



For Lease: Industrial

# 3780 14th Avenue

Quality Industrial Space for Lease in Markham

**Lennard:**

Here is where your business will *grow*.

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# 3780 14th Avenue

3,005 SF industrial unit available for lease near the corner of 14th Avenue and Warden Avenue in an established business park in Markham.



Unit 104

**3,005 SF**

Office Space

**25%**



Clear Height

**20'**

Shipping

**1 Truck Level Door**



Power

**600 volts, 100 amps**



Zoning

**EMP-SE**



Net Rent

**\$17.00 PSF**

Additional Rent

**\$7.25 PSF (approx)**



Availability

**Immediate**



Listing Agents

**Marty Atkins\*\***

Vice President

416.565.3455

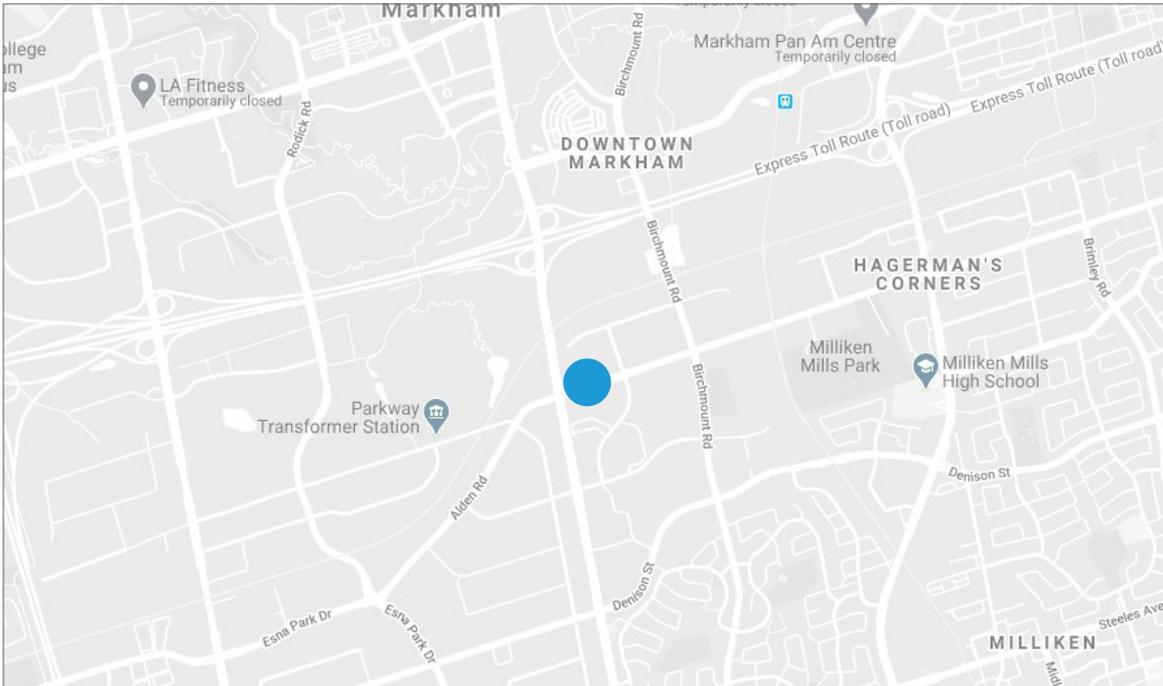
matkins@lennard.com

\*\*Broker

## Property Highlights

- Excellent location in high-traffic area
- Public transit at door, and steps away from major intersection
- Move-in ready unit
- Steel constructed mezzanine of approx. 600 SF not included in square footage
- Can accommodate a wide variety of uses

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## What's Near By

3780 14th Avenue is located just steps from the busy intersection of Warden Avenue and 14th Avenue. With easy access to Highway 407, the property is served by both TTC and YRT routes. With many nearby amenities, the property is a 4 minute drive to Downtown Markham, 6 minutes to Unionville GO Station and 8 minutes to CF Markville Mall.

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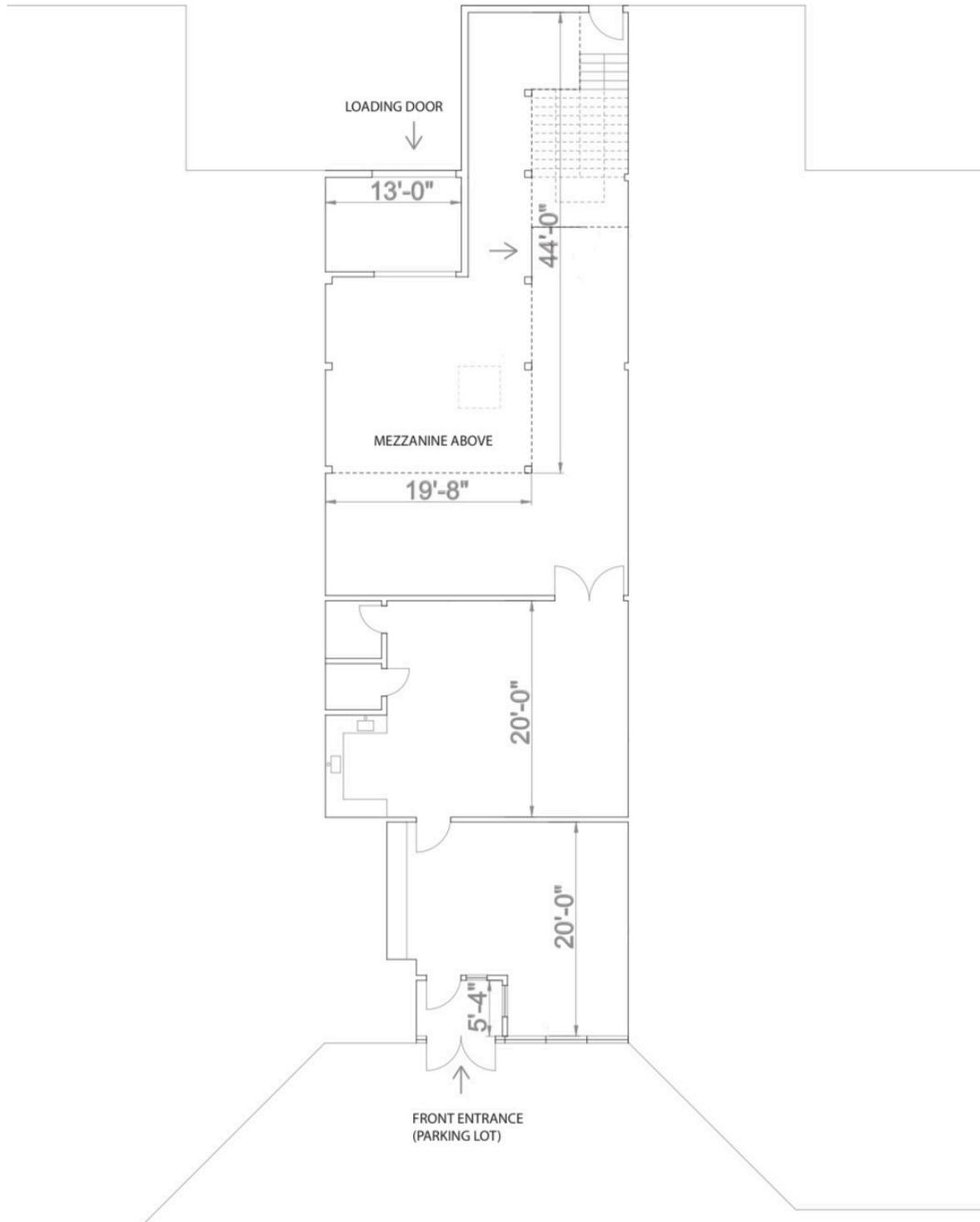
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## Floor Plan



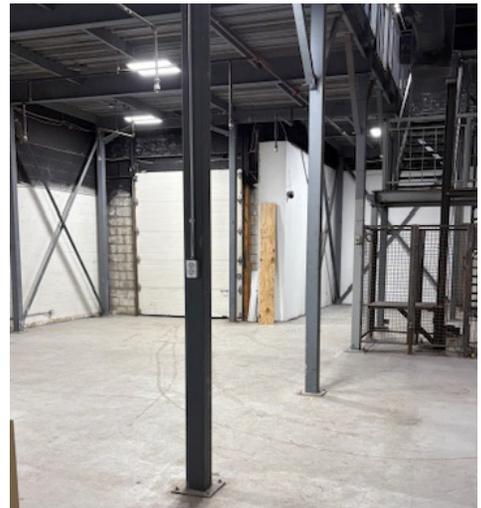
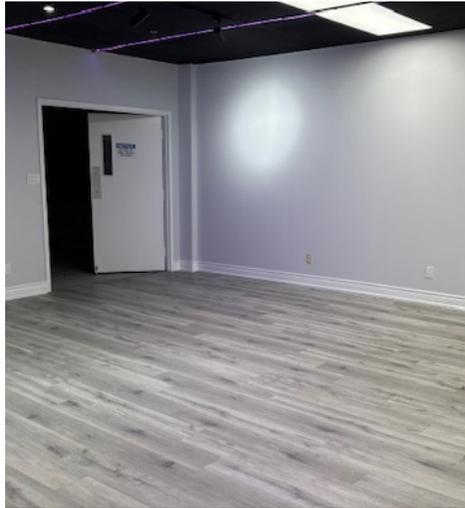
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