

For Lease



1,337 SQ. FT. OF INDUSTRIAL SPACE

401 Alden Road Units 9 & 15

MARKHAM, ON

PLEASE CONTACT

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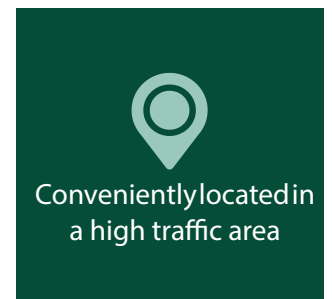
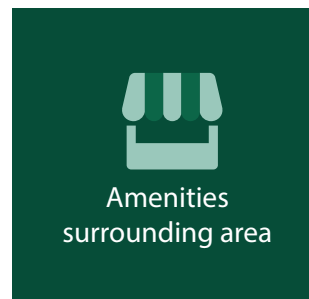
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CBRE

Property DETAILS

	UNIT 9	UNIT 15
LOCATION:	Alden Rd & Warden Ave	
TOTAL AREA:	1,337 sq. ft.	
INDUSTRIAL:	75%	70%
OFFICE:	25%	30%
CLEAR HEIGHT:	10 ft.	10 ft. 6 in.
ZONING:	M (WR)	
POSSESSION:	Immediate	
ASKING RATE:	\$15.95 per sq. ft. net	
TMI (2023):	\$7.72 per sq. ft.	



FOR LEASE | 401 ALDEN ROAD, UNITS 9 & 15

PERMITTED

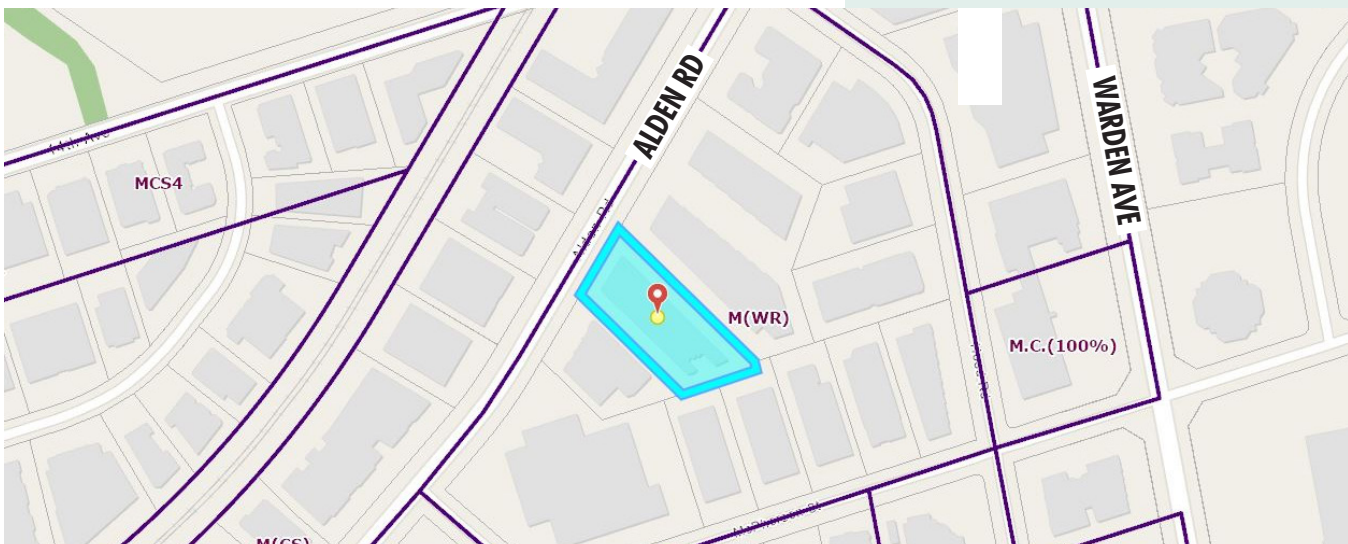
USES

Industrial Warehouse Retail Zone M(WR)

- + Warehouse of goods and materials
- + Assembly of manufactured goods
- + Manufacture within enclosed building of goods
- + Repair and servicing of goods
- + Data processing centres and computer related functions, including related Education/Administration Centres, and including related market research, analysis and service facilities and related supporting sales and including data and documentation processing centres and related marketing, sales and service and other supporting uses
- + Research laboratories
- + Printing establishments
- + Other industrial uses similar

Prohibited Uses:

- + Abattoir
- + Ammonia, bleaching powder or chlorine manufacture
- + Animal black, or bone black manufacture
- + Arsenal
- + Asphalt manufacture or refining
- + Auto wrecking
- + Blast furnace
- + Blood boiling
- + Carbon manufacture
- + Cement, lime, gypsum or plaster of paris manufacture
- + Central mixing paint for cement, mortar, plaster or paving materials
- + Coal yards
- + Coke or wood yards
- + Coke ovens
- + Concrete block, brick or batching plant
- + Crematory
- + Dehydrating vegetables
- + Explosives and fireworks manufacture and/or storage
- + Extracting oil from fish
- + Grease, lard or tallow manufactured or refined from animal fat
- + Gas manufacturing
- + Glue manufacturing
- + Lumber yard
- + Manufacturing or storing of a fertilizer from dead animals or from human or animal waste
- + Meat packing or processing
- + Oil storage tanks
- + Open storage yards for vehicles
- + Open storage yards for house wrecking, or auto wrecking and materials obtained therefrom
- + Open storage yards for used lumber or scrap iron or other materials and junk
- + Open storage yard for building trade contractors' materials and/or equipment
- + Petroleum and kerosene refining, distillation, or derivation of by-products
- + Planing mill
- + Potash works
- + Railway Marshalling yards
- + Reduction, canning, processing or treatment of fish or animal products
- + Refining coal oil
- + Rolling mill
- + Sand or gravel pit or quarry
- + Sand or gravel washing or storage
- + Scrapper or ragg storage, sorting or baling
- + Shaddy manufacture
- + Slaughtering animals
- + Smelting of tin, copper, zinc, or iron ores
- + Soap boiling
- + Stable
- + Stock yards
- + Stone quarry, mill or crusher
- + Storing hides
- + Tallow melting
- + Tanning hides or skins
- + Tar distillation or manufacturing
- + Transport terminals for the loading or unloading of goods and wares from transport vehicles
- + Trip boiling
- + Any obnoxious use as defined in Section 2 of this by-law



PHOTOS

Industrial Units

Unit 9

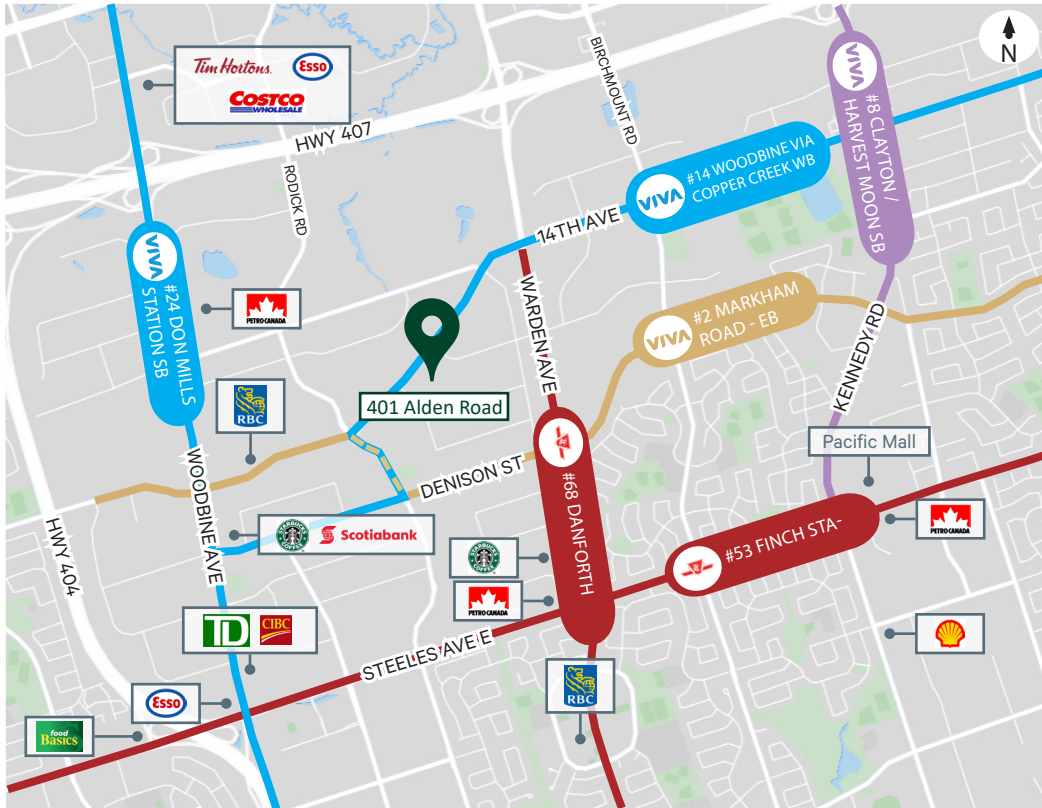


Unit 15

PHOTOS
Industrial Units



Transit & AMENITIES



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