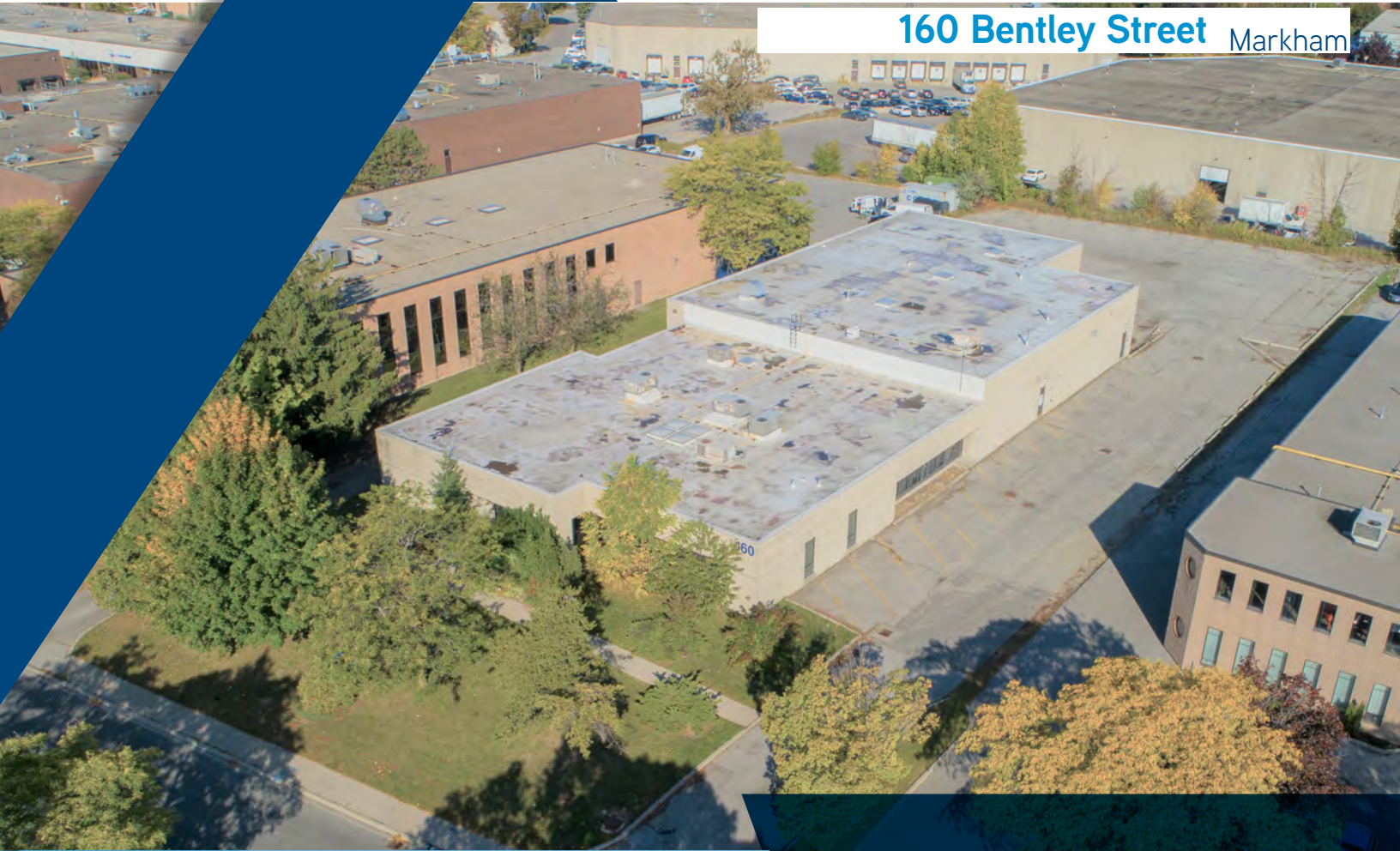


FOR SALE

160 Bentley Street Markham



Introducing **17,033 SF** industrial freestanding building in high demand Markham Business Park near Warden and Steeles Avenue offering immediate occupancy



Variety of uses permitted



Engage your staff with a wide variety of neighboring amenities

For more information:

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Broker

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PROPERTY PROFILE

160 Bentley Street, Markham, ON

Rare user opportunity to acquire a freestanding industrial building in high demand Markham Business Park near Warden and 14th Avenue offering immediate occupancy. Situated on 1.3 acres allows for generous shipping radius and parking ratio. Easily accessible with close proximity to Highway 404 and 407.

LISTING INFORMATION



5,990,000



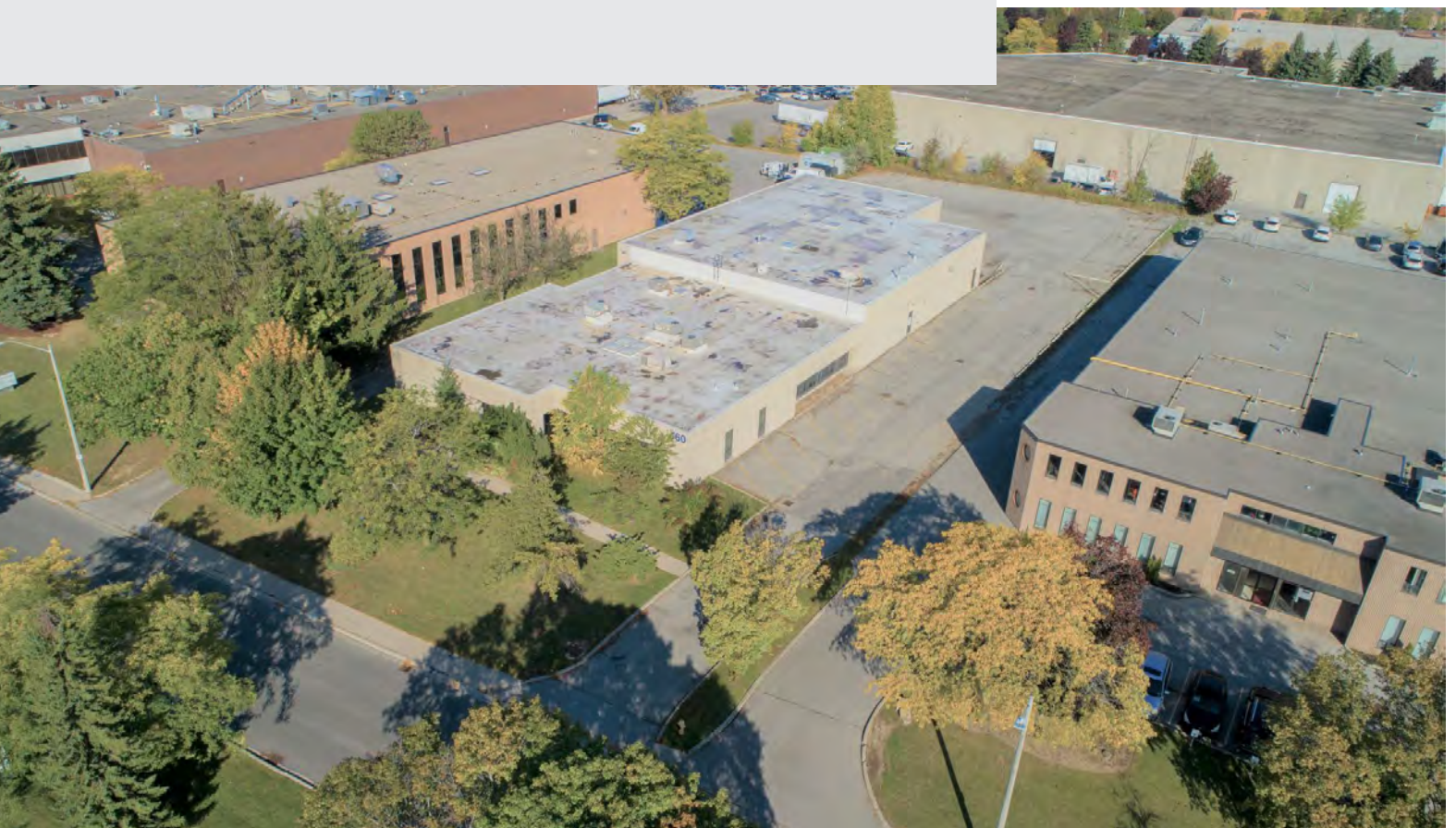
17,033 SF
BUILDING SIZE

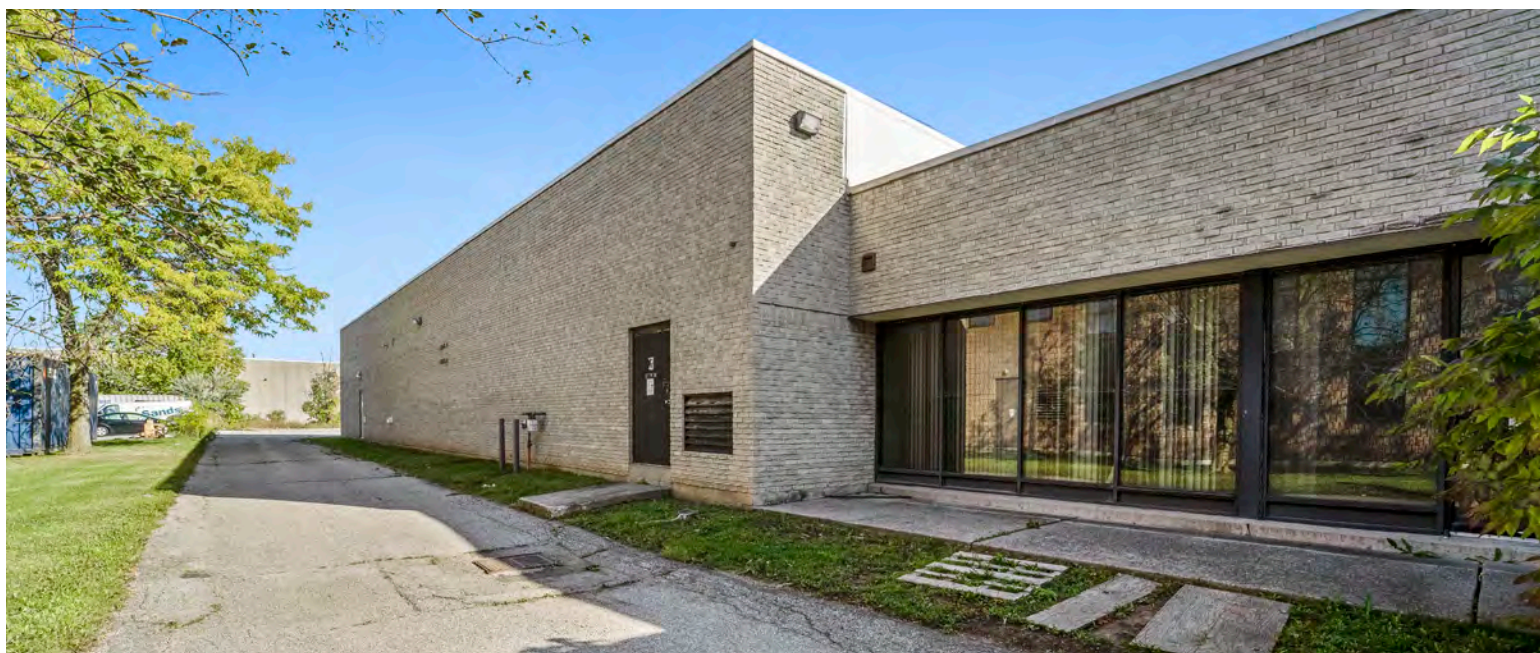


60%
WAREHOUSE AREA



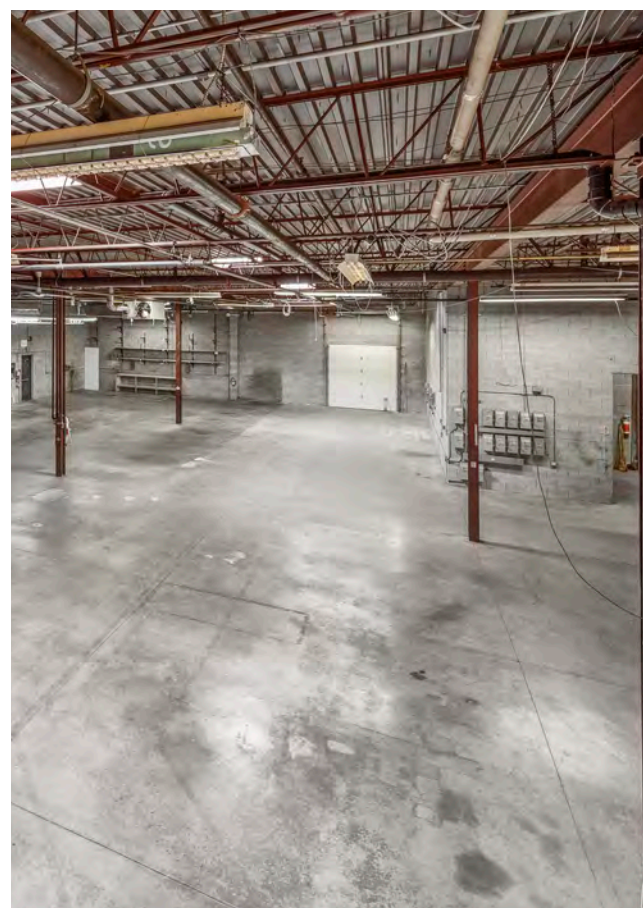
1.30 acres
LOT SIZE



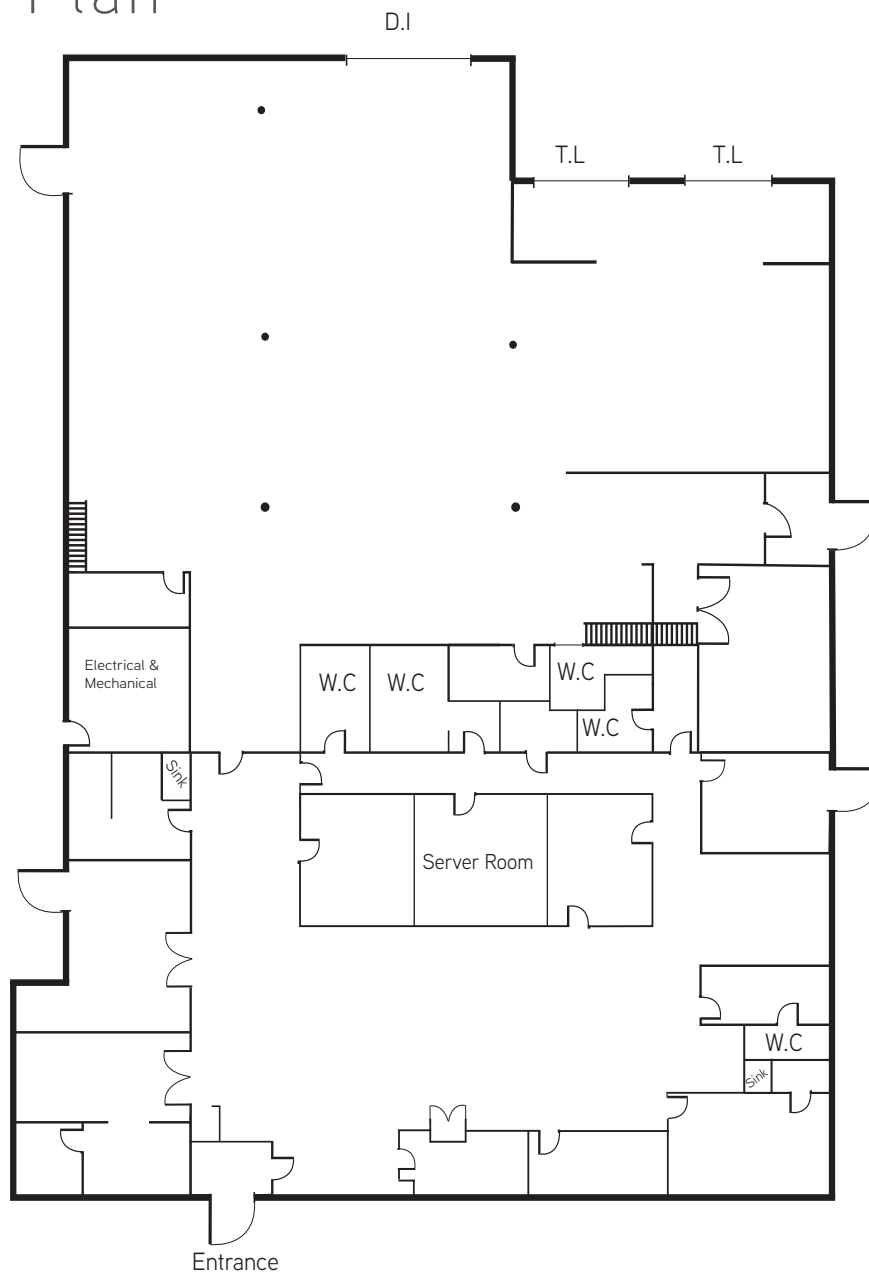


BUILDING DETAILS

Building Area:	17,033 SF
Legal Description:	Plan M-1812, Lot 2
Taxes:	\$40,383.48 (2019)
Possession:	Immediate
Frontage:	Approx 149.95'
Zoning:	M
Parking:	40 Surface Spaces (with ability to add more)
Shipping:	2 Truck Level doors 1 Drive In
Clear Height:	16 Ft Clear
Bay Sizes:	29' x 29'
Warehouse Lighting:	Fluorescent & Sky Light
Power:	400 Amps/600 Volts



Building Plan



BUILDING BREAKDOWN

Industrial Area	60%
Office Area	40%
Total Area	17,033 SF

Note: All areas are approximate and subject to verification by Purchaser.

Property Zoning

INDUSTRIAL ZONE (M) (By-law 108-81)

1. Warehousing of goods and materials.
2. Assembly of manufactured goods.
3. Manufacture within enclosed Building of goods.
4. Repair and servicing of goods.
5. Data Processing Centers and computers related functions, including related Education/Administration centers, and including related market research, analysis and service and other supporting uses.
6. Research Laboratories.
7. Printing establishments .
8. Other Industrial uses similar to the above uses.
9. Private clubs and public uses.



Note: All areas are approximate and subject to verification by Purchaser.

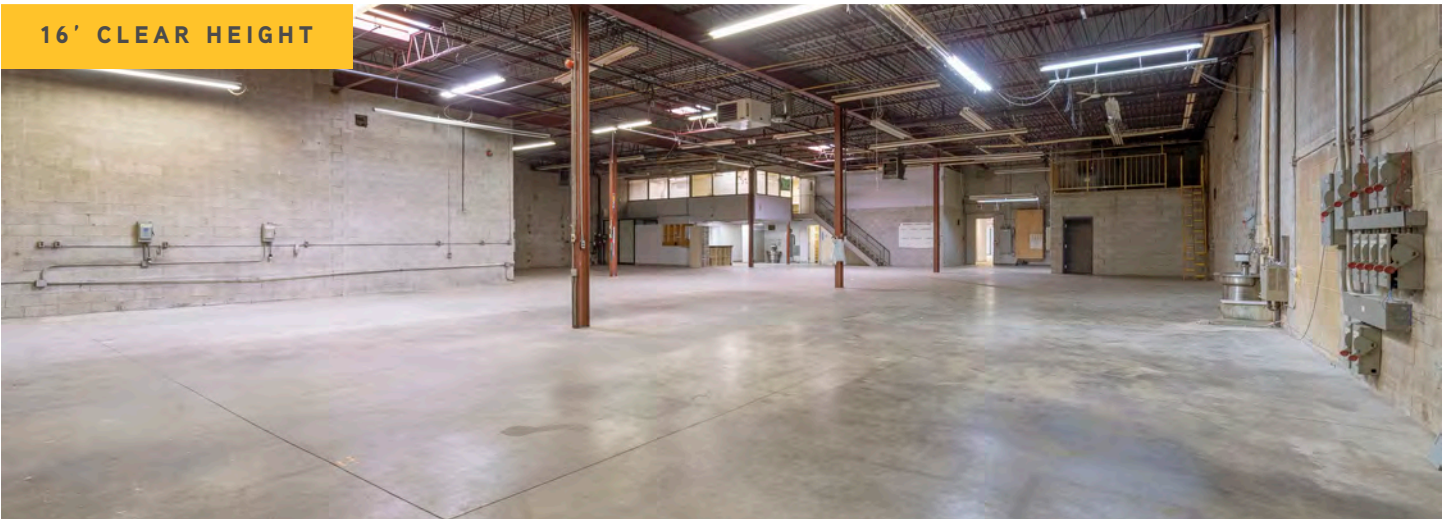
PROPERTY PHOTOS

160 Bentley Street, Markham, ON

LOBBY



16' CLEAR HEIGHT



MEETING ROOMS



WAREHOUSE AREA



LOADING AREA



SOUTH-EAST VIEW



NORTH WEST VIEW

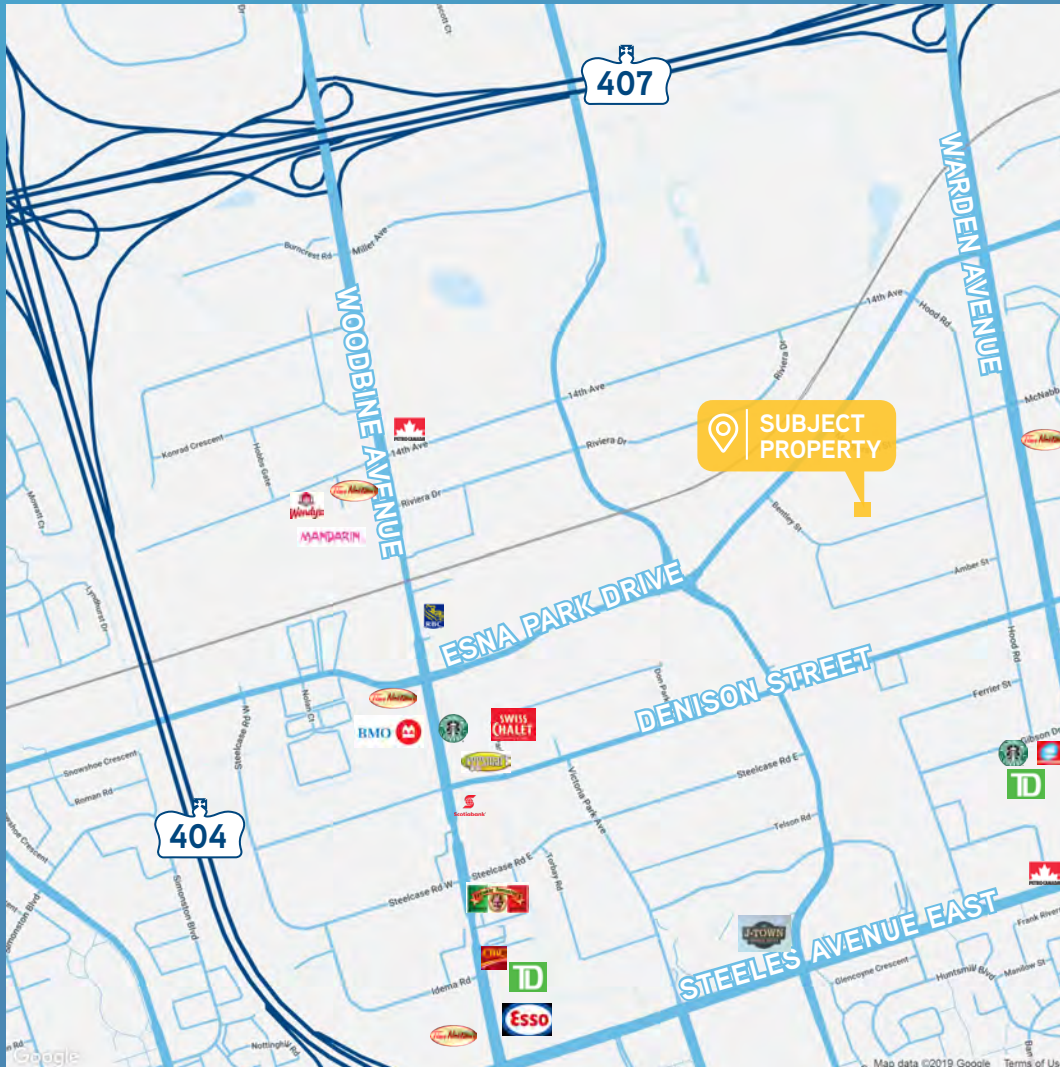


AMPLE SHIPPING



PROPERTY LOCATION

160 Bentley Street, Markham, ON



DRIVE TIMES

Highway 407	2 km 2 Mins
Highway 7	3 km 4 Mins
Markville Shopping Centre (includes Centennial Go Station)	7 km 9 Mins
Highway 404	7.5 km 7 Mins
Highway 401	9 km 11 Mins
Pearson Airport	39 km 25 Mins
Downtown Toronto	25 km 34 Mins

Source: Google Maps

Contact us



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