

For Lease:

# 75 Clegg Road



**NOW: Ground Floor or Full Building Available**  
**From 36,580 SF to 51,770 SF**  
Industrial Building at Hwy 7 and Warden Avenue in Markham

**Lennard:**



# Property Details

- Location at the core of Markham near Highway 7 and Warden Avenue
- Quick access to Hwy 407
- Well-suited to flex industrial and high-tech users
- Bright double-height reception area
- Opportunity for a fully-furnished and fully-racked building
- Shipping can accommodate 53' trailers
- Excellent parking
- Free rent available
- Option to rent office area only (31,998 SF). Speak with Listing Agents for details



# Full Building Lease

Size

**51,770 SF on 3.46 acres**

**Industrial Total**

**19,772 SF (38%)**

**Office Total**

1st Floor

2nd Floor

**31,998 SF (62%)**    16,808 SF    15,190 SF

Clear Height

Shipping

**22'**

**4 TL & 1 DI**

Parking

**±145 spaces**

Asking Rate

**\$10.00 PSF net plus TMI**

Taxes

**±\$2.07 PSF (\$107,032.61 in 2025)**

Possession

**April 1, 2026**

# Ground Floor Lease

Size

**36,580 SF (70% of building)**

**Industrial Total**

**19,772 SF (54%)**

**Office Total**

**16,808 SF (46%)**

Clear Height

Shipping

**22'**

**4 TL & 1 DI**

Parking

**85 spaces**

Asking Rate

**\$15.95 PSF net plus TMI**

Taxes

**±\$2.07 PSF (\$74,922.83 in 2025)**

Possession

**April 1, 2026**

Note: Additional 15,190 SF available. Speak with Listing Agents for details.

# Front Entrance

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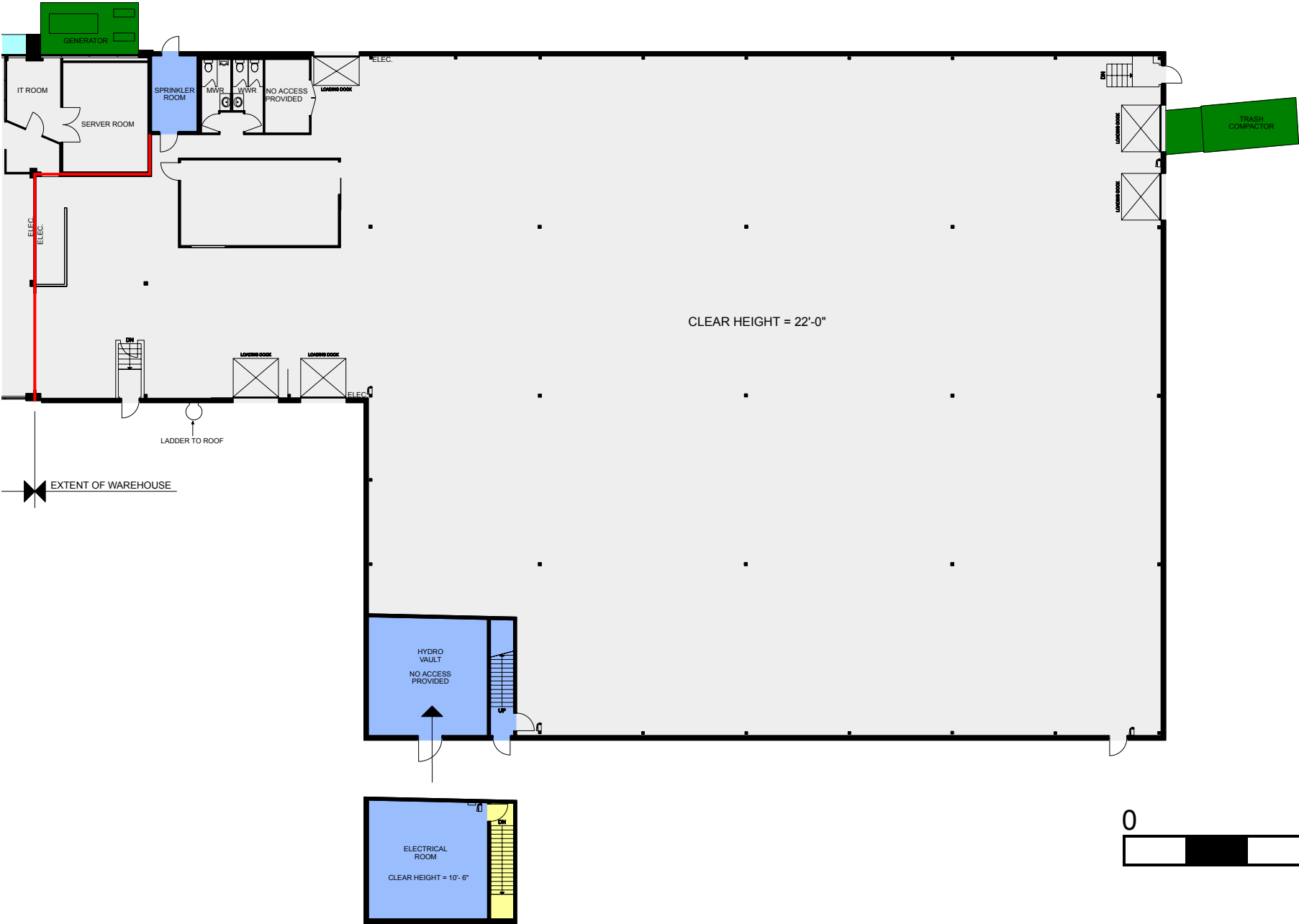
# West Elevation



# East Elevation



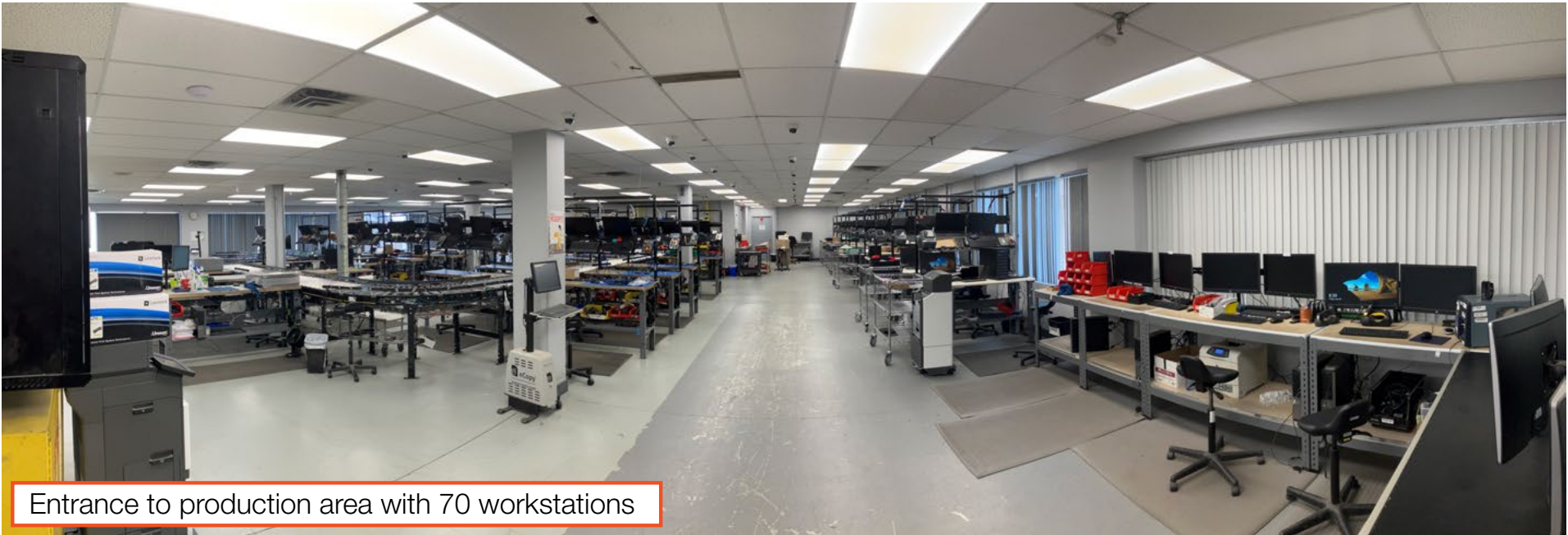
# Ground Floor Warehouse



# Ground Floor Production Area

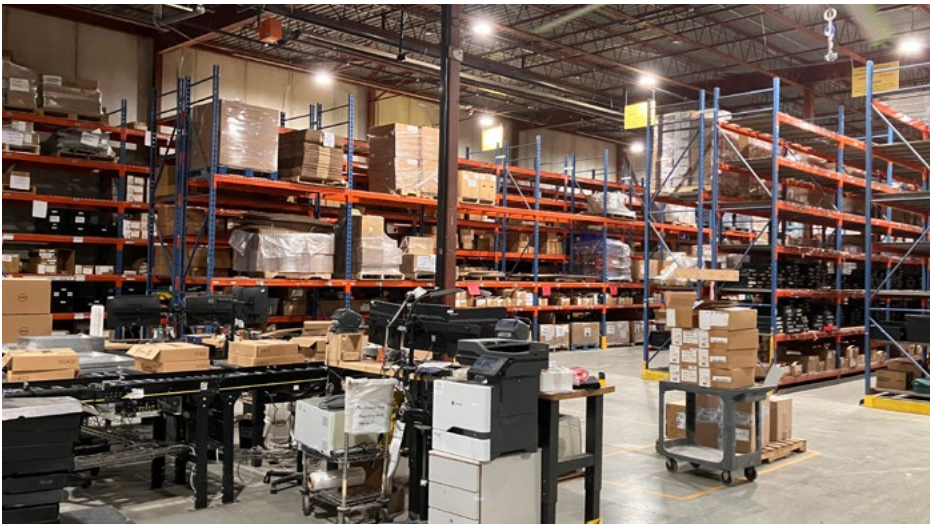


Air-conditioned server room

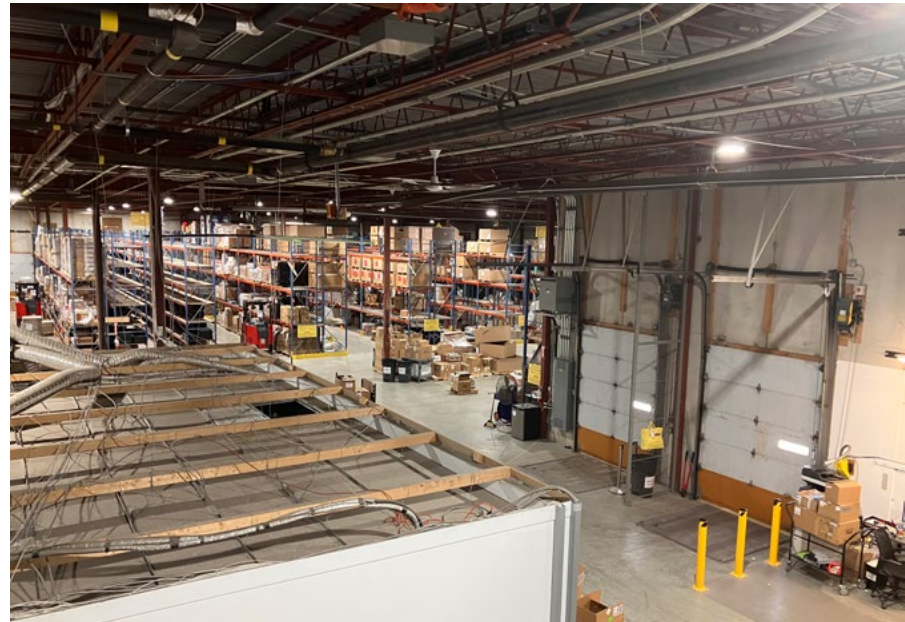


Entrance to production area with 70 workstations

# Ground Floor Warehouse



# Ground Floor Warehouse



# Ground Floor Office Plan



# Ground Floor Office



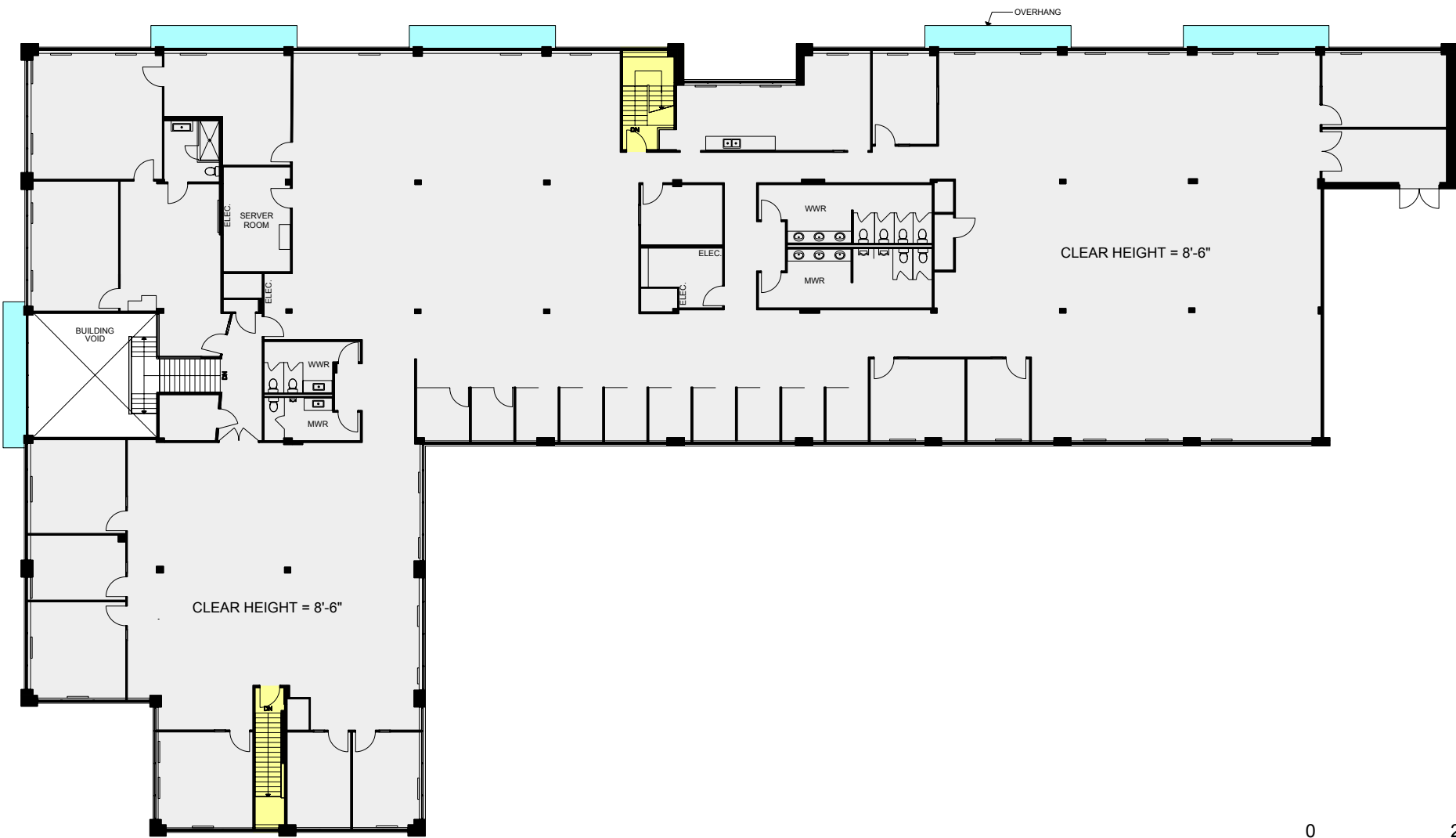
# Ground Floor Office

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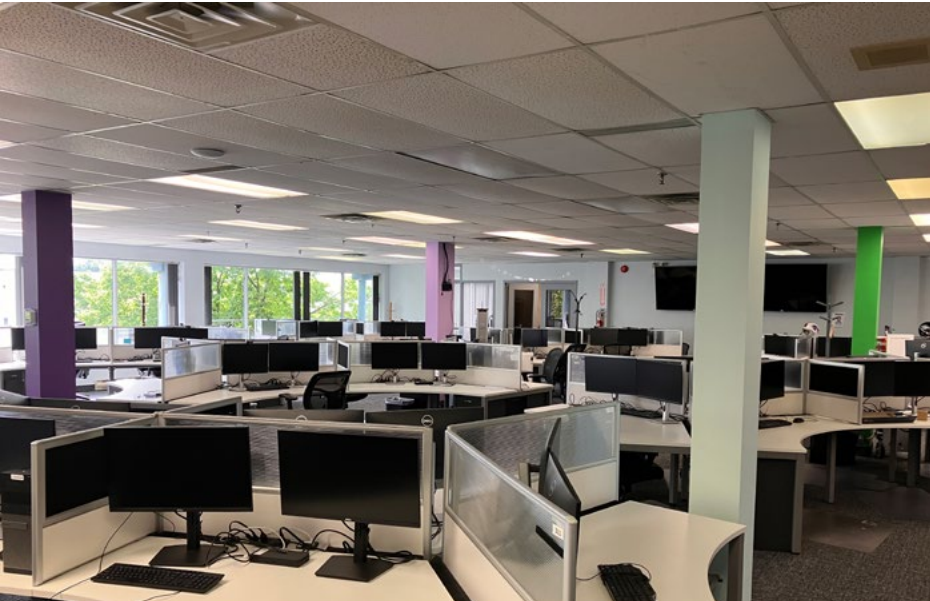
# Second Floor Office Plan



# Second Floor Office

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# Second Floor Office



# Location





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