



For Lease

# Industrial Space in a Prime Markham Business Hub

185 Riviera Drive, Unit 12 | Markham , ON

## Dave Stevens

Senior Vice President

Sales Representative

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Accelerating success.

# Property Overview

<b>Legal Address</b>	185 Riviera Drive, Unit 12, Markham
<b>Location</b>	Woodbine Avenue & 14th Avenue
<b>Total Area</b>	976 SF
<b>Office Area</b>	60%
<b>Clear Height</b>	16'10
<b>Shipping</b>	1 drive-in door
<b>Zoning</b>	M1
<b>Occupancy</b>	Immediate
<b>Lease Rate</b>	\$18.00 PSF
<b>TMI</b>	\$6.20 (2026)
<b>Comments</b>	<ul style="list-style-type: none"><li>• Clean bright space with lots of natural light</li><li>• Built-out with 2 private offices, bathroom, kitchenette and open area</li></ul>

## Key Highlights



Located in Markham's Milliken Mills West area, a well-established commercial and industrial district.



Ample on-site surface parking provides convenient, easy access for both tenants and their visitors.



Located just off major arterial roads and key highways, offering strong regional connectivity for commuters and clients.



Public transit is available along nearby arterial roads, with YRT routes and TTC service nearby.



Quick access to a variety of restaurants, cafés, banks, fitness centres, shops and businesses.





Woodside Mall

First Markham Place

Downtown Markham



Highway 407



Markham Golf Dome

Rodick Rd



14th Avenue



Woodbine Ave

Warden Ave

Alden Rd



Pacific Mall

Leslie St

Highway 404



Warden Centre

Metro Square



Bridlewood Mall

Bayview Golf and Country Club



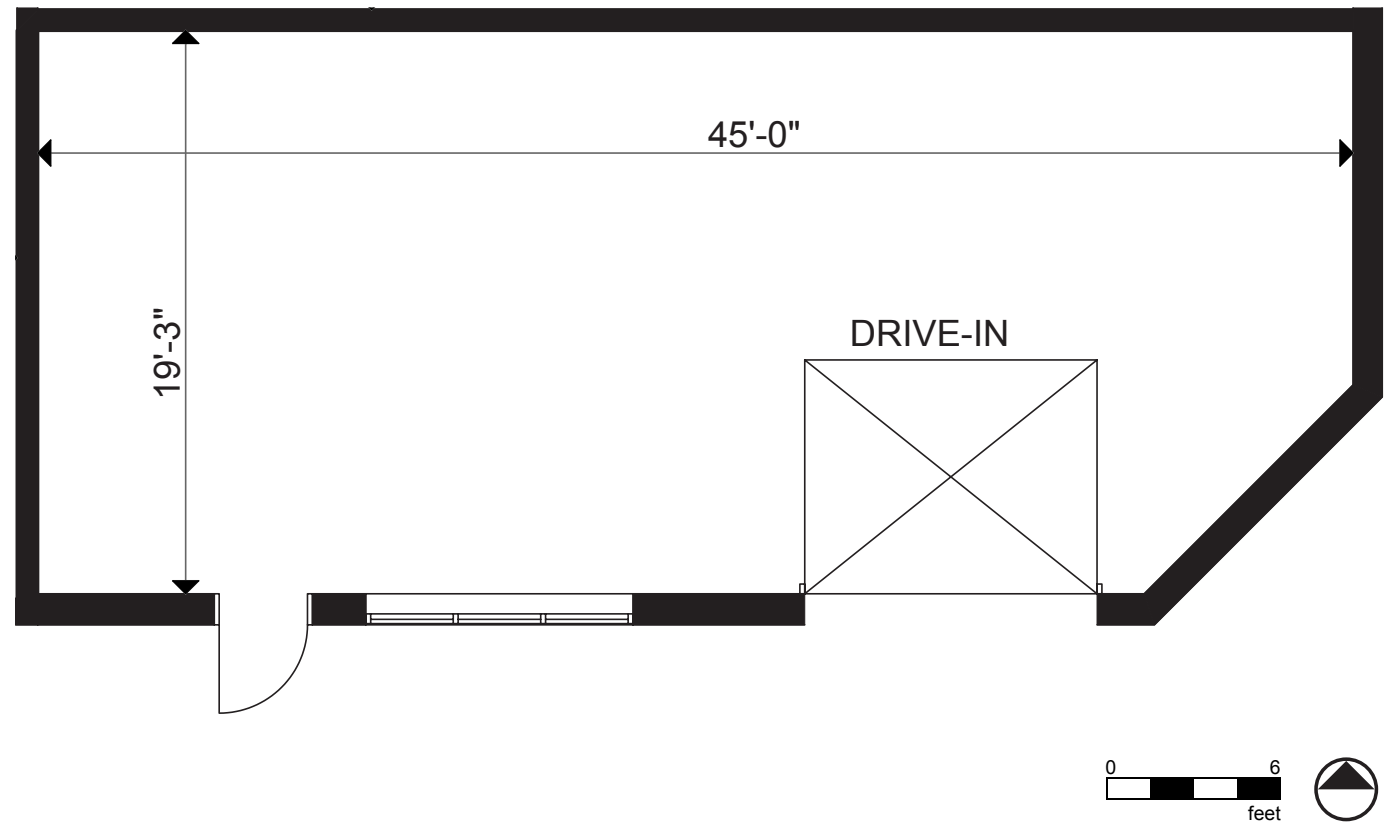
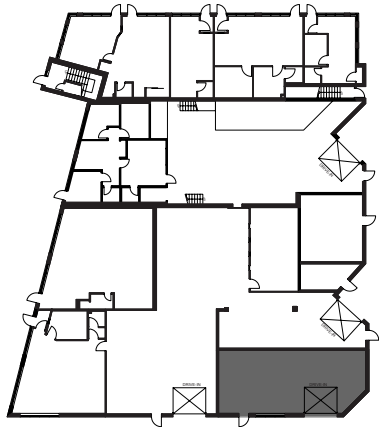
Steeles Ave E



L'Amoreaux Sports Complex, Tennis Centre, Cricket Centre

# Floor Plan

185 Riviera Drive  
Unit 12  
976 SF



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