

// PROPERTY FEATURES

ADDRESS:	4175 14TH AVENUE, UNIT 3
TOTAL SIZE:	48,898 SF
OFFICE SPACE:	978 SF
NET RENT:	\$18.95 PSF
тмі:	\$4.72 PSF (2024)
CLEAR HEIGHT:	27'
SHIPPING:	6 TRUCK LEVEL DOORS
AVAILABILITY:	ESTIMATED, APRIL 2025



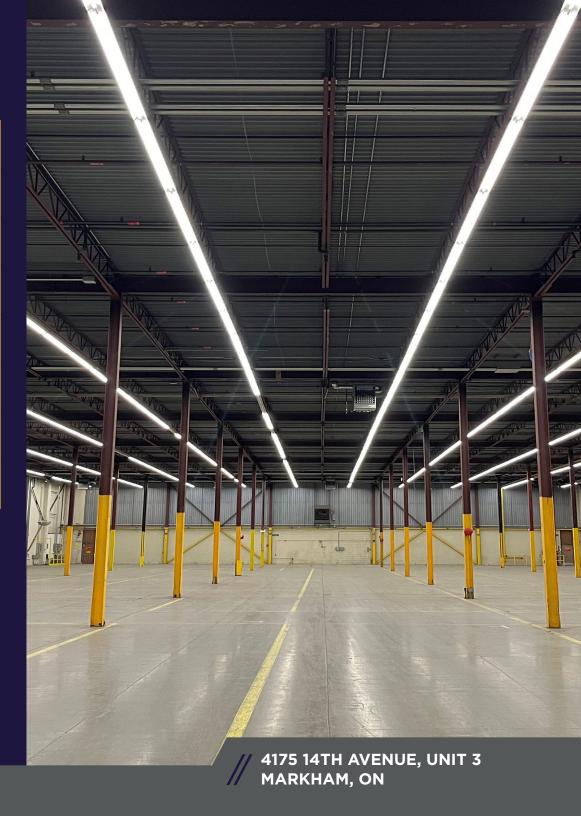
MINIMAL OFFICE SPACE



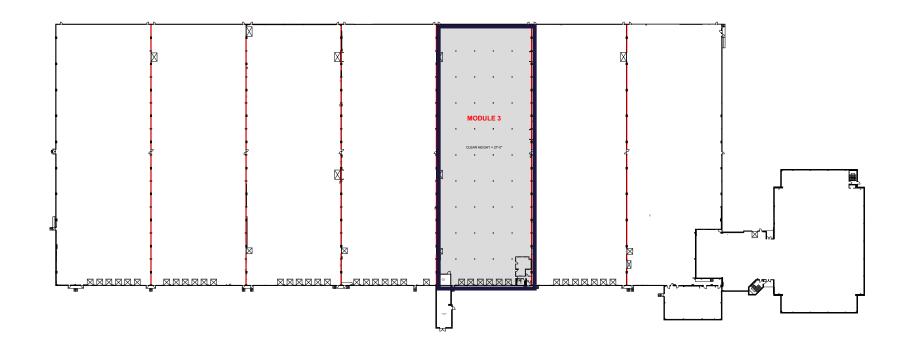
EXCELLENT STORAGE AND DISTRIBUTION SPACE FOR LEASE

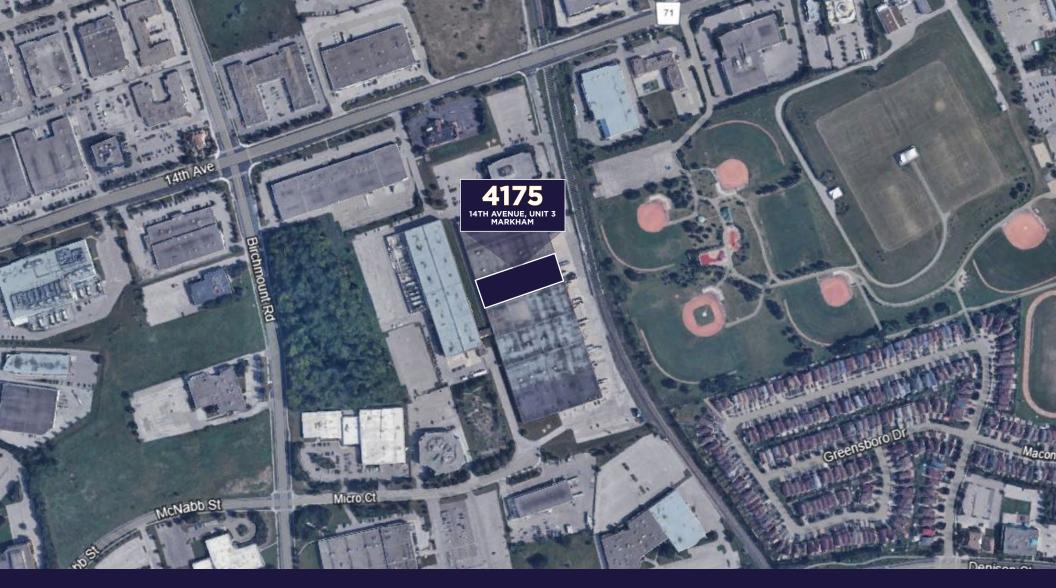


CLEAN USES ONLY



#FLOOR PLANS





// LOCATION MAP

HIGHWAY 407: 5 MIN | 2.5 KM

HIGHWAY 401: 17 MIN | 9.3 KM

HIGHWAY 404: 7 MIN | 6.4 KM

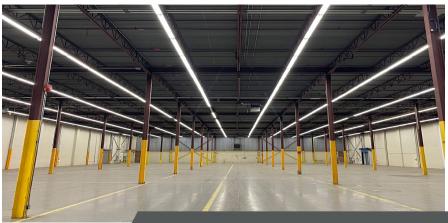
PEARSON AIRPORT: 24 MIN | 34.4 KM

// 4175 14TH AVENUE, UNIT 3 MARKHAM, ON

// GALLERY







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