



Lennard:

INDUSTRIAL BUILDING FOR LEASE

4011

14TH  
AVENUE  
MARKHAM



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# 401 14TH AVENUE MARKHAM

## Availability

### Ground Floor

Office/Service Area: 21,239 SF

Warehouse: 76,025 SF

Second Floor Office: 21,245 SF

**Total Building: 118,511 SF**

## Clear Height

26 ft.

## Shipping

10 truck level doors

## Net Rent

\$18.50 per square foot year one

## Property Taxes

\$1.74 per square foot for 2023

## Occupancy

Immediate (May 1, 2023)

## Highlights

- Rare, large industrial building in prime Markham Location
- Parking for 211 Cars
- Building to be self-managed by tenant
- Landlord will consider reduction in office space



## About Markham

Markham, an award-winning municipality with more than 354,000 residents and the largest of nine communities in York Region, is home to over 650 corporate head offices and more than 1,500 high tech and life science companies. Markham is a leader in attracting foreign direct investment with more than 240 foreign companies located in the City. Founded in the 1790s, today Markham is Canada's most diverse community and enjoys a rich heritage, outstanding community planning and services, and a vibrant local economy. Markham has received the Excellence Canada Gold Award for Organizational Quality & Healthy Workplace, and multiple heritage and environmental awards.

