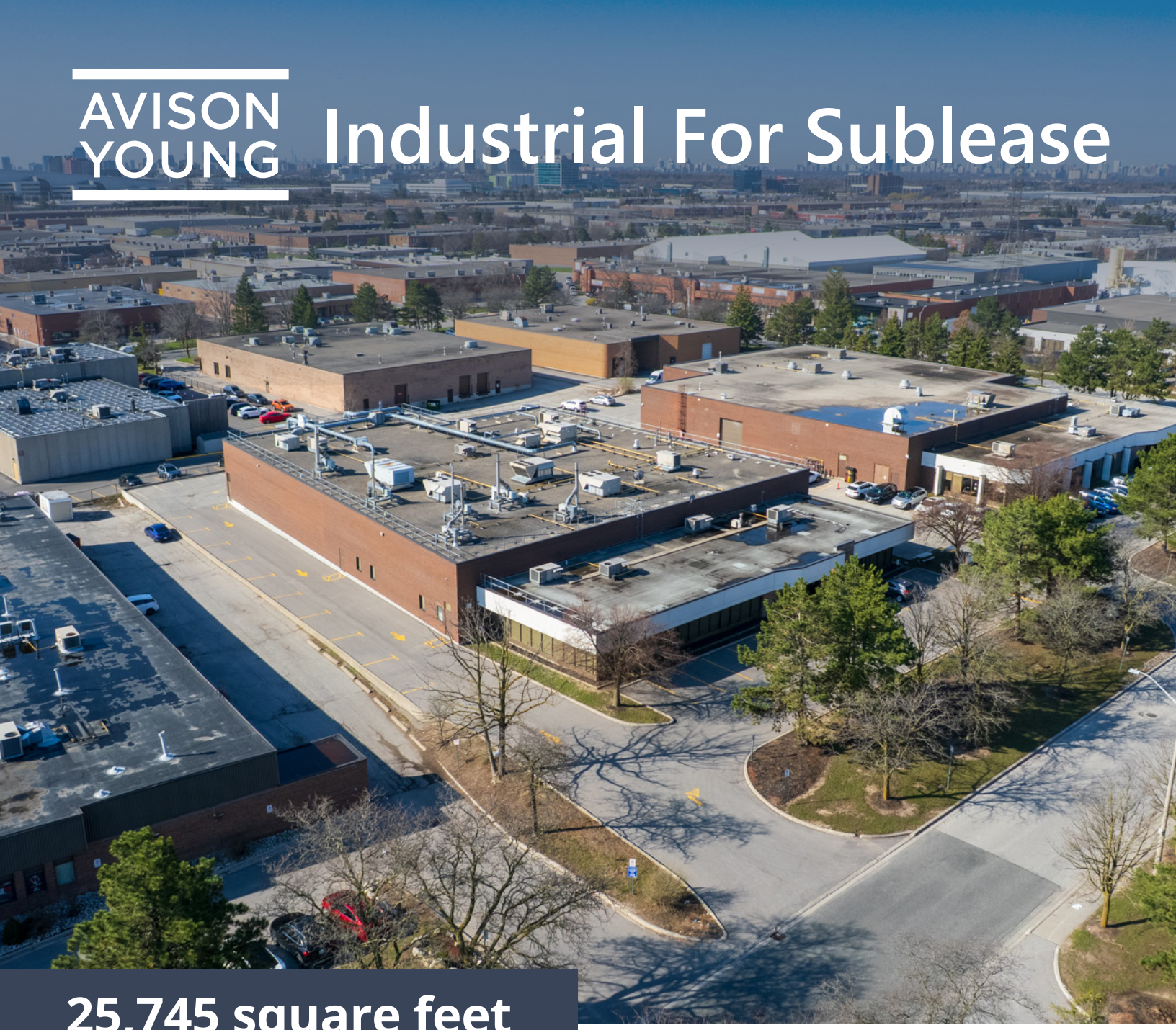
AVISON YOUNG

Industrial For Sublease



25,745 square feet

201 Bentley Street

MARKHAM, ON

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Property Details

Size (SF)	25,745 sf
Office (SF)	15%
Clear Height	18’5”
Shipping	2 Truck Level Doors
Zoning	EMP-GE
Net Asking Rent $ PSF	$13.50
T.M.I. (2026)	$4.85
Occupancy	Immediate

Highlights

- Fresstanding industrial building
- Sublease term to December 31, 2029
- Currently built out with labs and technical area
- Excellent labour pool nearby
- Retail amenities in surrounding area
- Close proximity to Highway 404, 407 & 7

South West

West

North East

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Markham

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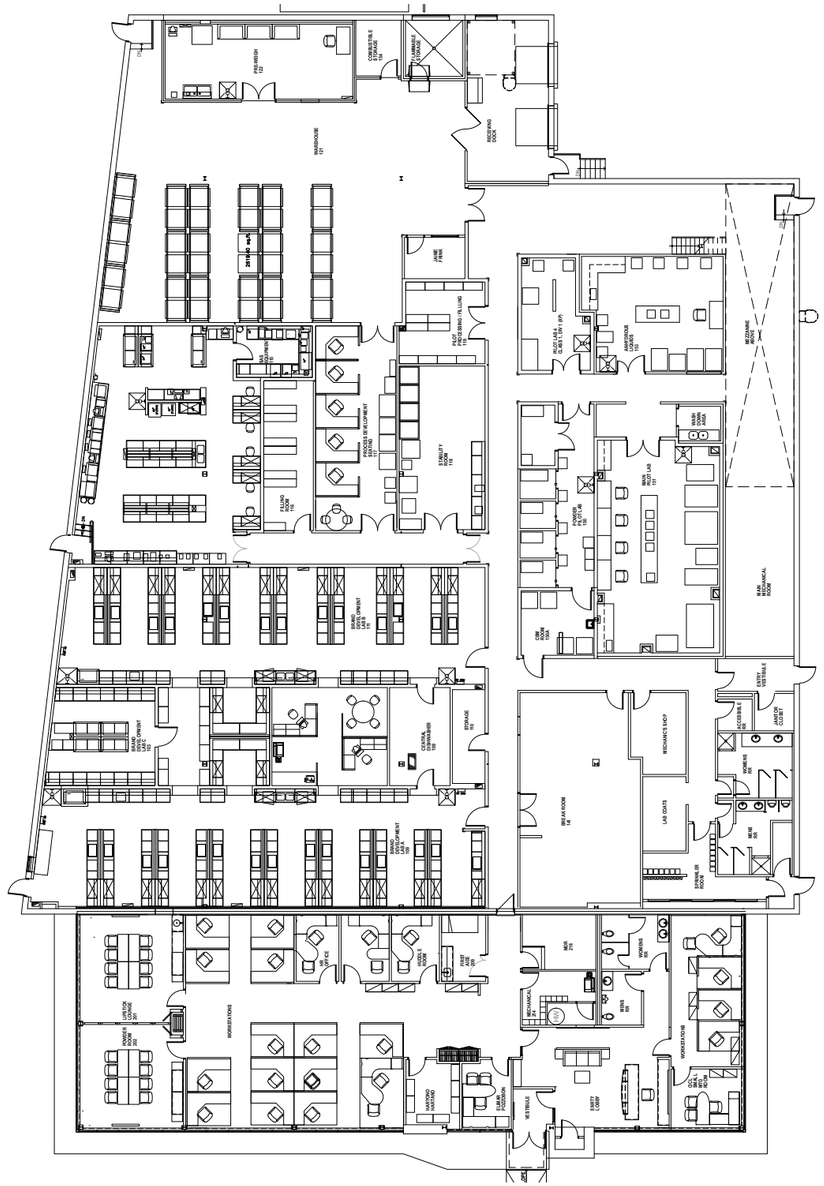
Floor Plan



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Zoning

The subject property is zoned **EMP-GE (Employment - General Employment)**

PERMITTED USES

- Industrial use (1)
- Business office (2) (4)
- Film studio
- Retail store (3) (5)
- Service and repair establishment (3)

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

i) Restaurant (3)
ii) Artist studio
iii) Commercial school
iv) Business office
v) Motor vehicle repair and body shop
vi) Crematorium
vii) Asphalt plant (1)
viii) Concrete batching plant (1)
ix) Transport terminal (1)
x) Outdoor storage use

Any use not listed above that legally existed on the date this By-law was enacted by Council (6)

SPECIAL PROVISIONS

(1) Accessory outdoor storage is permitted, however, shall not include the outdoor storage of livestock

(2) This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use

(3) 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

(4) Medical offices and financial institutions are not permitted

(5) Outdoor display and sales area is permitted

(6) 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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Location & Amenities

Amenities within 5km

408 RETAIL	371 RESTAURANTS & CAFES	15 HOTELS
12 FITNESS CENTRES	61 BANKS	21 GAS STATIONS

Transit

- 24 Woodbine
- 16 16th Avenue
- 53 Steeles Avenue East
- 603 VIVA Purple

Drive Times

4 Minutes to Highway 407 (2.7 km)
5 Minutes to Highway 404 (3.8 km)
12 Minutes to Highway 401 (8.1 km)
25 Minutes to Downtown Toronto (24.7 km)
30 Minutes to Pearson Airport (38.4 km)

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Get more information

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