

For Lease

CBRE

7321 Victoria Park Avenue Unit 1 & Unit 302

Markham, ON

TWO UNITS AVAILABLE | 940 – 1,180 SQ. FT.



Property Details**

	INDUSTRIAL MULTI-UNIT UNIT 1	PROFESSIONAL OFFICE UNIT 302
TOTAL AREA	1,180 SQ. FT.	-
OFFICE AREA	236 SQ. FT. (Approx. 20%)	940 SQ. FT.
WAREHOUSE AREA	944 SQ. FT. (Approx. 80%)	-
CLEAR HEIGHT	12 ft.	-
SHIPPING DOORS	1 TRUCK LEVEL DOOR (8' W x 10' H)	-
ZONING	EMP-GE	EMP-GE
OCCUPANCY	IMMEDIATE	SEPTEMBER 1, 2026
ASKING LEASE RATE	\$19.95 NET PER SQ. FT.	\$1,000 PER MONTH
TMI	\$4.90 PER SQ. FT.	\$548.42 PER MONTH
COMMENTS	• CLEAN INDUSTRIAL UNIT • 19 FT. WIDE CLEAR SPAN IN WAREHOUSE • TMI INCLUDES PRORATED WATER CHARGE OF BULK METER • HYDRO & GAS INDIVIDUALLY METERED	• WELL MAINTAINED OFFICE UNIT. • THREE PRIVATE OFFICES, RECEPTION AREA & KITCHENETTE. • TMI INCLUDES PROPORTIONAL SHARE OF WATER, GAS, HYDRO

Property Highlights:

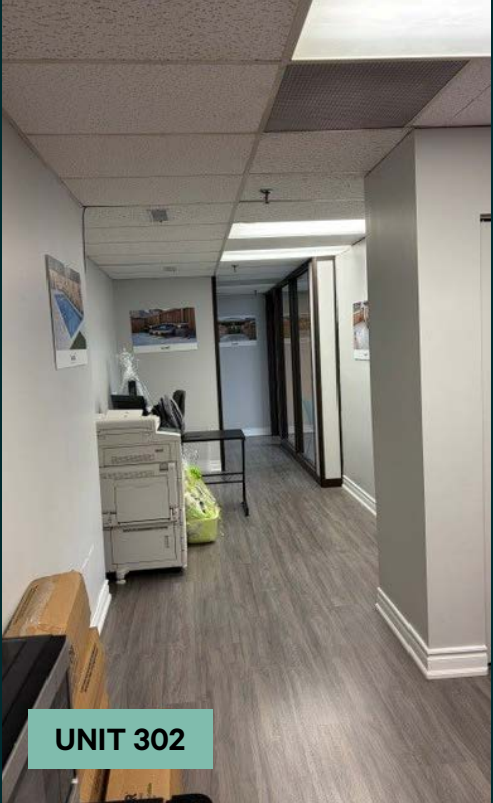
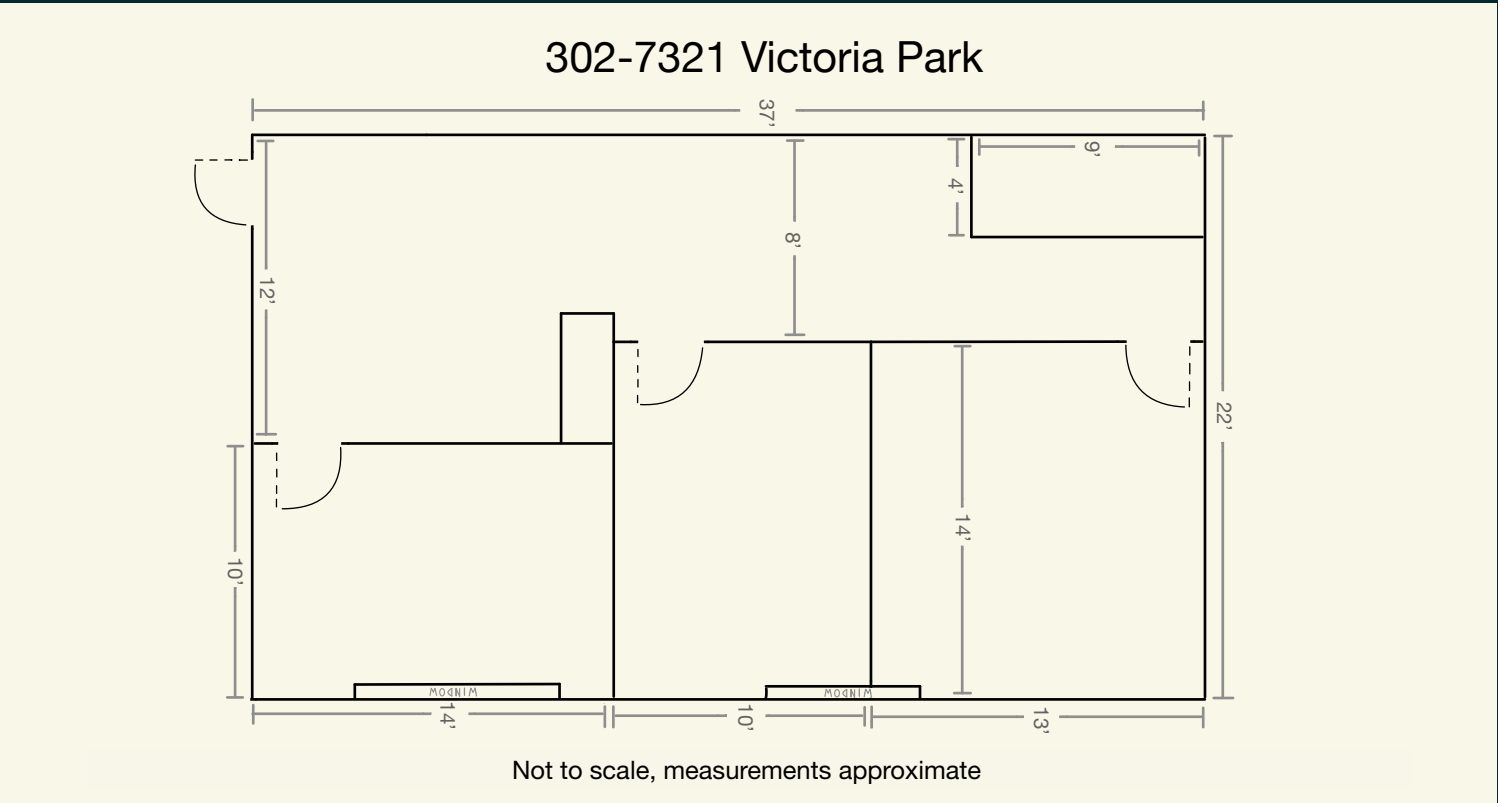
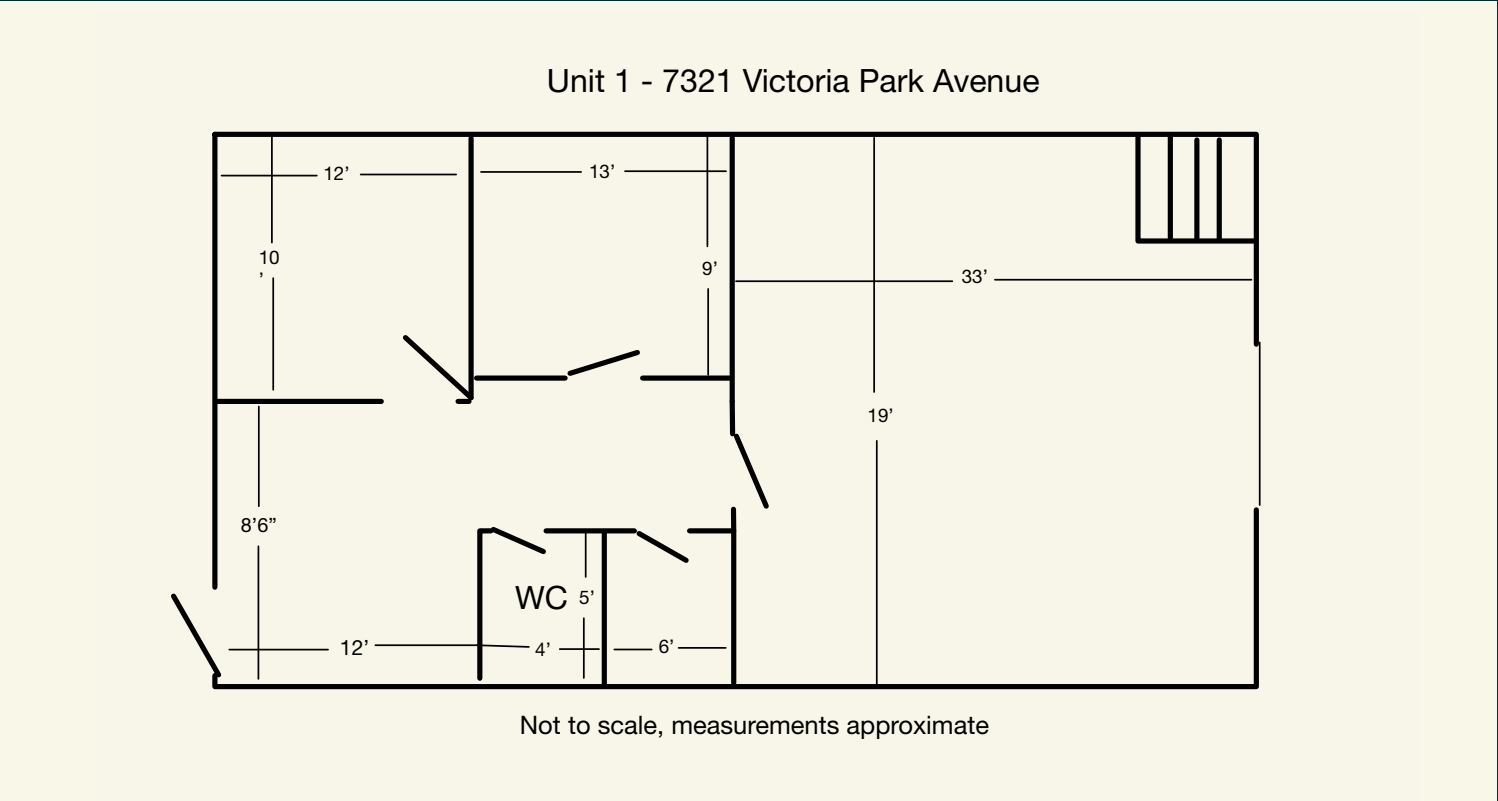
- TMI includes use of shared garbage and cardboard bins, and HVAC maintenance contract (tenant not responsible for additional HVAC costs unless damage caused by negligence)
- Great access to Hwy 404 and 407
- Close to all amenities
- Clean uses only: no automotive, churches, daycare or contractors

**all specifications and measurement to be verified by Tenant.

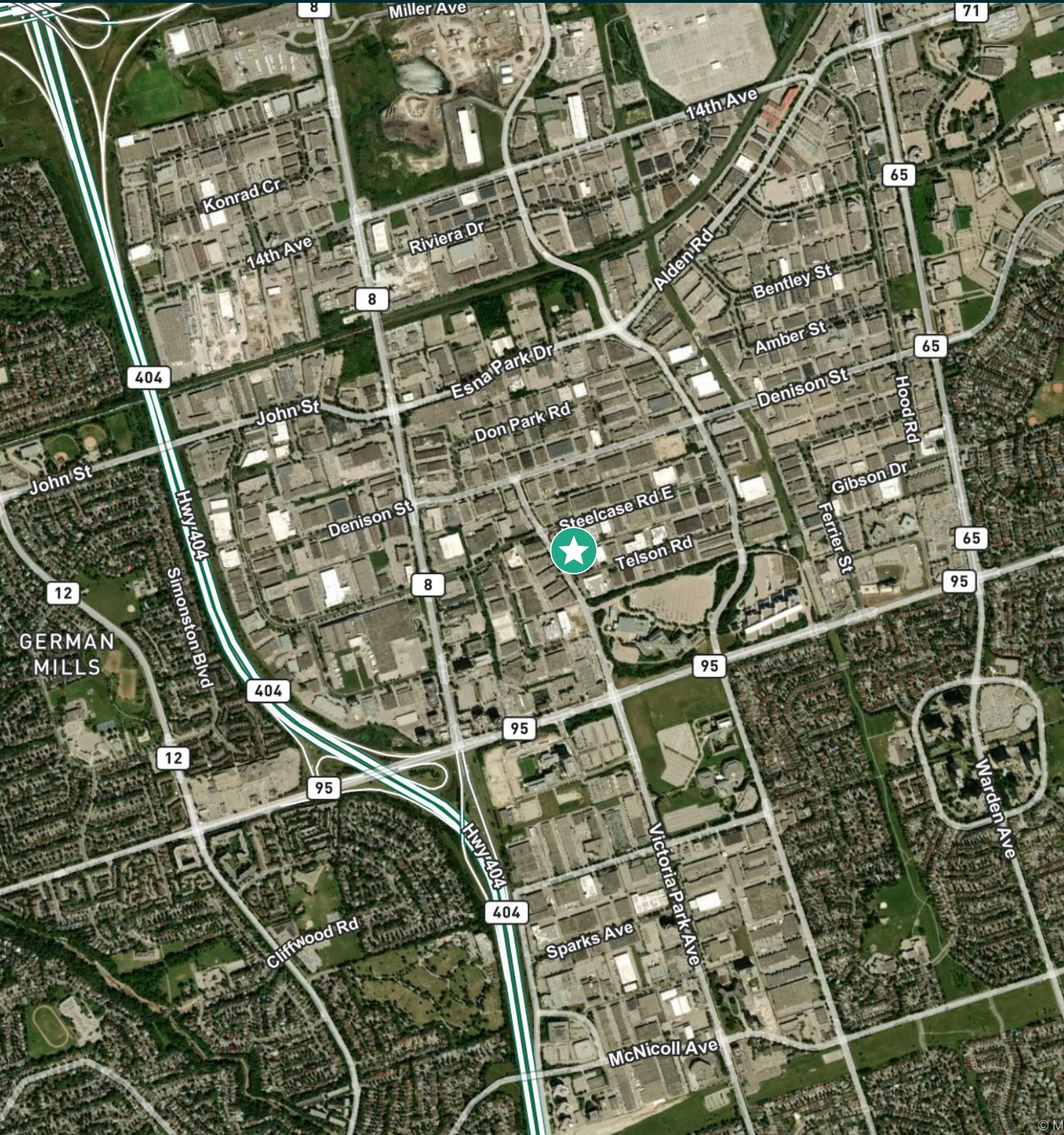


Floor Plans

Property Photos



Location Map



Zoning (EMP - GE)

PERMITTED USES

- Industrial Uses
- Business Office
- Film Studio
- Retail Store
- Service and Repair Establishment

The following uses that legally existed on the lot on the date of the passing of this By-law:

- Restaurant
- Artist Studio
- Commercial School
- Business Office
- Motor Vehicle Repair and Body Shop
- Crematorium
- Asphalt Plant
- Concrete Batching Plant
- Transport Terminal
- Outdoor Storage Use

Any use not listed above that legally existed on the date this By-law was enacted by Council

SPECIAL USE PROVISIONS

- Accessory outdoor storage is permitted however, shall not include the outdoor storage of livestock
- This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use
- This use is only permitted accessory to an industrial use and provided that it is located in the same premises as industrial use. This use shall not exceed the lesser of 500 square metres of gross floor area or a maximum of 15% of the gross floor area of the principal use. This use shall be physically separated by a wall from the primary industrial use
- Medical offices and financial institutions are not permitted
- Outdoor display and sales area is permitted
- The expansion of an existing building, structure or use by no more than 10% of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below

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For More Information, Please Contact:

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