



# 4175

14TH AVENUE, UNIT 3  
MARKHAM

FOR LEASE  
48,898 SF

 CUSHMAN &  
WAKEFIELD

**Lennard:**



# // PROPERTY FEATURES

ADDRESS:	4175 14TH AVENUE, UNIT 3
TOTAL SIZE:	48,898 SF
OFFICE SPACE:	978 SF
NET RENT:	\$18.95 PSF
TMI:	\$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

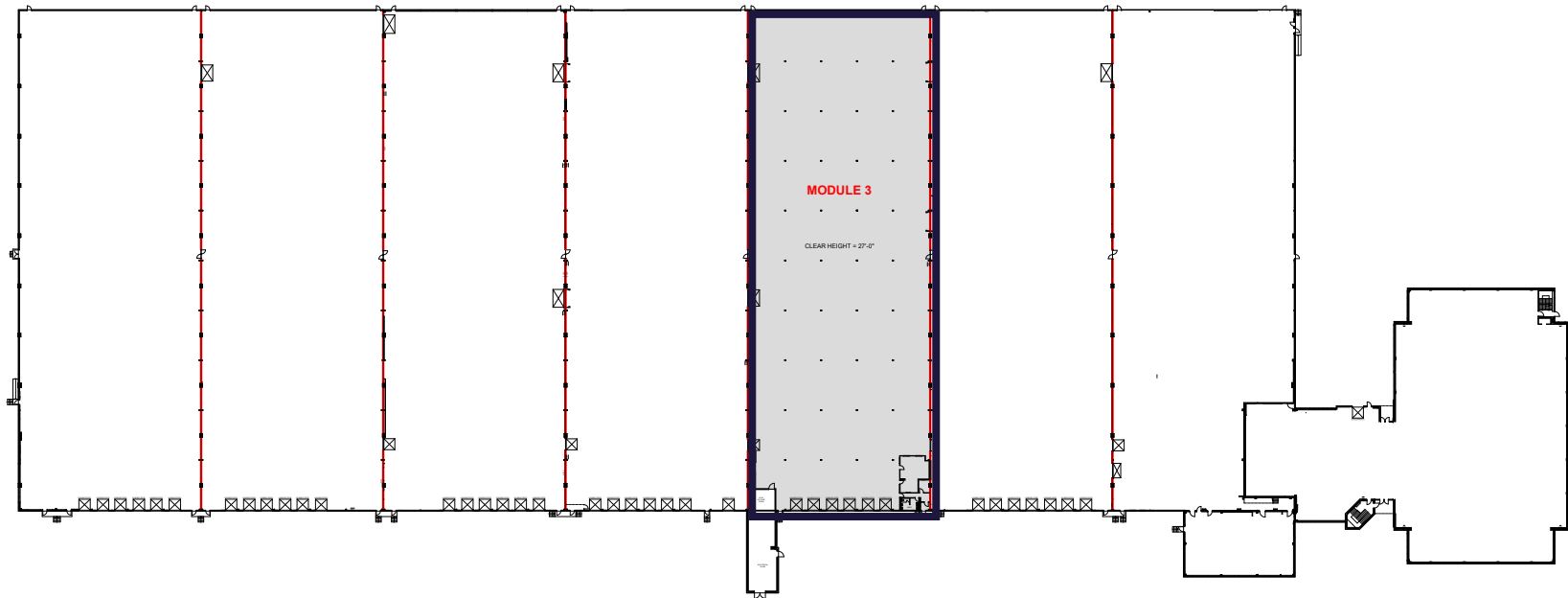


CLEAN USES ONLY



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

# // FLOOR PLANS







## // LOCATION MAP

**HIGHWAY 407:** 5 MIN | 2.5 KM

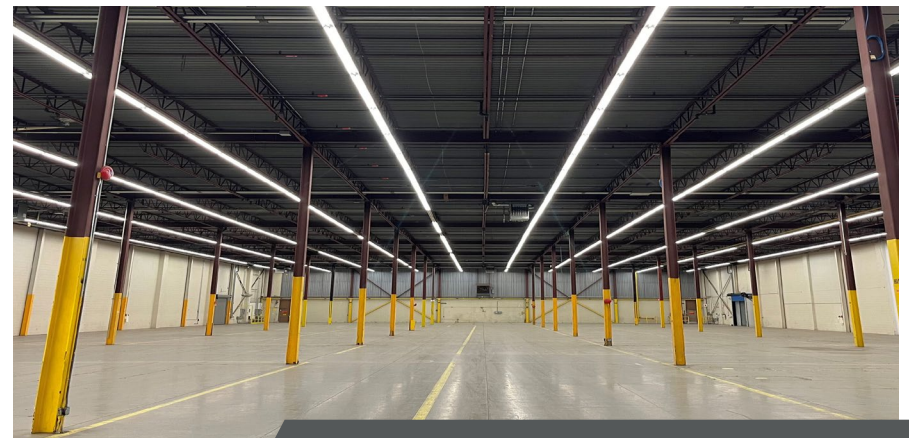
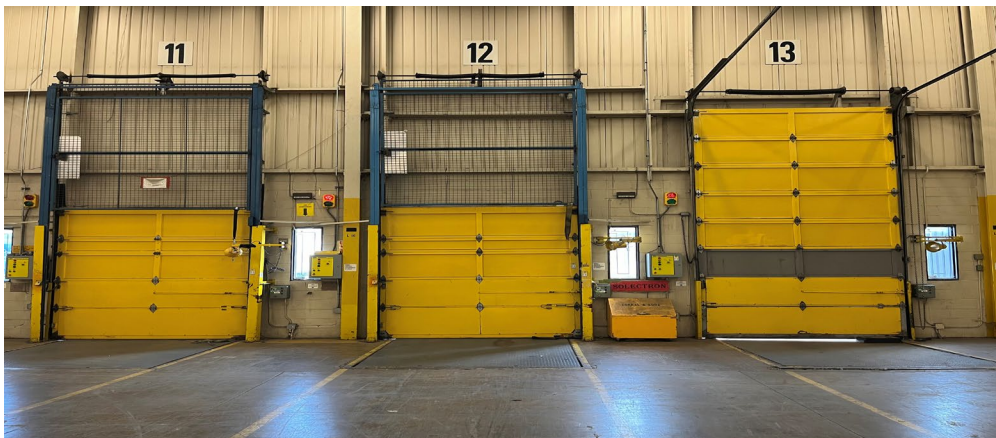
**HIGHWAY 401:** 17 MIN | 9.3 KM

**HIGHWAY 404:** 7 MIN | 6.4 KM

**PEARSON AIRPORT:** 24 MIN | 34.4 KM



# // GALLERY





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## CONTACT

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