



**165**  
Pony Drive  
Newmarket

**Flexible Freestanding Industrial Building**

**FOR SALE**

**Greg Clark\*\***  
Executive Vice President

**Daniel Bahrami**  
Sales Representative

**Madison Scott**  
Sales Representative



# Property Details

Flexible industrial offering, two stories of nicely appointed office with elevator service. Union Hall/concourse area/event space, suitable for a variety of uses, featuring large washroom and kitchen area, which could also be converted back to traditional industrial space. Site consists of 3 separate parcels, totaling 2.4 acres, 1.1 acres of which is parking. Existing warehouse tenant in 9,135 SF in rear facility, plus income producing cell tower.

## Property Address

165 Pony Drive, Newmarket

## Site Area

2.40 Acres

## Building Size

26,715 SF

Ground Floor Office: 5,984 SF

Second Floort Office: 5,984 SF

Concourse: 5,347 SF

Warehouse Area: 9,061 SF

## Clear Height

16'

## Shipping

1 Truck Level & 2 Drive-in

## Parking

60 spots (approx.)

## Zoning

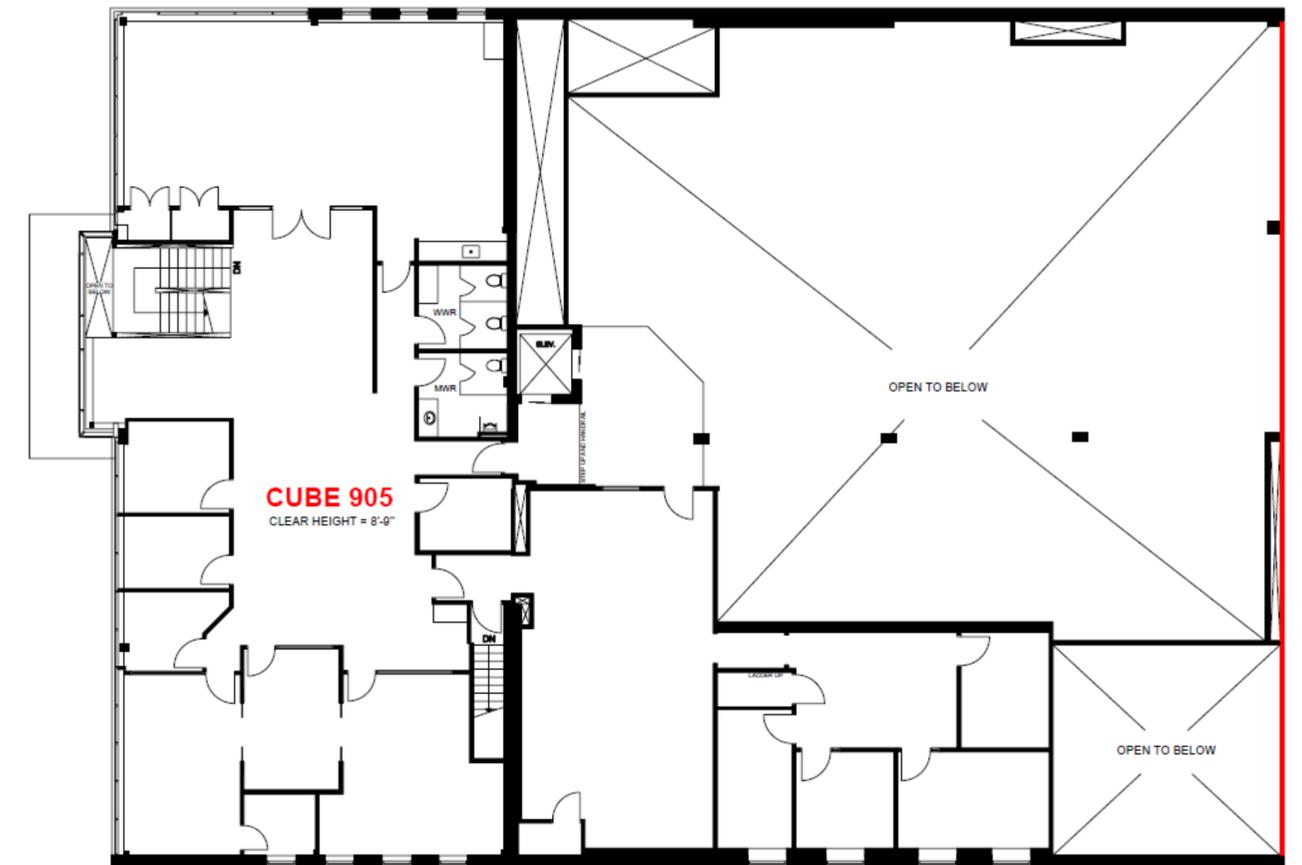
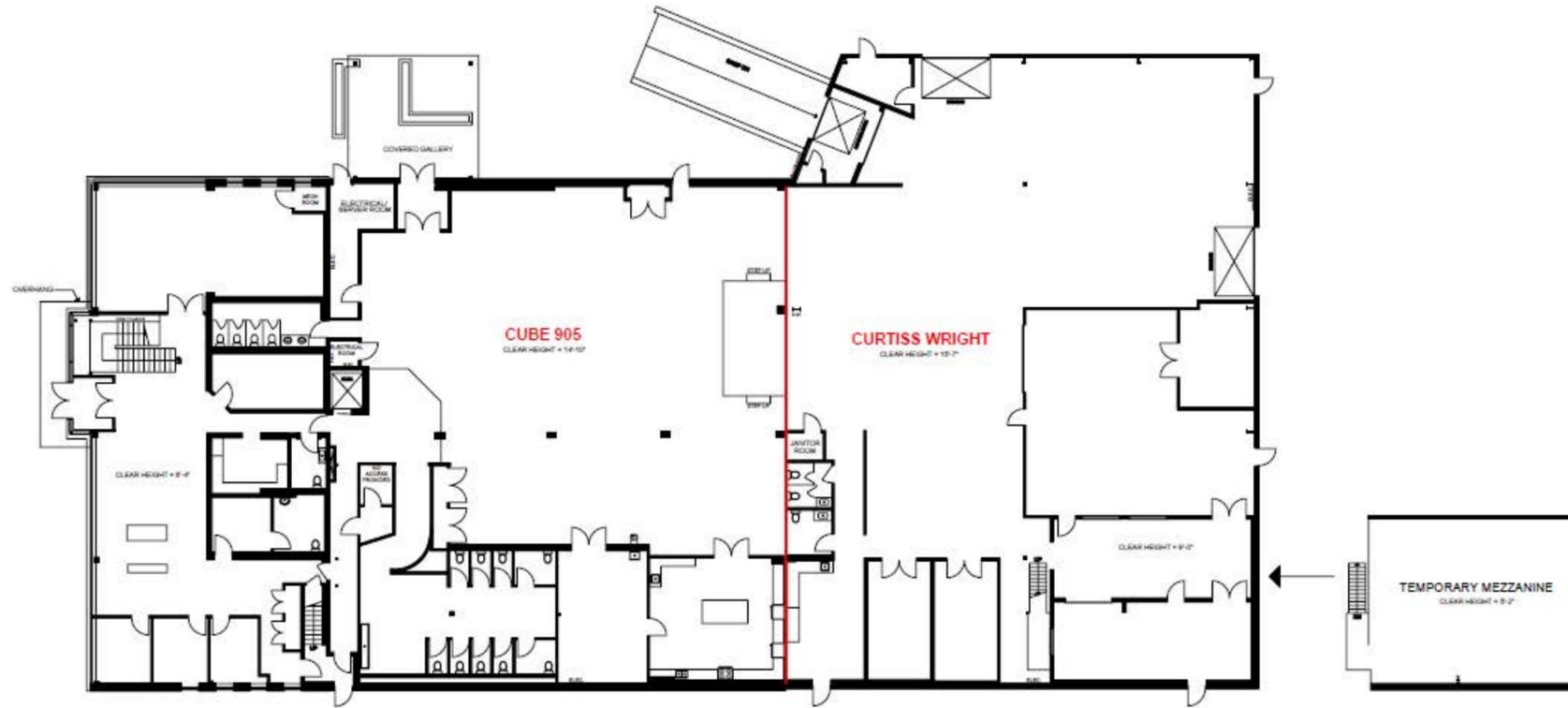
EG Zoned



**Asking Price - \$13,350,000**

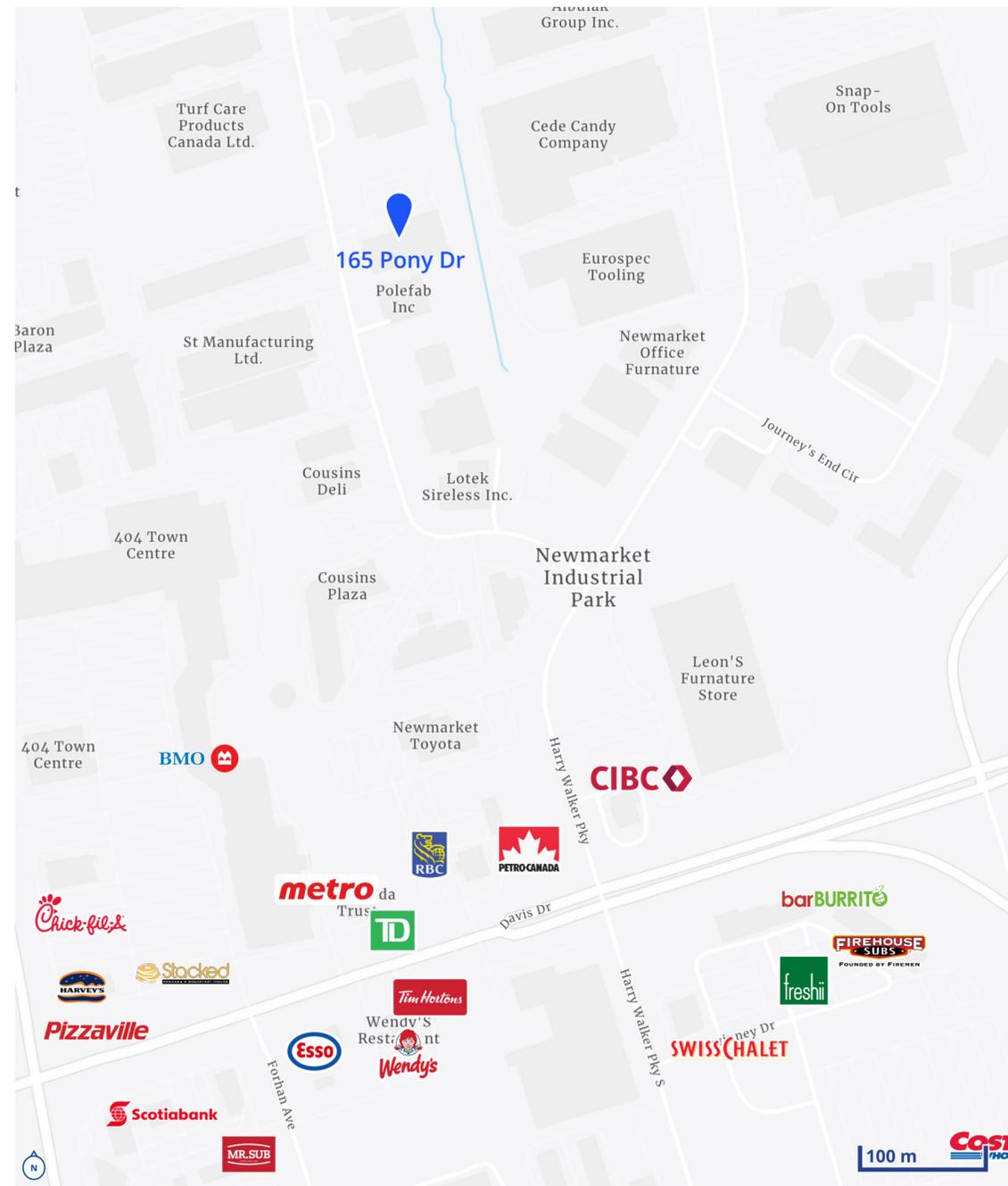
# Floor Plans

## Building Layout



# Location Overview

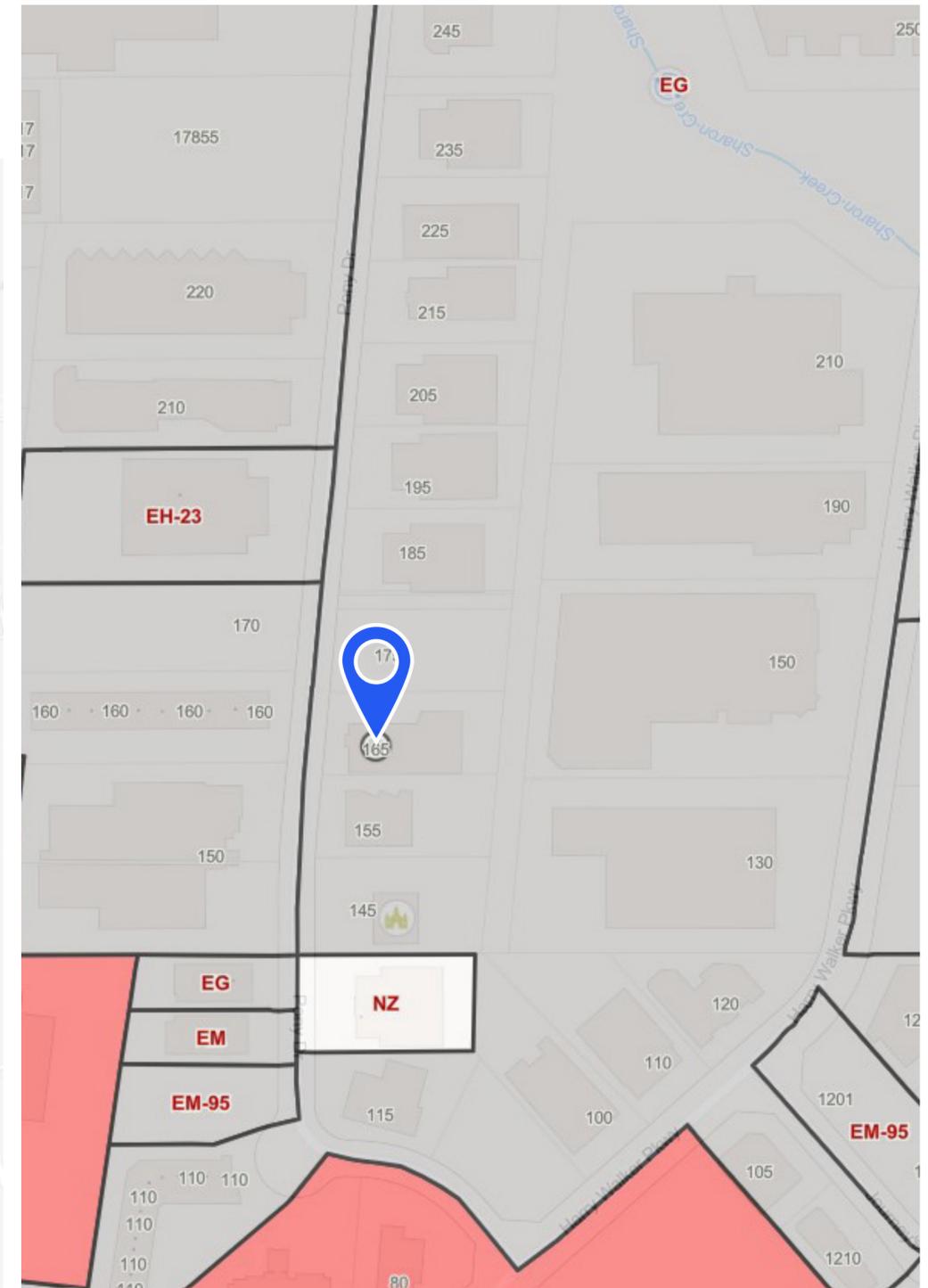
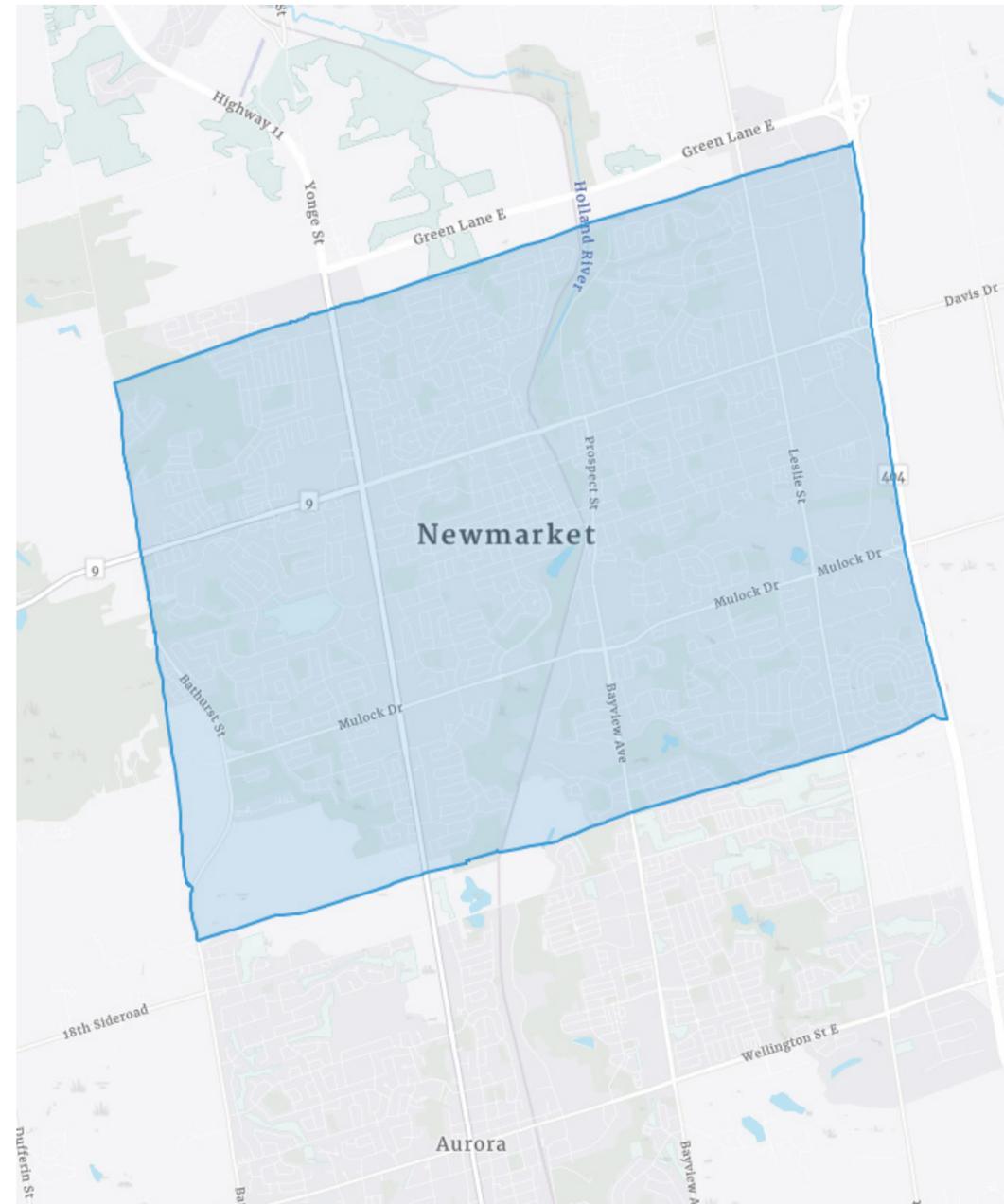
## Amenities & Corporate Partners

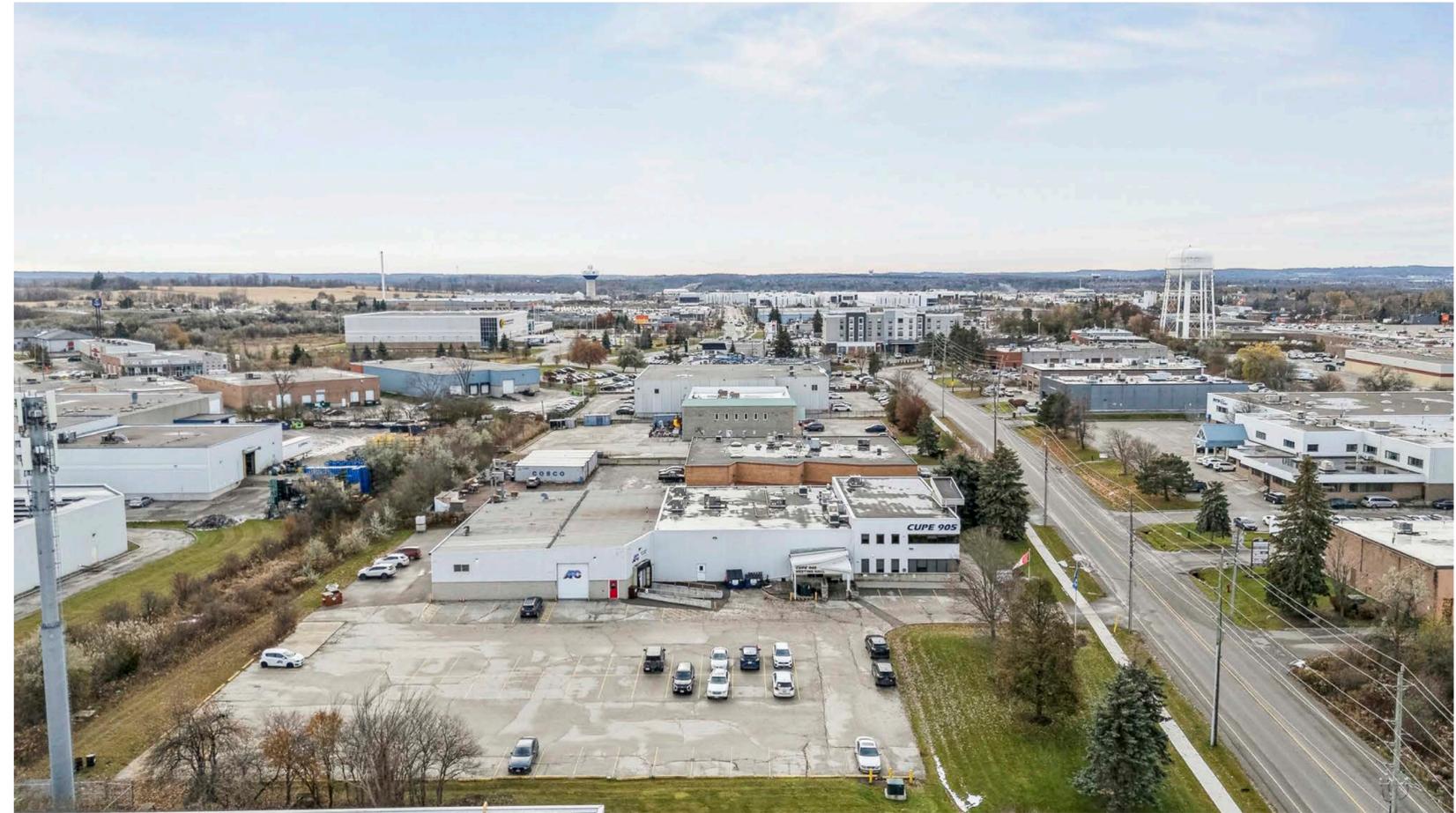


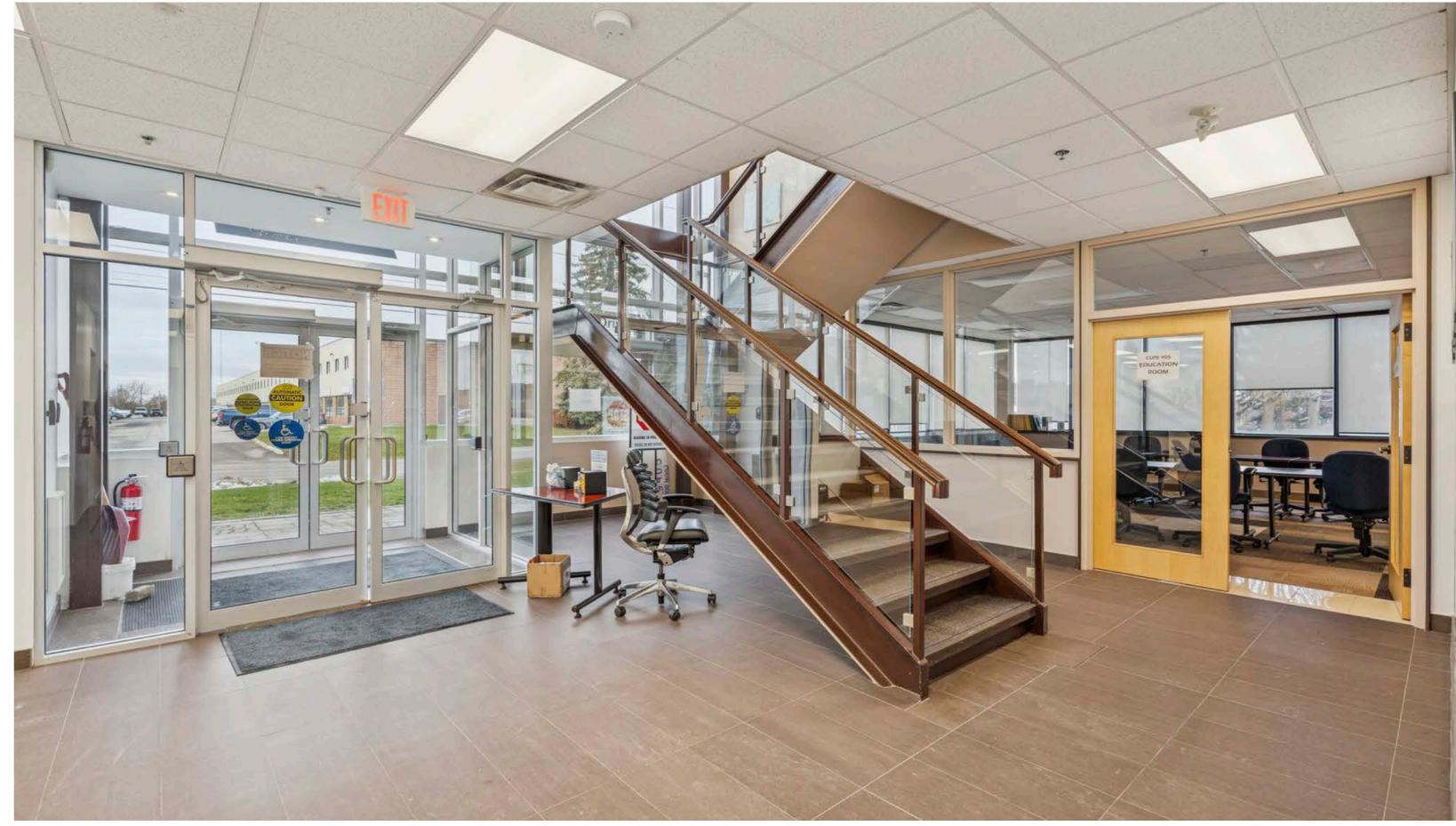
# Permitted Uses & Zoning

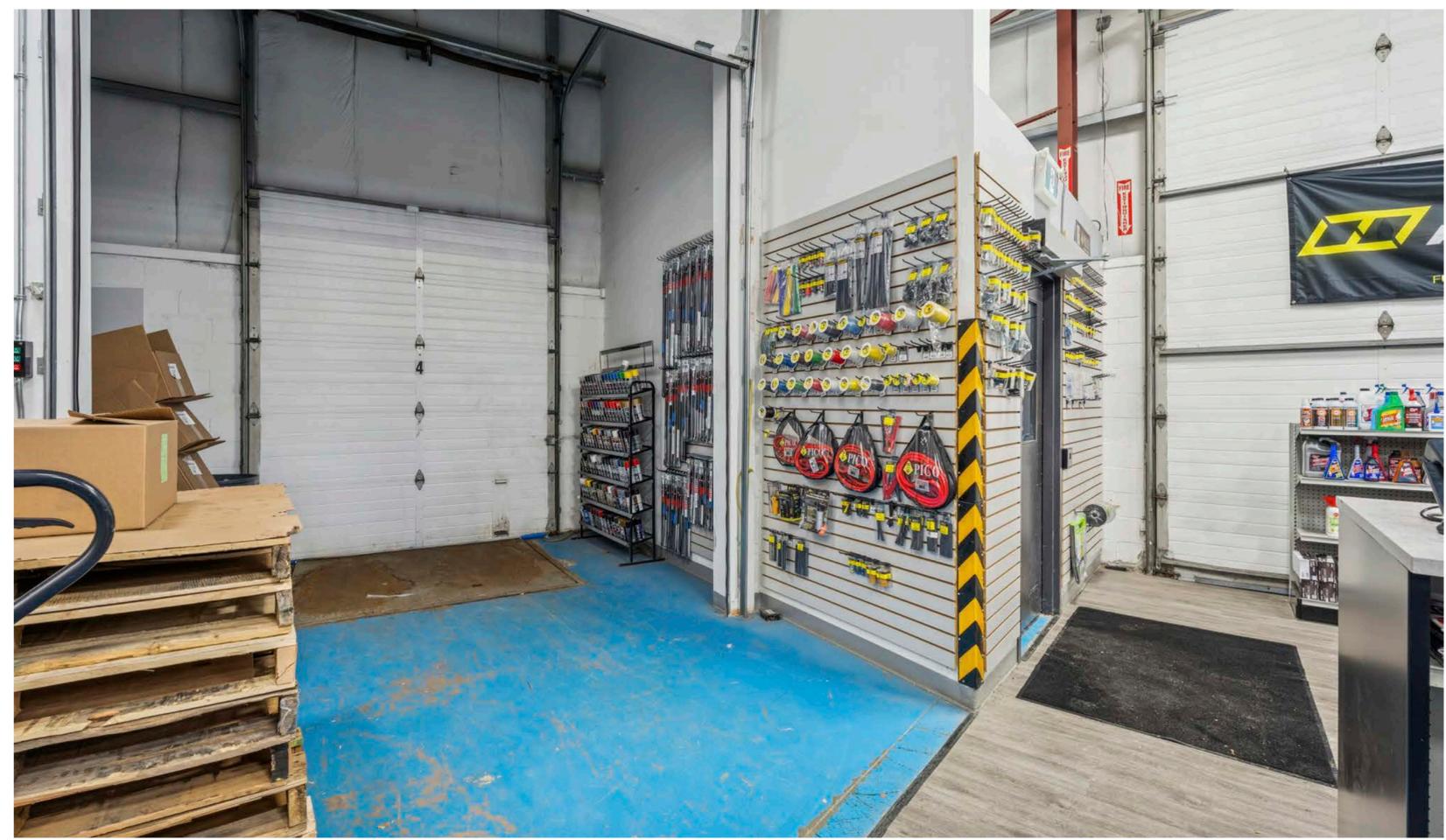
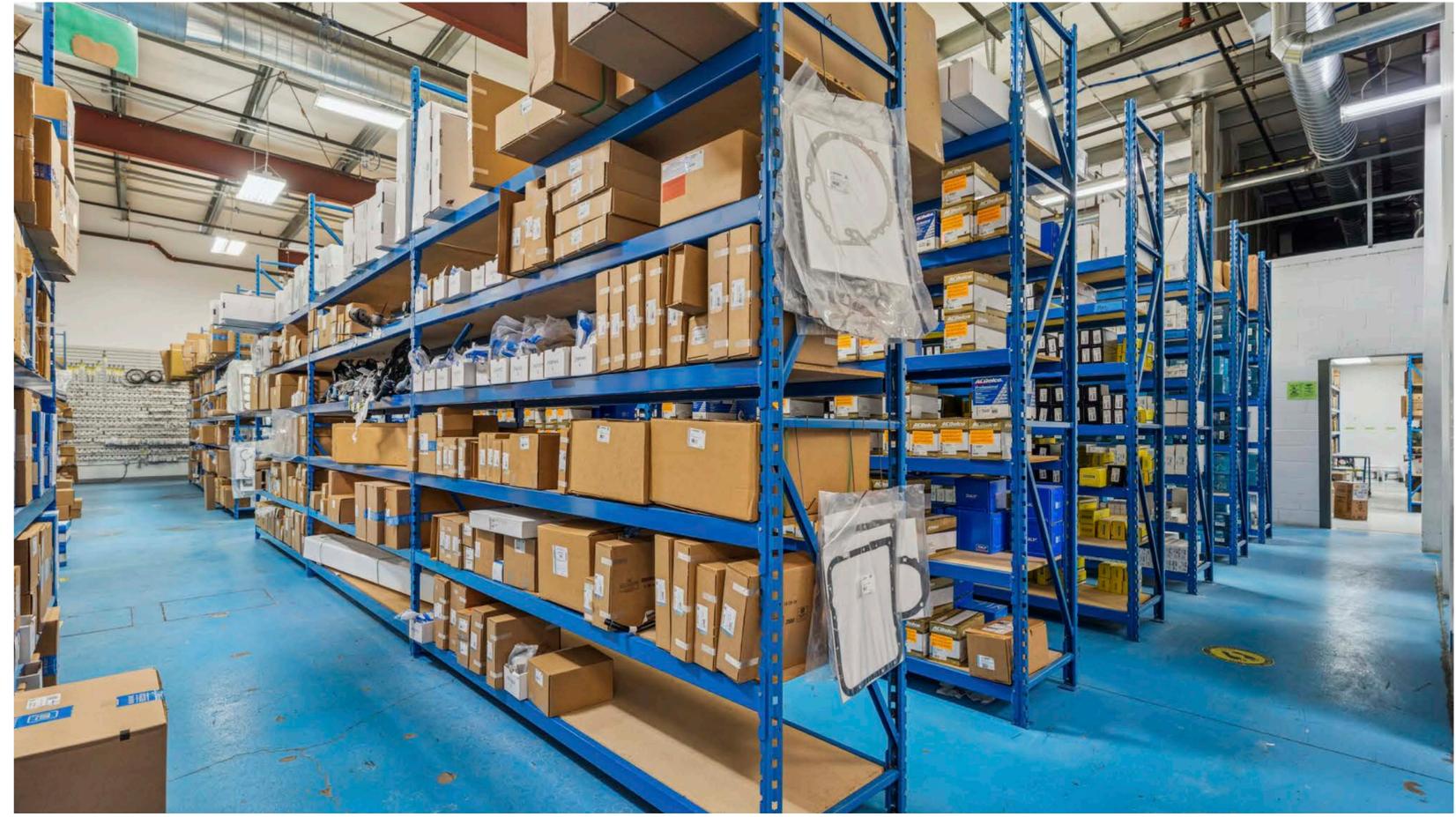
## Permitted Uses (EG)

- Adult Entertainment Parlour
- Body Rub Parlour
- Building Supply Outlet
- Domestic Animal Care Facility
- Emergency Service Facility
- Heavy Equipment Sales and Rental
- Manufacturing
- Micro-Industrial Use
- Motor Vehicle Service Shop
- Motor Vehicle Rental Establishment
- Night Club
- Office
- Public Storage Facility
- Restaurant
- Service or Repair Shop
- Sports Arena
- Transportation Depot
- Veterinary Hospital
- Warehouse
- Wholesale Operations











**Greg Clark\*\***

Executive Vice President  
+1 647 801 4431  
gregory.clark@colliers.com

**Daniel Bahrami**

Sales Representative  
+1 416 689 7009  
daniel.bahrami@colliers.com

**Madison Scott**

Sales Representative  
+1 905 516 7154  
madison.scott@colliers.com

**Colliers Canada**

3389 Steeles Ave E, Suite 400  
Toronto, ON.  
+1 416 777 2200  
collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.\*\* Broker, \*Sales Representative.

Accelerating success.