



For Lease: Industrial

3780 14th Avenue

Quality Industrial Unit Available for Lease in Markham

Lennard:

Here is where your business will *grow*.

lennard.com

3780 14th Avenue

Industrial unit available for lease near the corner of 14th Avenue and Warden Avenue in an established business park in Markham.



Unit 103

4,772 SF

Office Space

40%



Clear Height

20'

Shipping

1 Truck Level Door



Power

600 volts,



Availability

Immediate



Net Rent

\$18.00 PSF

Additional Rent

\$7.50 PSF

Property Highlights

- Excellent location in high-traffic area
- Public transit at door, and steps away from major intersection
- Easy access to Highways 407, 404 & 7
- Lots of natural light
- Ready to move in



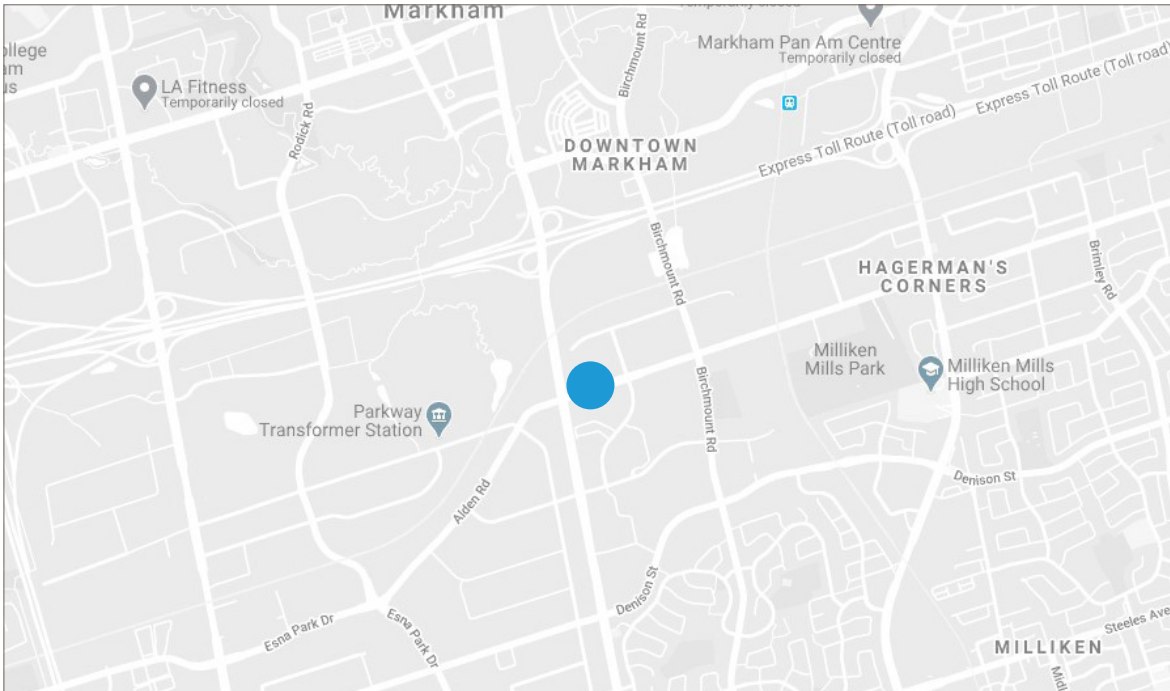
Lennard:

Marty Atkins**, Vice President
416.565.3455 • matkins@lennard.com

**Broker

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What's Near By

3780 14th Avenue is located just steps from the busy intersection of Warden Avenue and 14th Avenue. With easy access to Highway 407, the property is served by both TTC and YRT routes. With many nearby amenities, the property is a 4 minute drive to Downtown Markham, 6 minutes to Unionville GO Station and 8 minutes to CF Markville Mall.

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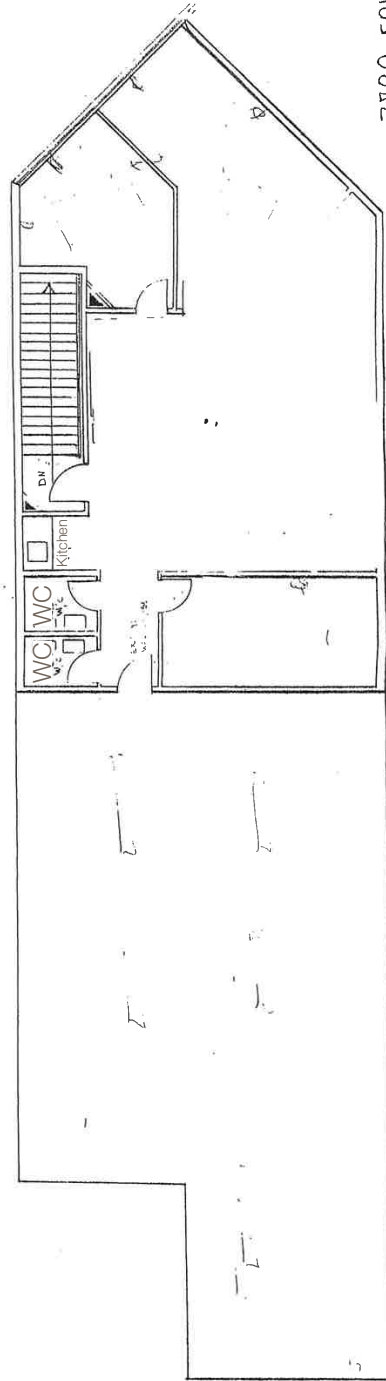
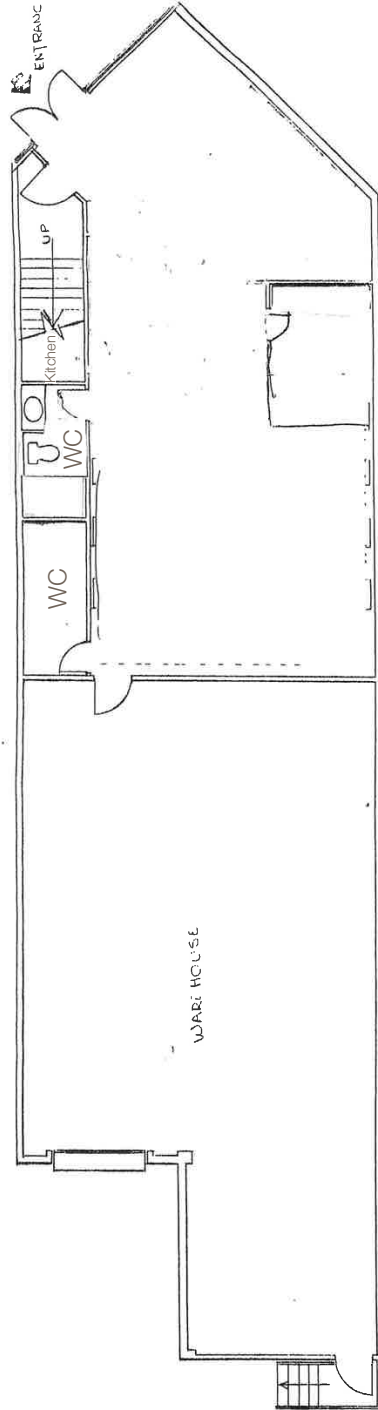
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Floor Plan - Unit 103



3780 FOURTE

SUITE 103
SCALE 1/100

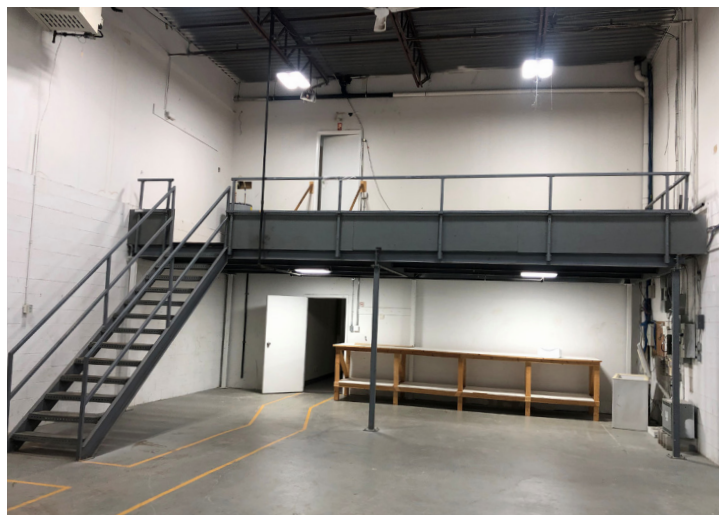
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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage .