



For Lease: Industrial

455 Cochrane Drive, Markham

6,845 SF Low-Rise Flex Office Building Featuring Clean, Open Warehouse Space

Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220

lennard.com

455 Cochrane Drive

6,845 SF of clean, open warehouse space with a flexible low-rise office component available for lease at 455 Cochrane Drive, Markham, conveniently located near Highways 7, 407 and 404.

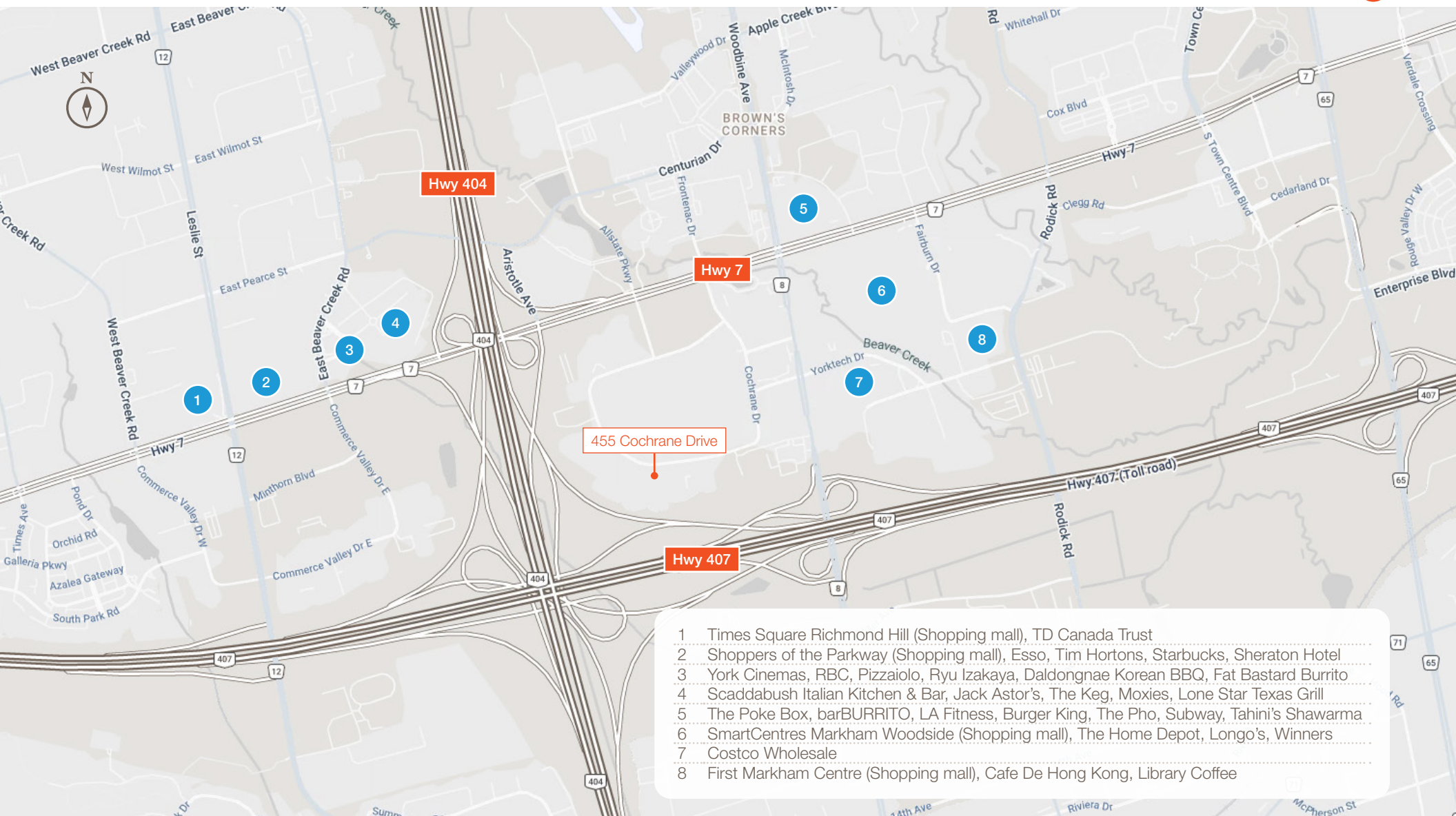
 Unit 24-25	 Net Rent \$18.00 PSF TMI 2026 \$6.62 PSF	 Possession 60 Days
 Available Space 6,845 SF Office Area / Industrial Area 45% / 55%	 Clear Height 18'	 Listing Agent Jay Goldenberg* Senior Vice President 416.649.5908 jgoldenberg@lennard.com
 Power 600V/200A	 Shipping 2 Truck Level	*Sales Representative

Property Highlights

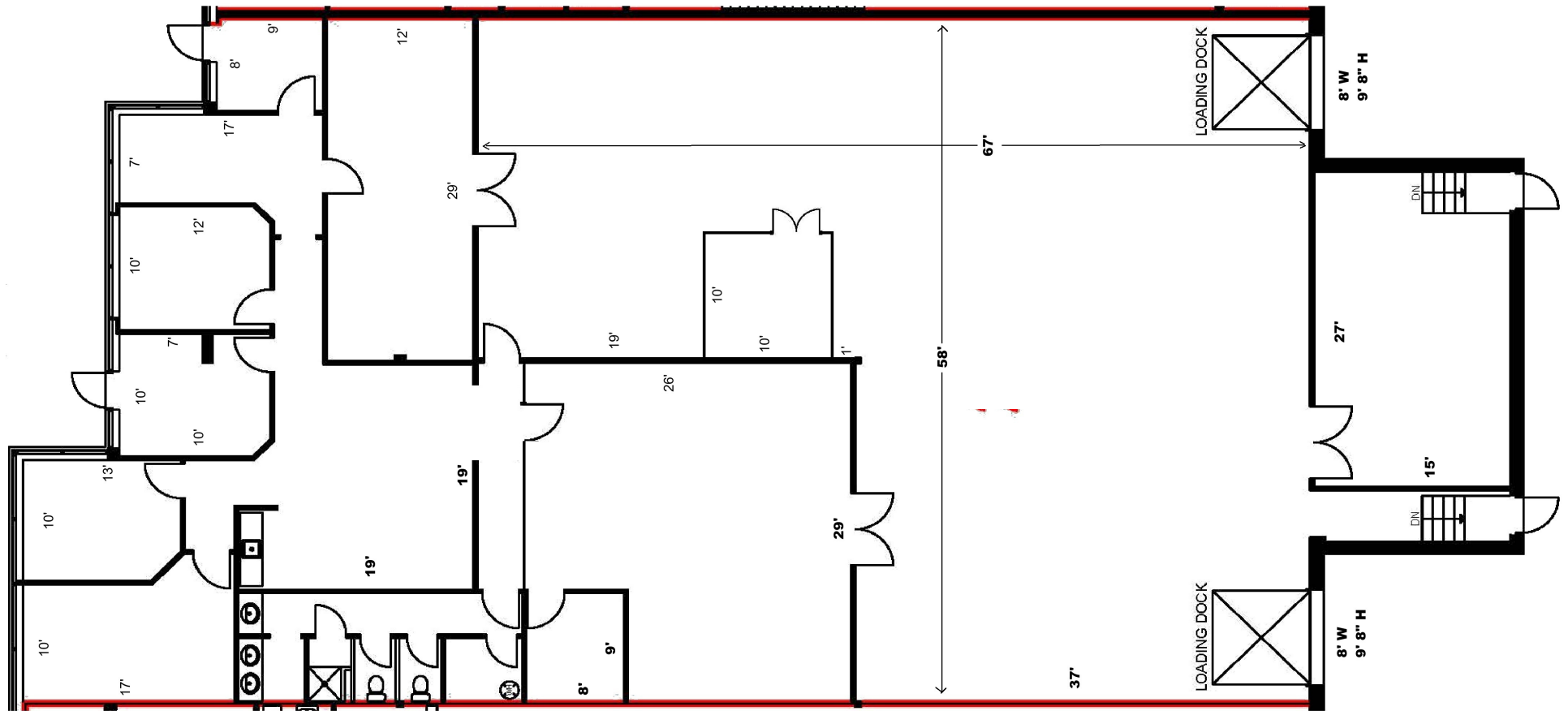
- Low-rise flex office/warehouse building
- Building signage available on Cochrane Drive
- Well-appointed office build-out featuring private offices, boardroom, and open workspace
- Kitchenette and washroom with shower
- Ability to reduce the office portion to suit tenant needs
- Tenant responsible for hydro and gas utilities



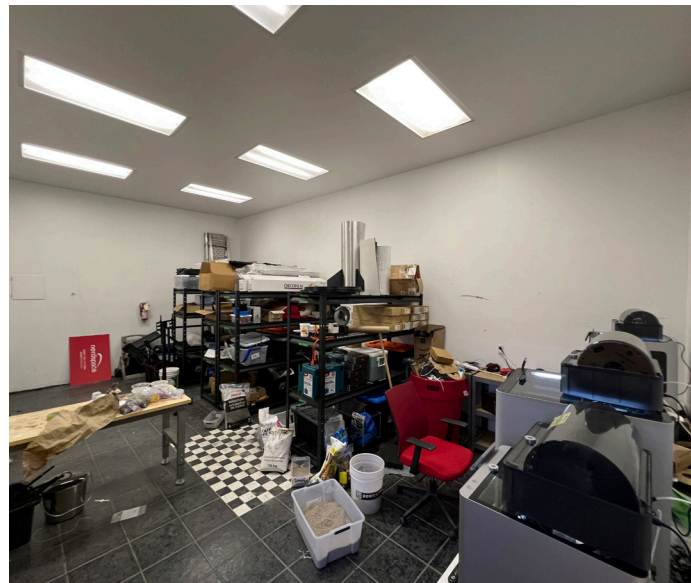
455 Cochrane Drive



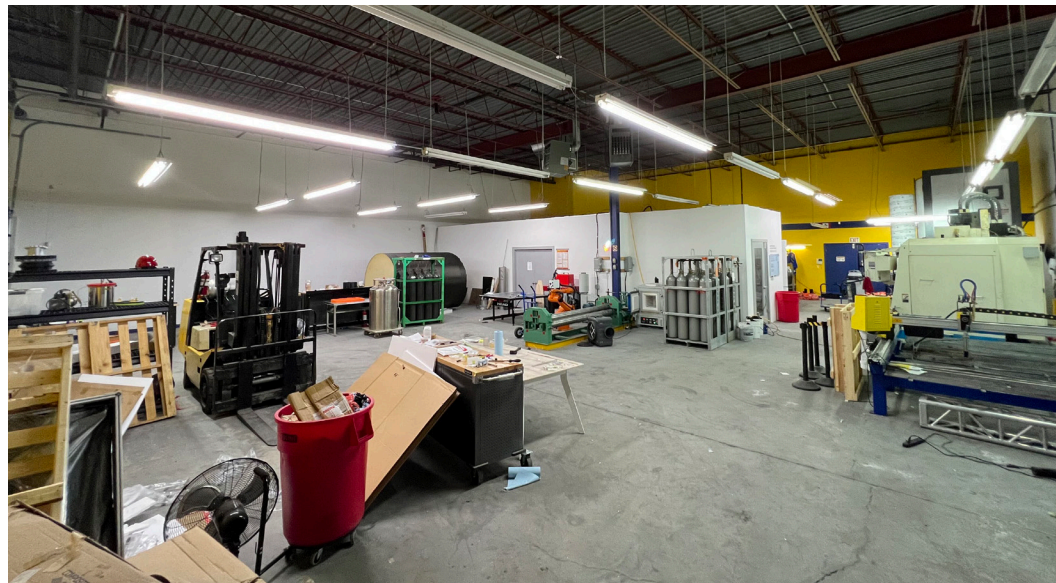
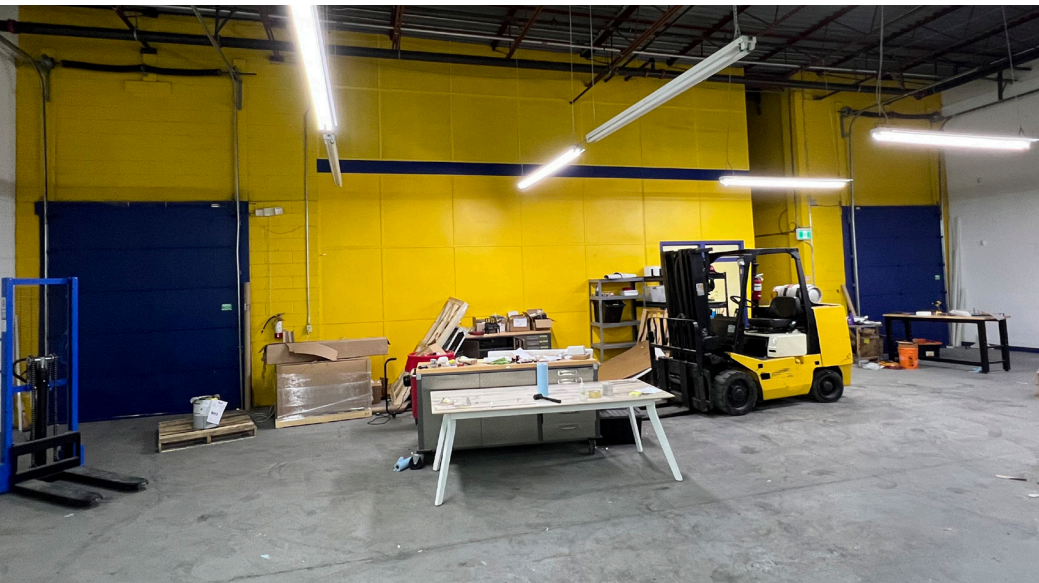
- 1 Times Square Richmond Hill (Shopping mall), TD Canada Trust
- 2 Shoppers of the Parkway (Shopping mall), Esso, Tim Hortons, Starbucks, Sheraton Hotel
- 3 York Cinemas, RBC, Pizzaiolo, Ryu Izakaya, Daldongnae Korean BBQ, Fat Bastard Burrito
- 4 Scaddabush Italian Kitchen & Bar, Jack Astor's, The Keg, Moxies, Lone Star Texas Grill
- 5 The Poke Box, barBURRITO, LA Fitness, Burger King, The Pho, Subway, Tahini's Shawarma
- 6 SmartCentres Markham Woodside (Shopping mall), The Home Depot, Longo's, Winners
- 7 Costco Wholesale
- 8 First Markham Centre (Shopping mall), Cafe De Hong Kong, Library Coffee



455 Cochrane Drive



455 Cochrane Drive



Lennard:

Jay Goldenberg*, Senior Vice President
416.649.5908
jgoldenberg@lennard.com

209-1 Yorkdale Road, Toronto
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.