



For Lease: Industrial

3780 14th Avenue, Unit 102

Quality Flex Office-Industrial Unit Available for Lease in Markham

Lennard:

Here is where your business will *grow*.

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3780 14th Avenue, Unit 102

Flex Office-Industrial unit available for lease near the corner of 14th Avenue and Warden Avenue in an established business park in Markham.



Unit 102

8,253 SF

Office Space

50%



Clear Height

20'

Shipping

1 Truck Level Door



Power

600 volts, 200 amps



Availability

November 1, 2026



Net Rent

\$17.00 PSF

Additional Rent

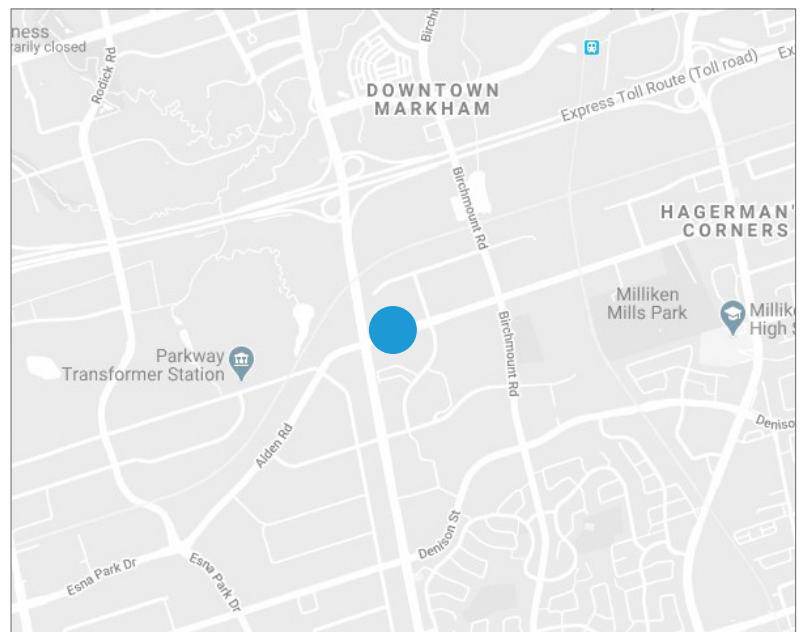
\$7.65 PSF

Property Highlights

- Excellent location in high-traffic area
- Public transit at door, and steps away from major intersection
- Easy access to Highways 407, 404 & 7
- Lots of natural light
- Ready to move in
- Unit size may be reduced

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.



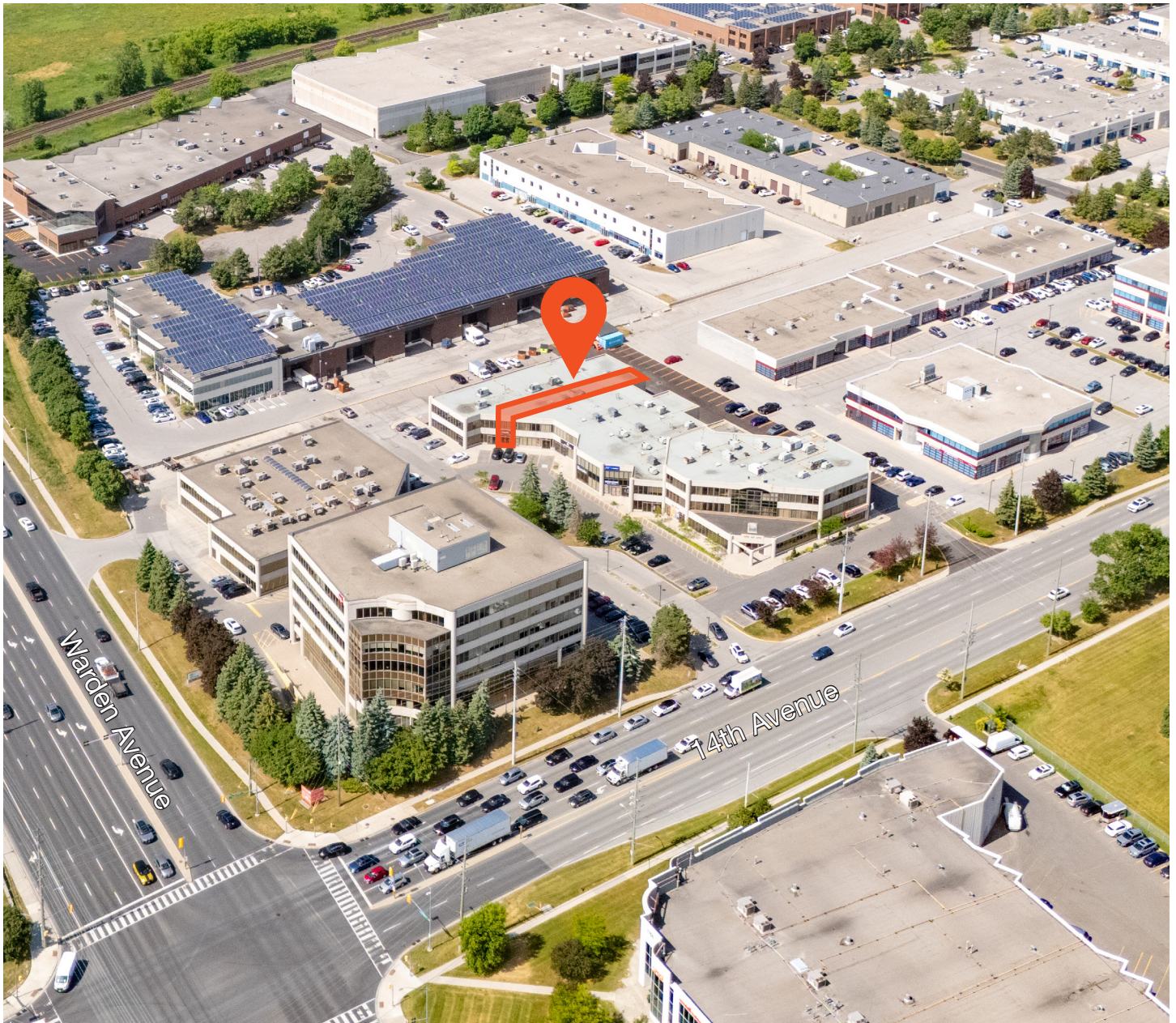
Lennard:

Marty Atkins**, Vice President
416.565.3455 • matkins@lennard.com

**Broker

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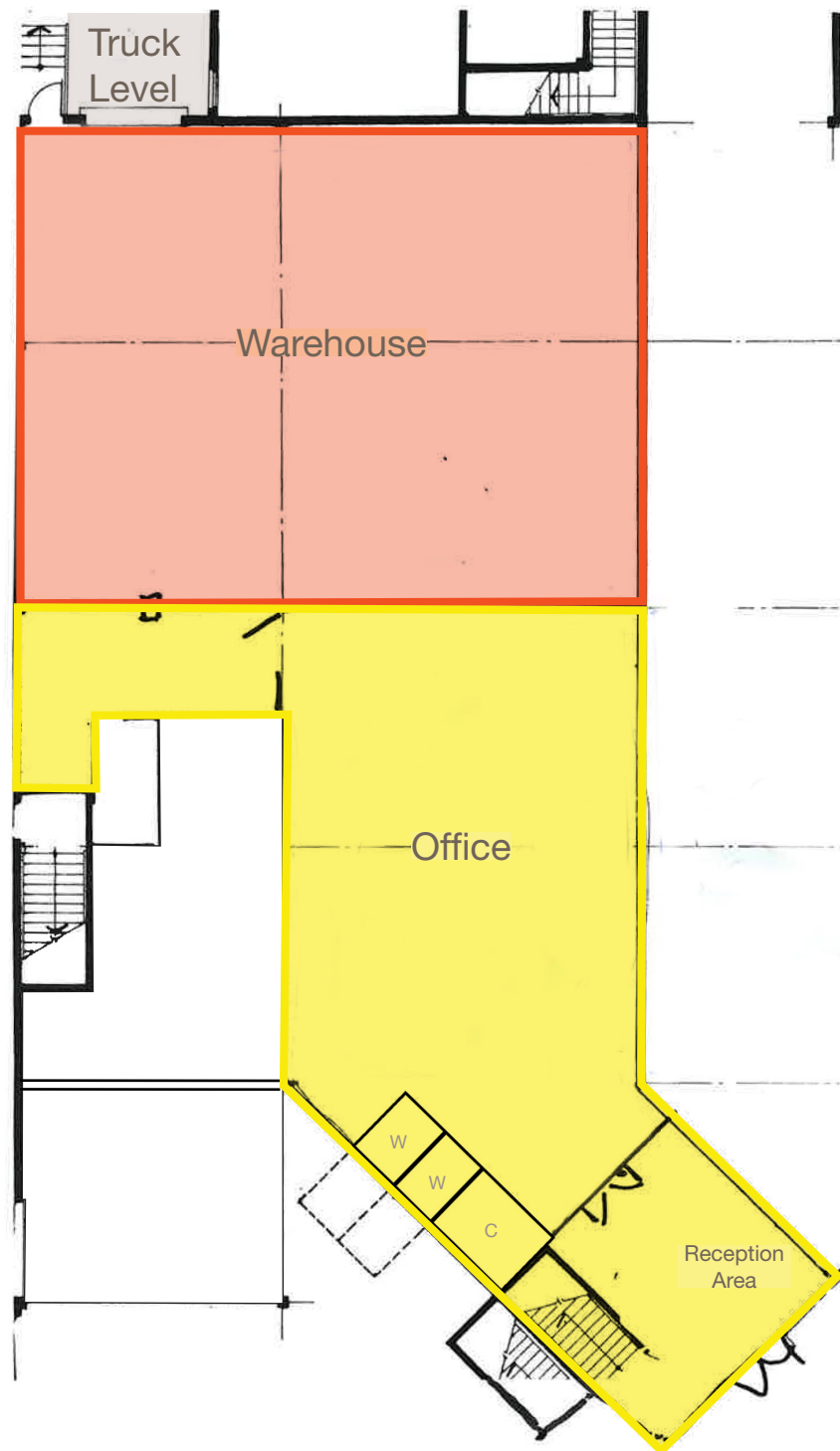
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Floor Plan - Unit 102 (ground floor)



Lennard:

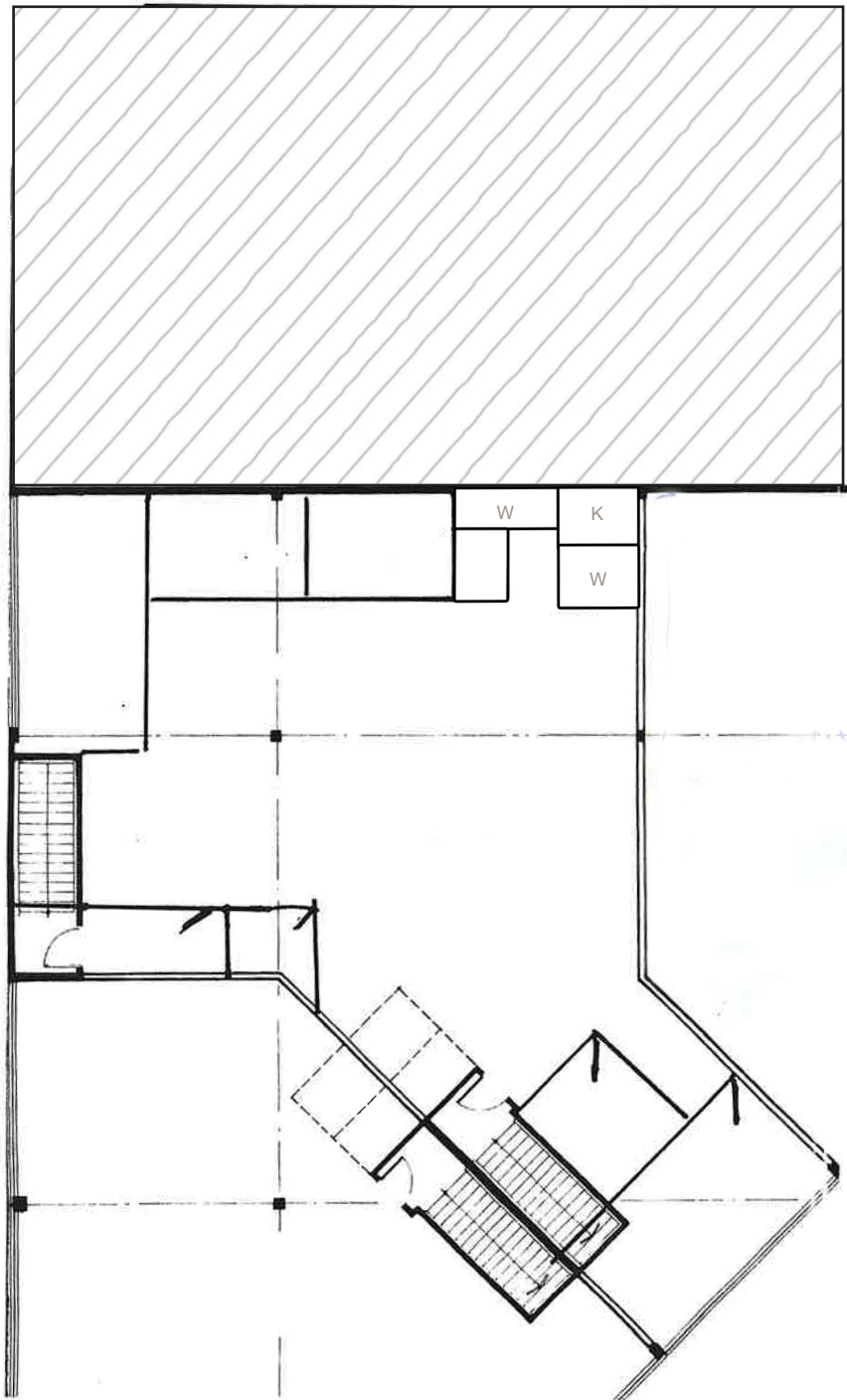
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Floor Plan - Unit 102 (upper level)



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