



For Sublease: Industrial

39 Riviera Drive, Unit 1

5,073 SF Industrial Unit Located at Woodbine Avenue & 14th Avenue in Markham

Lennard:

Here is where your business will *grow*.

lennard.com

39 Riviera Drive, Unit 1

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

5,073 SF

Office Space

10% (approx.)



Zoning

E 1.0



Shipping

1 Truck Level Door



Clear Height

18'



Net Rent

\$17.00 PSF

Taxes (TMI)

\$3.78 PSF



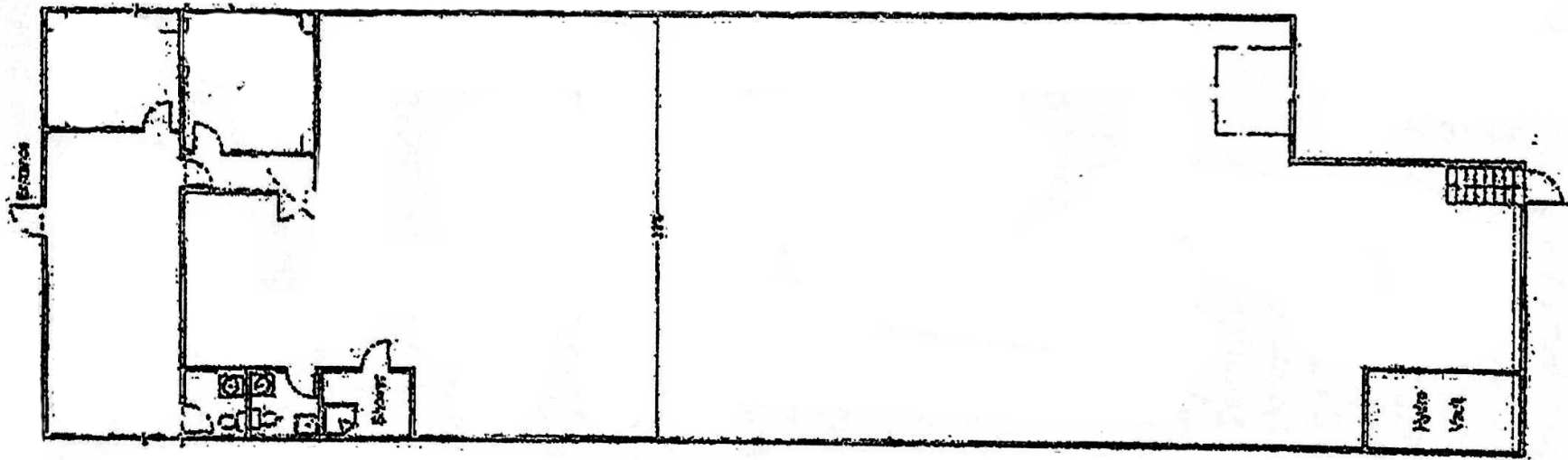
Sub-Lease Term

Feb 28, 2028

Property Highlights

- Super clean, well maintained industrial unit
- Plenty of parking
- Turnkey athletic facility with all materials and equipment available
- Excellent access to major transportation routes, including Highways 404, 407, and 7
- Wide range of amenities, including restaurants, banks, hotels, fitness facilities, and retail services along Woodbine Avenue and Highway 7

Floor Plan



Zoning

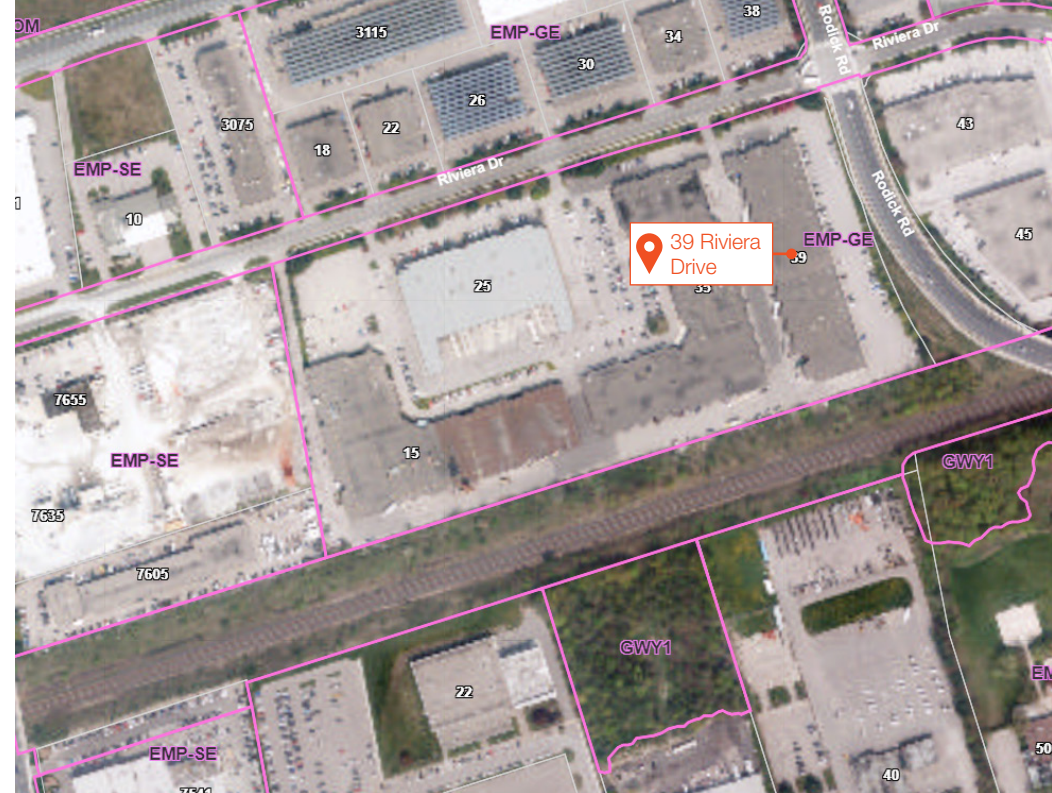
EMP - GE (Employment - General Employment)

Permitted Uses

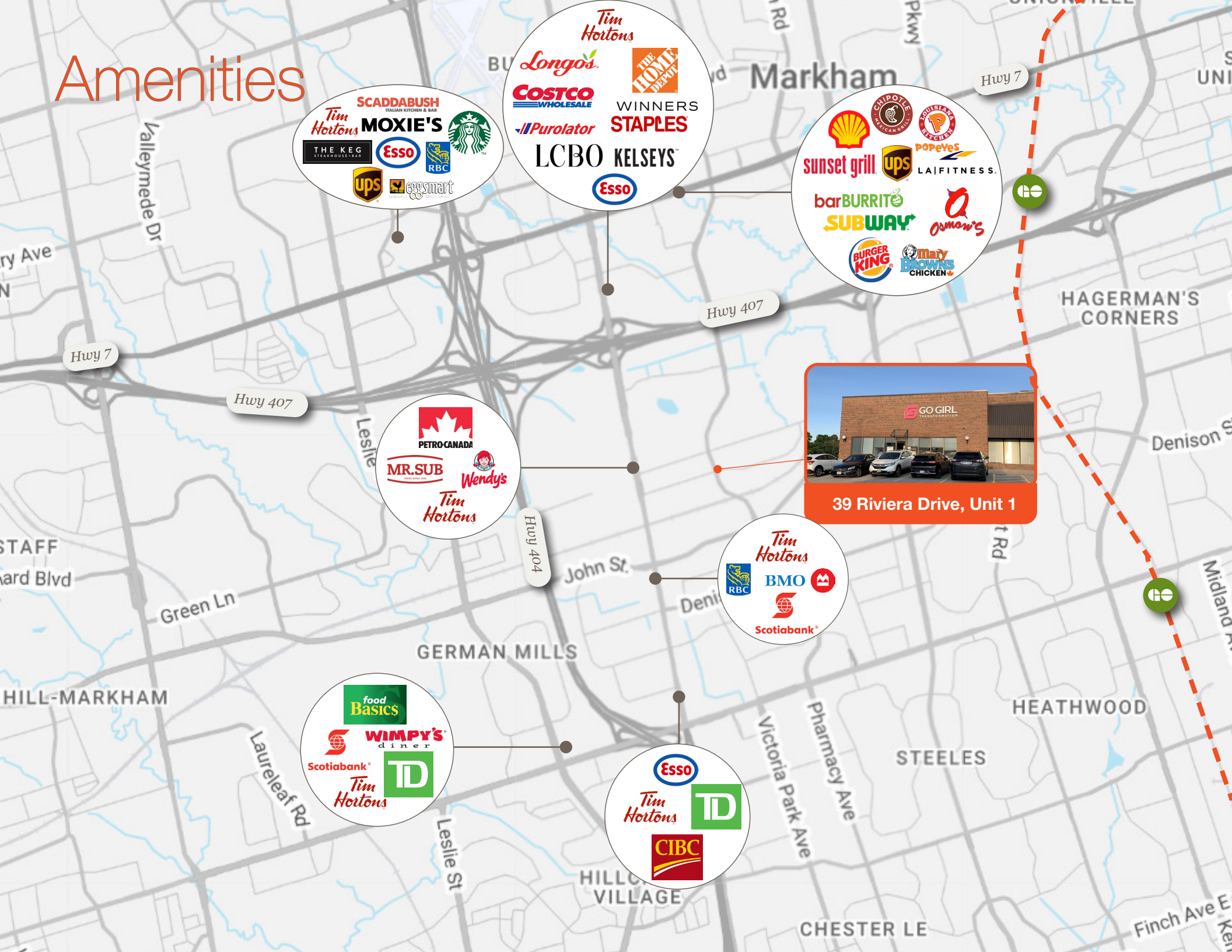
- Industrial use
- Business office
- Film studio
- Retail store
- Service and repair establishment
- The following uses that legally existed on the lot on the date of the passing of this By-law:
 - i) Restaurant
 - ii) Artist studio
 - iii) Commercial school
 - iv) Business office
 - v) Motor vehicle 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>

Lennard:



Amenities



SCADDABUSH
ITALIAN KITCHEN & BAR

Tim Hortons

MOXIE'S

STARBUCKS

THE KEG STEAKHOUSE & BAR

Esso

RBC

UPS

eggsmart

Tim Hortons

Longo's

COSTCO WHOLESALE

Purolator

WINNERS

STAPLES

LCBO

KELSEYS

Esso

Shell

Chipotle Mexican Grill

LA Fitness

POPEYES

LAIFITNESS

sunset grill

UPS

barBURRITO

SUBWAY

amom's

BURGER KING

Mary BROWNS CHICKEN

PETRO-CANADA

MR.SUB

Wendy's

Tim Hortons



Tim Hortons

RBC

BMO

Scotiabank

food Basics

WIMPY'S diner

Scotiabank

TD

Tim Hortons

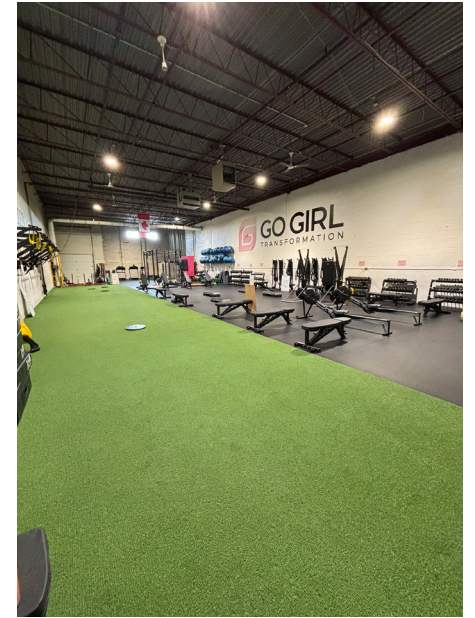
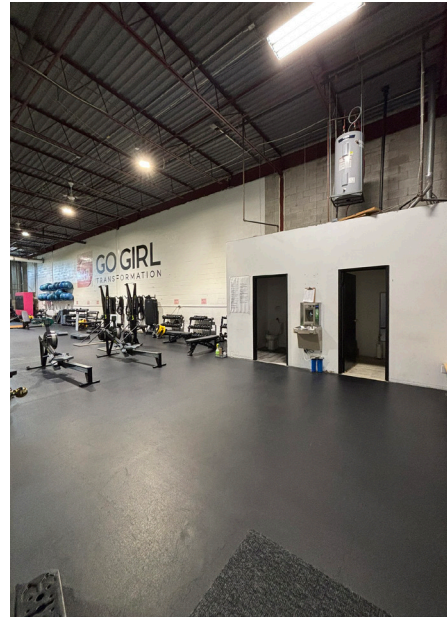
Esso

Tim Hortons

TD

CIBC

Photo Gallery



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