



**KOLT™**

Unit 13-15  
80 Esna Park Drive  
**Markham, ON**



**SALES CONTACT INFO**

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Vice President

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\*Sales Representative

INDUSTRIAL SPACE  
**FOR SALE or FOR LEASE**

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# Property Overview

Loading Area



EMP-GE  
Zoning



2 Drive-in Door  
1 Truck-Level



Clear Height  
16' 7"



Open Surface  
Parking

Rare industrial unit in central location with immediate Highway 404 access. The units have 5,987 SF on the ground floor and an additional 3,483 SF of office and storage mezzanine.

The parking lot, roof and awnings were all repaired or replaced within the last 5 years. Ample parking is offered on a first-come-first-served basis. A 1,267 SF portion of second floor office is rented month-to-month with its own separate entrance, easily providing additional space or extra income.

There is potential for the units to be subdivided, allowing for increased flexibility. The properties' location and characteristics make this the perfect home for a thriving business.

## LISTING DETAILS

### FOR SALE

Ground Floor	5,987 SF
Bonus Total Mezzanine*	3,483 SF
Total Monthly Maintenance Fee	\$1,067.08 + HST
Annual property taxes	\$21,552
Asking Price	\$3,299,000

\*1,267 SF of mezzanine occupied month-to-month.

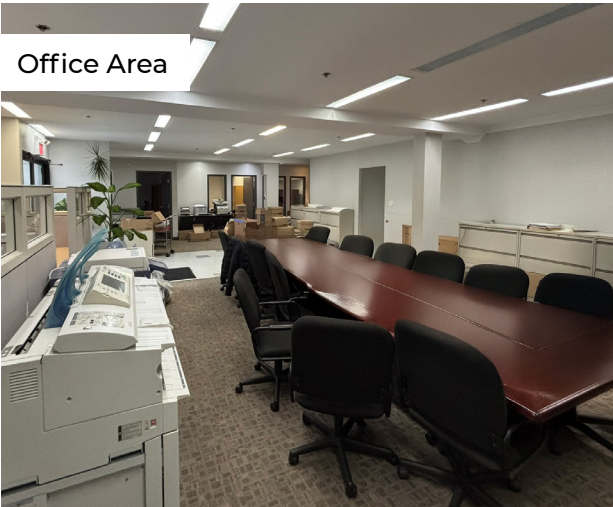
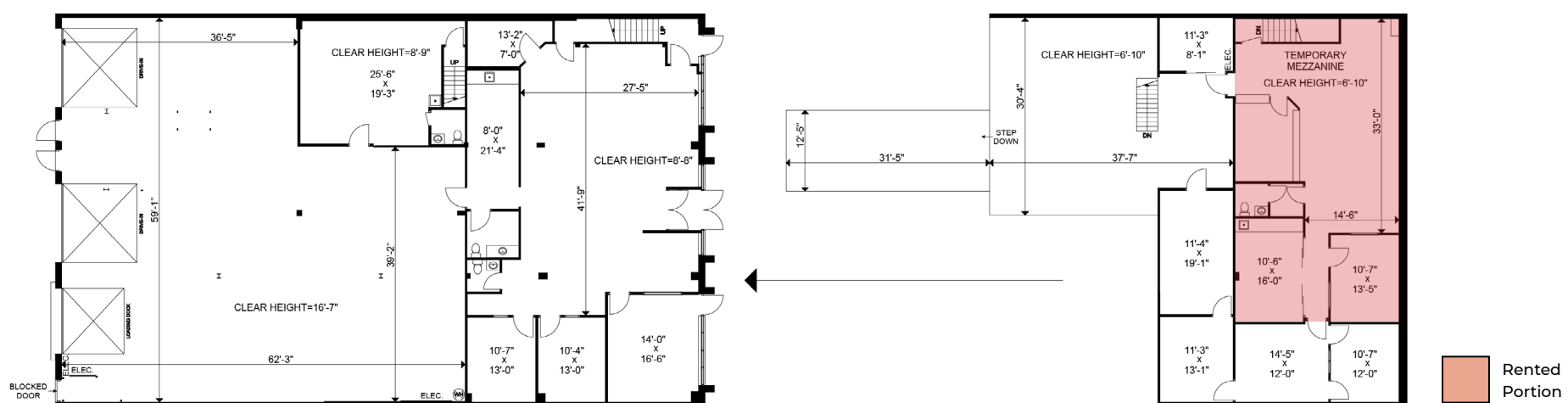
### FOR LEASE

Ground Floor	5,987 SF
Bonus Mezzanine	2,216 SF
Asking Rent**	\$18.75

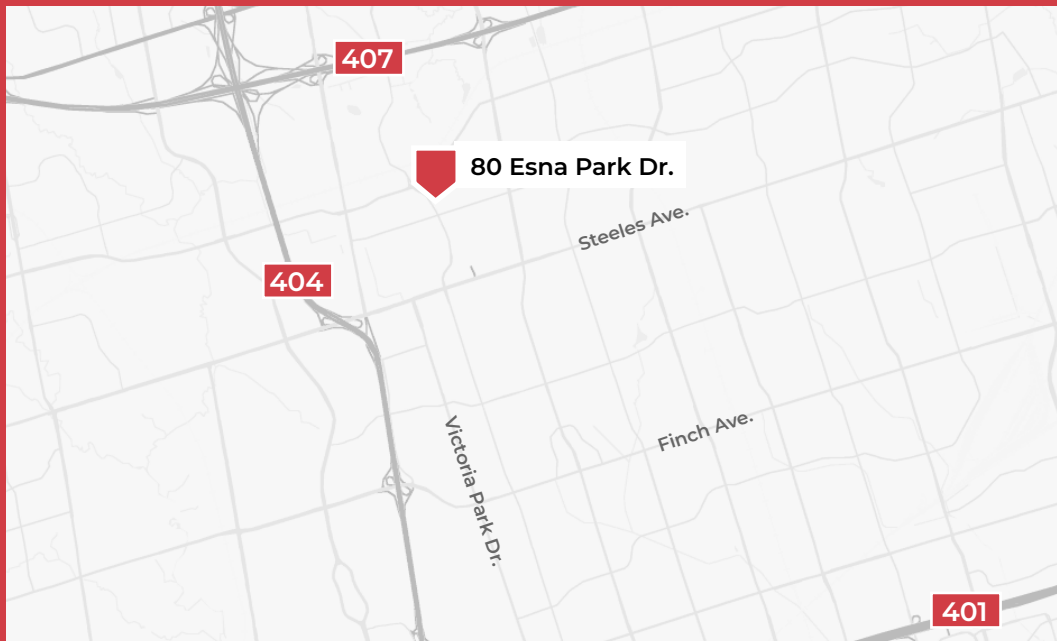
TMI	\$5.01 (2025)
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\*\*applied to ground floor only.

# Property Map



Photos have been edited



## **KOLT Realty Inc., Brokerage**

General Contact

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