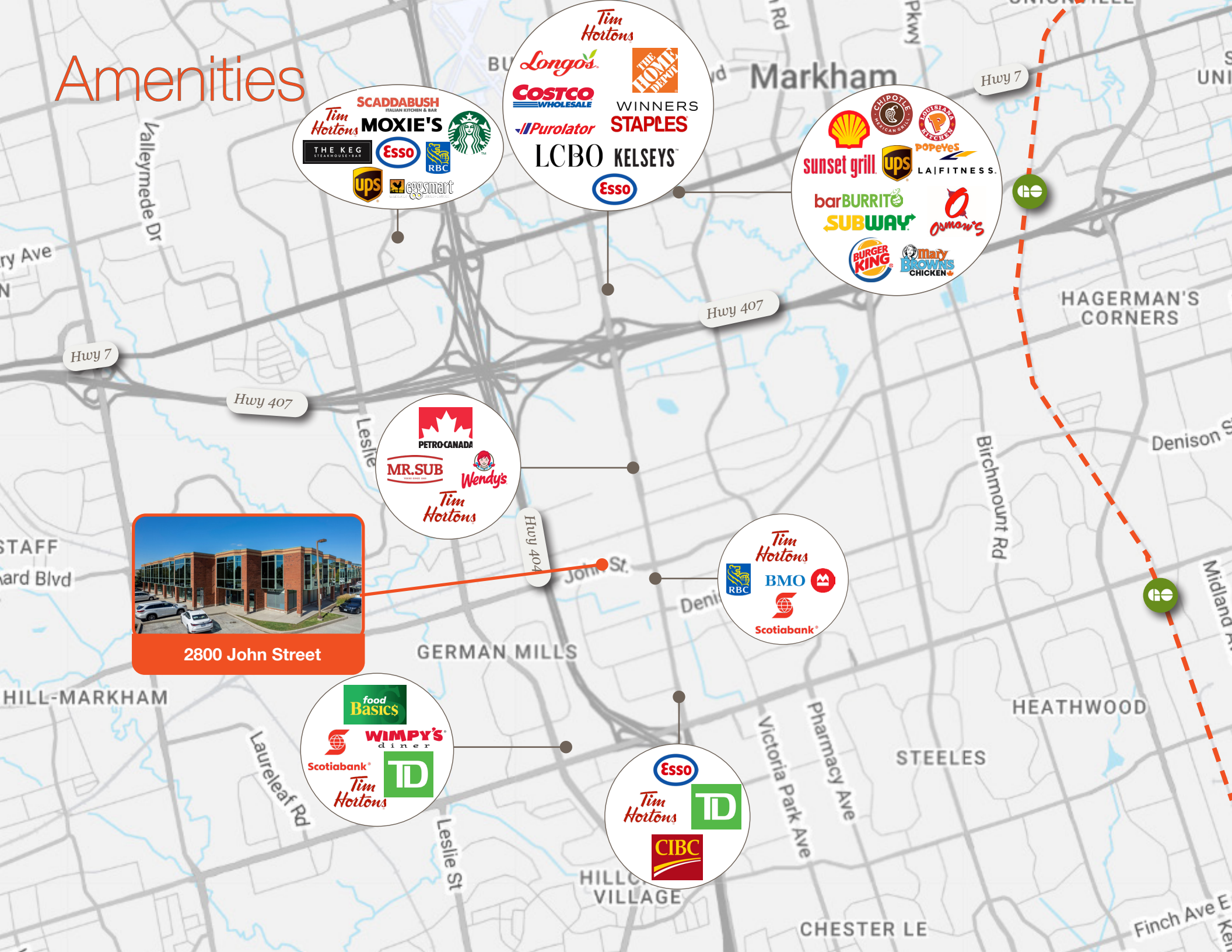
Permitted Uses

- Data centre (Amending By-law 2026-44)
- Industrial use
- Business office
- Film studio
- Retail store
- Service and repair establishment
- The following uses that legally existed on the lot on the date of the passing of this By-law:
 - i) Restaurant
 - ii) Artist studio
 - iii) Commercial school
 - iv) Business office
 - v) Motor vehicle repair and body shop
 - vi) Crematorium
 - vii) Asphalt plant
 - viii) Concrete batching plant
 - ix) Transport terminal
 - x) Outdoor storage use
- Any use not listed above that legally existed on the date this By-law was enacted by Council.

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



Amenities

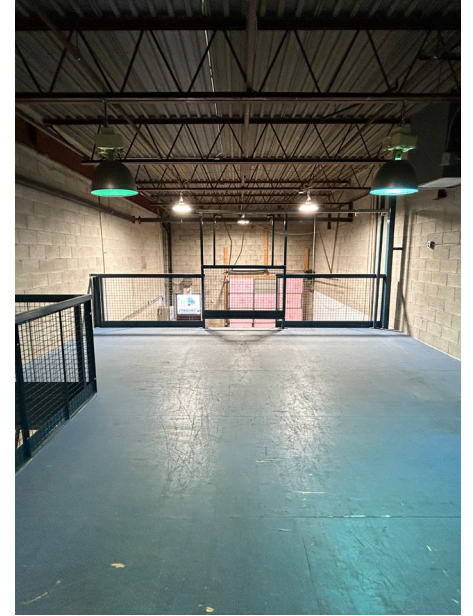


2800 John Street

Photo Gallery



Photo Gallery



Lennard:

Adam Bronson*

Senior Vice President

416.450.5535

abronson@lennard.com

Mark McLaughlin*

Senior Vice President

416.419.5080

mmclaughlin@lennard.com

201-60 Columbia Way, Markham

905.752.2220

lennard.com

*Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.