

FOR LEASE



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**Prime Markham Location
Industrial Building | 18,671 Sq.
165 KONRAD CRESCENT**

Markham,
Ontario, ON L3R 9T9

Property Details

Zoning
Industrial (EMP-GE)

Drive-In
1

Truck Level
3

Clear Height
18 ft

Available
TBD



Property Type
Industrial Building

Intersection
14th Avenue & Woodbine Avenue

Taxes
\$5.80/2025/T.M.I.

Lease Rate (Net)
\$17.95/Sq. Ft

Total Area
18,671 Sq. Ft.

Warehouse Area
14,644 Sq. Ft.

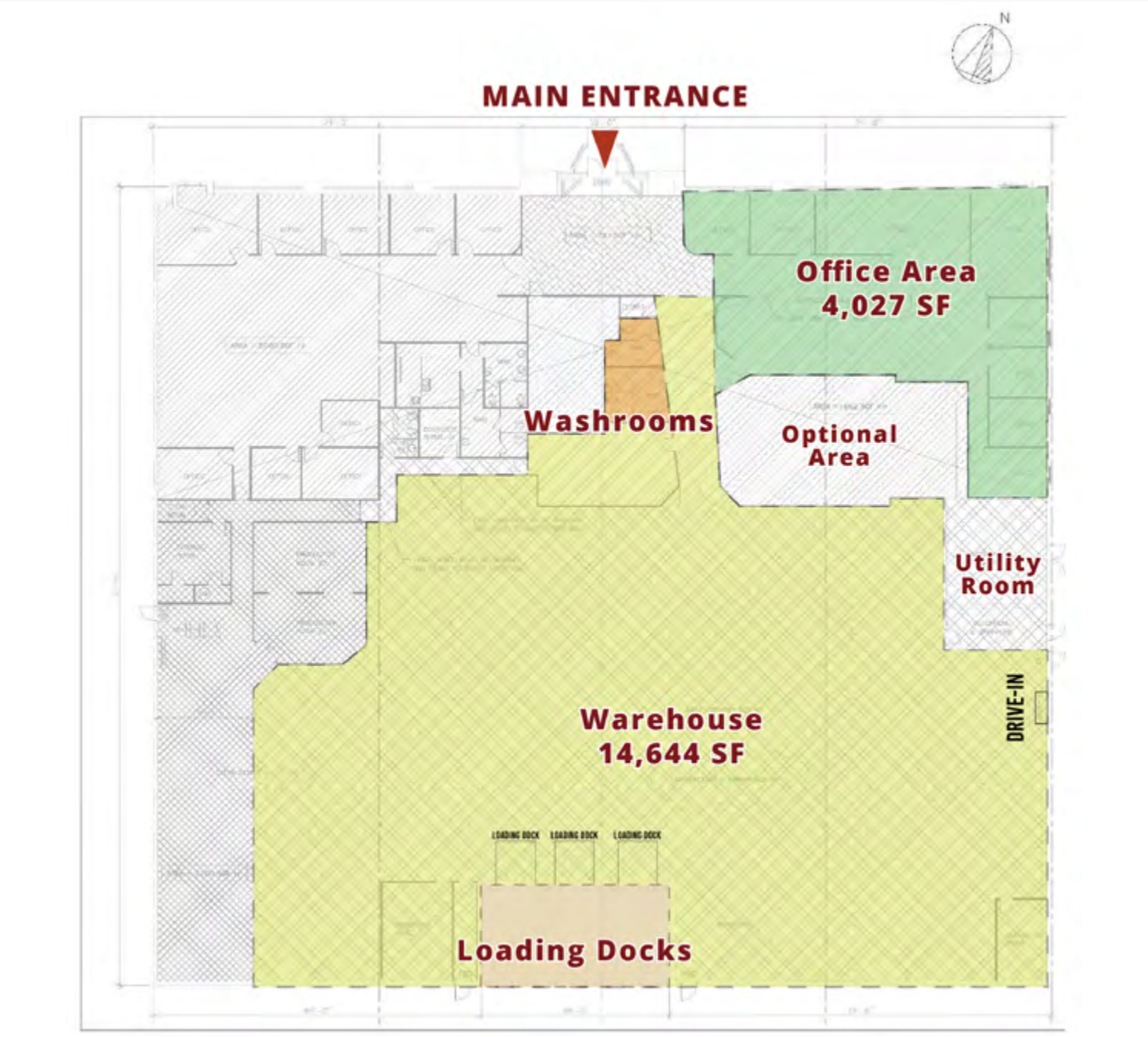
Office Area
4,027 Sq. Ft.

LOCATION ADVANTAGES



- Minutes to Hwy 404, Hwy 407 & Hwy 7
- Located at 14th Avenue & Woodbine Avenue
- Situated in Markham’s Established Employment District
- Excellent connectivity across the Greater Toronto Area (GTA)
- Surrounded by major industrial, logistics & business users

Building Layout



FUNCTIONAL LAYOUT

- Dedicated **office** and **warehouse** zones
- **Functional circulation** throughout the premises
- Efficient **loading** and **receiving** configuration
- Convenient employee **access** and amenities
- **Flexible** layout for a **variety** of industrial operations

- Office Area
- Warehouse Area
- Washrooms
- Truck-Level Loading Doors

* Highlighted areas indicate the approximate office and warehouse configuration available for lease.



Property Photos



Racked Storage Area



Loading Dock



Open Warehouse Space



Office Space

ZONING

EMP-GE

Employment – General Employment



Subject Property
165 Konrad Crescent

The property is zoned EMP-GE under the City of Markham Comprehensive Zoning By-law 2024-19, permitting a wide range of employment and industrial uses.

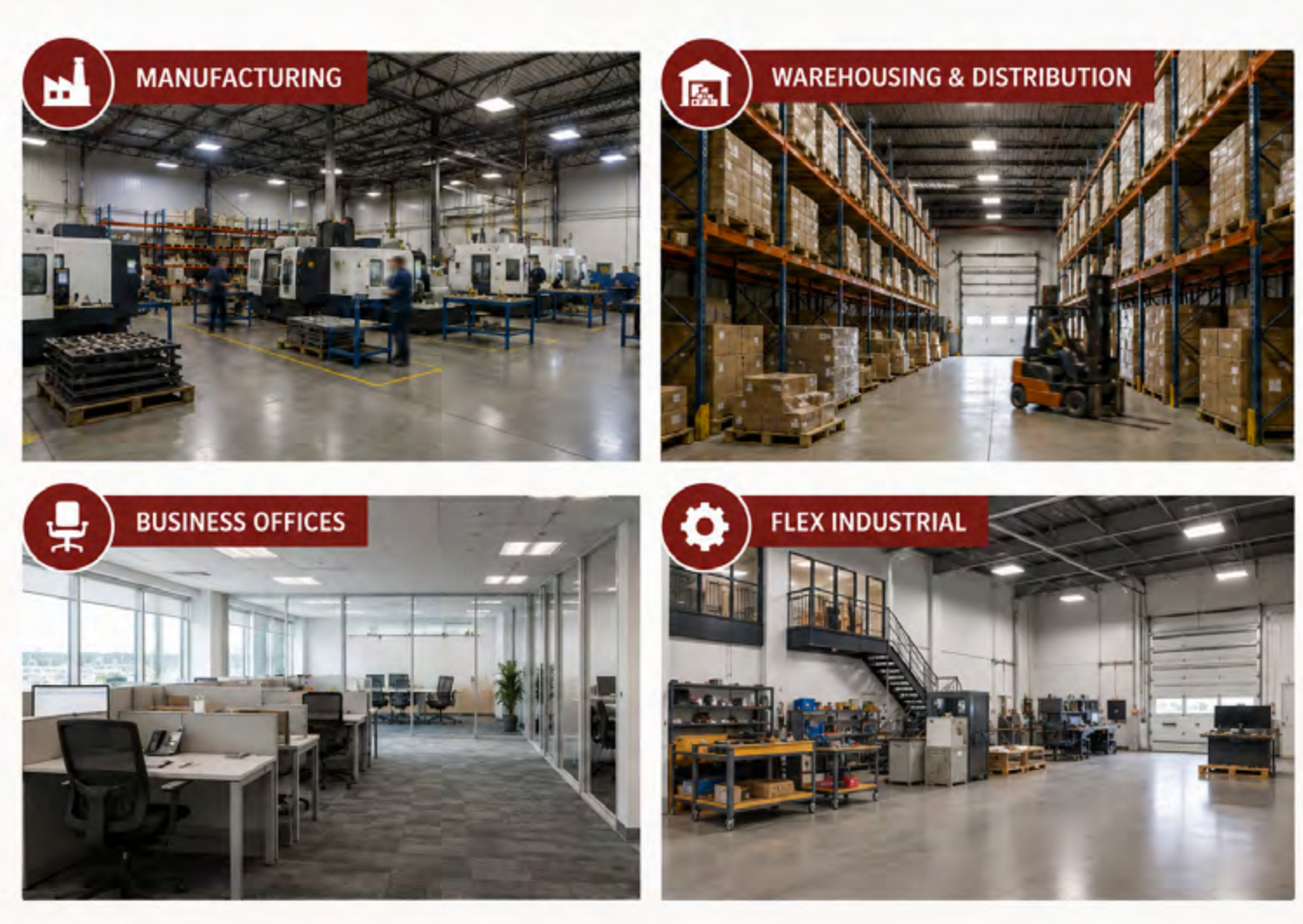
PERMITTED USES

- Industrial Uses
- Warehousing & Distribution
- Business Offices
- Service & Repair Establishments
- Film Studio
- Outdoor Storage (Accessory)

NOT PERMITTED

- Motor Vehicle Sales Establishment
- Recreational Fitness Centre

Potential Uses



*Conceptual illustrations only. Actual use is subject to zoning compliance and tenant requirements.

Strategic Location

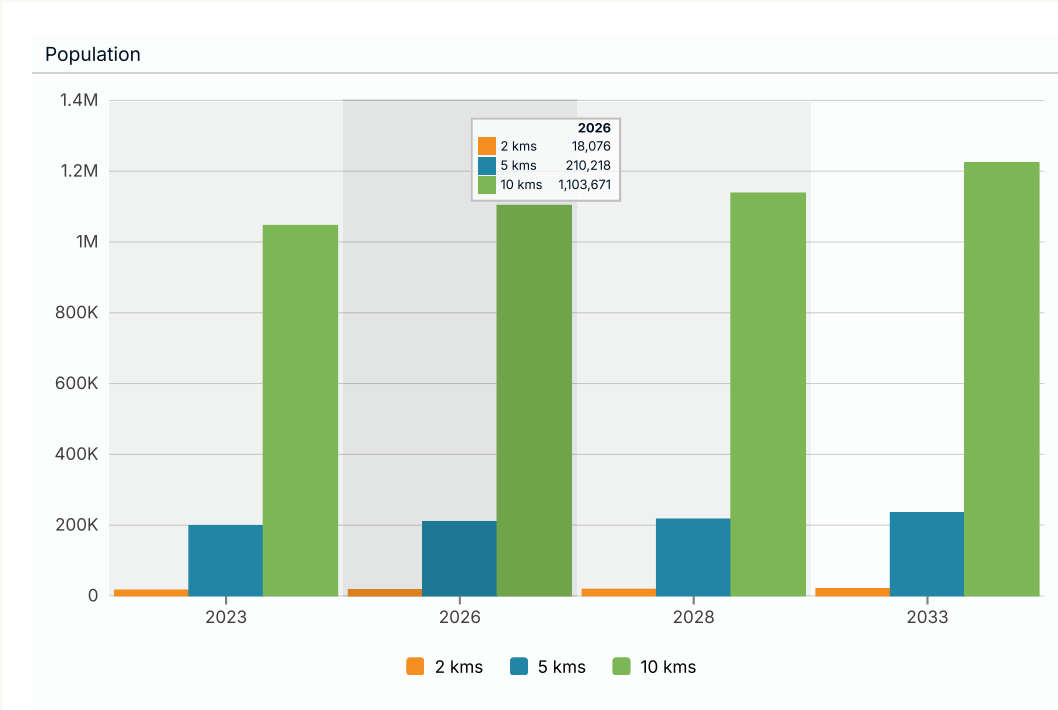
WHY THIS LOCATION?

- Immediate access to Hwy 404, Hwy 407 & Hwy 7
- Located in Markham's established employment district
- Minutes to major retail and business services
- Surrounded by national retailers and industrial users
- Convenient for employees, logistics and distribution

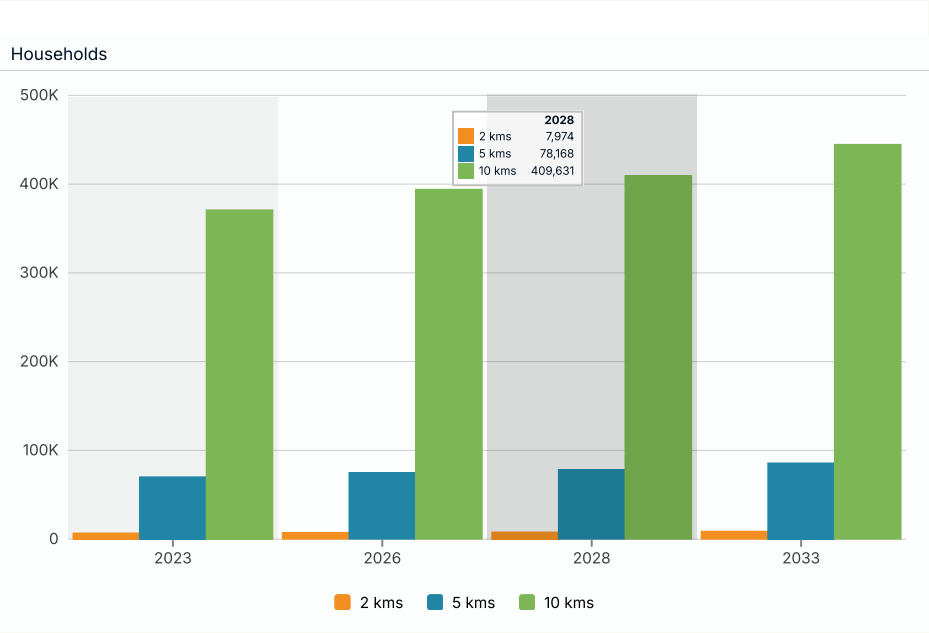


Demographic

Population			
	2 kms	5 kms	10 kms
2023 Population	16,702	198,865	1,046,753
2028 Population Projection	18,946	217,261	1,138,306
2033 Population Projection	20,946	235,332	1,223,655
Annual Growth 2023-2028	2.7%	1.9%	1.7%
Annual Growth 2023-2033	2.5%	1.8%	1.7%
Daytime Population	62,956	318,309	1,057,528
Median Age	45	45	41.8



Households			
	2 kms	5 kms	10 kms
2023 Households	6,902	70,169	370,948
2028 Household Projection	7,974	78,168	409,631
2033 Household Projection	8,912	85,828	444,729
Annual Growth 2023-2028	3.1%	2.3%	2.1%
Annual Growth 2023-2033	2.9%	2.2%	2.0%
Avg Household Size	2.5	2.9	2.9
Private Household Popul...	16,702	197,738	1,039,547



Key Demographic Highlights
Population projected to **grow** through 2033
Household count **continues to increase**
Stable median age **supports workforce** availability
Large daytime **population benefits** local businesses

The surrounding area continues to experience steady population and household growth, providing a strong labour pool, customer base, and long-term business demand.



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RE-BUILT**



**COMMERCIAL
RESALE**

THANK YOU!



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