



Colliers

Accelerating success

John St.

FOR SALE / LEASE

2751 John Street

Markham, ON

30,388 SF Freestanding
Building on 2.30 Acres

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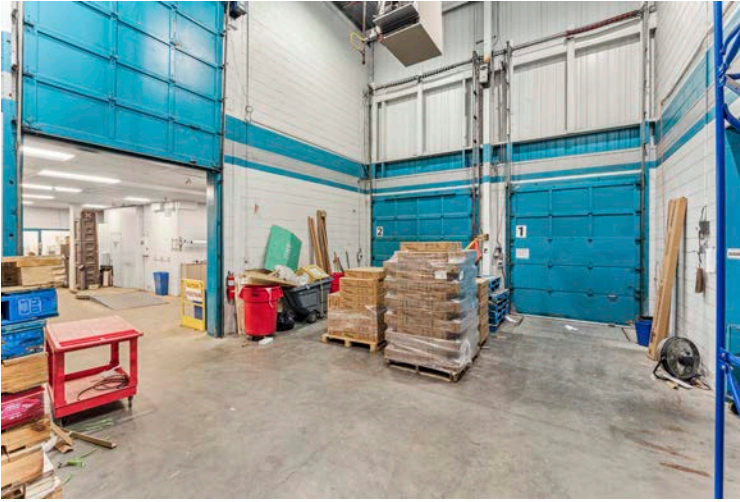
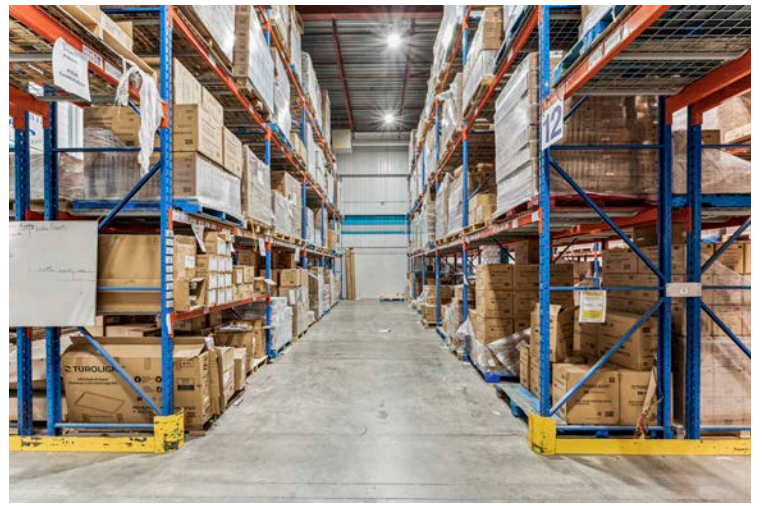
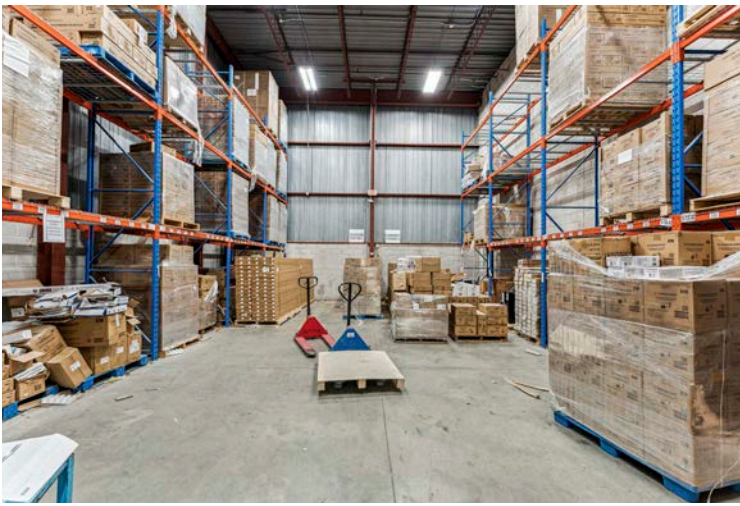
*Sales Representative **Broker

Property Profile

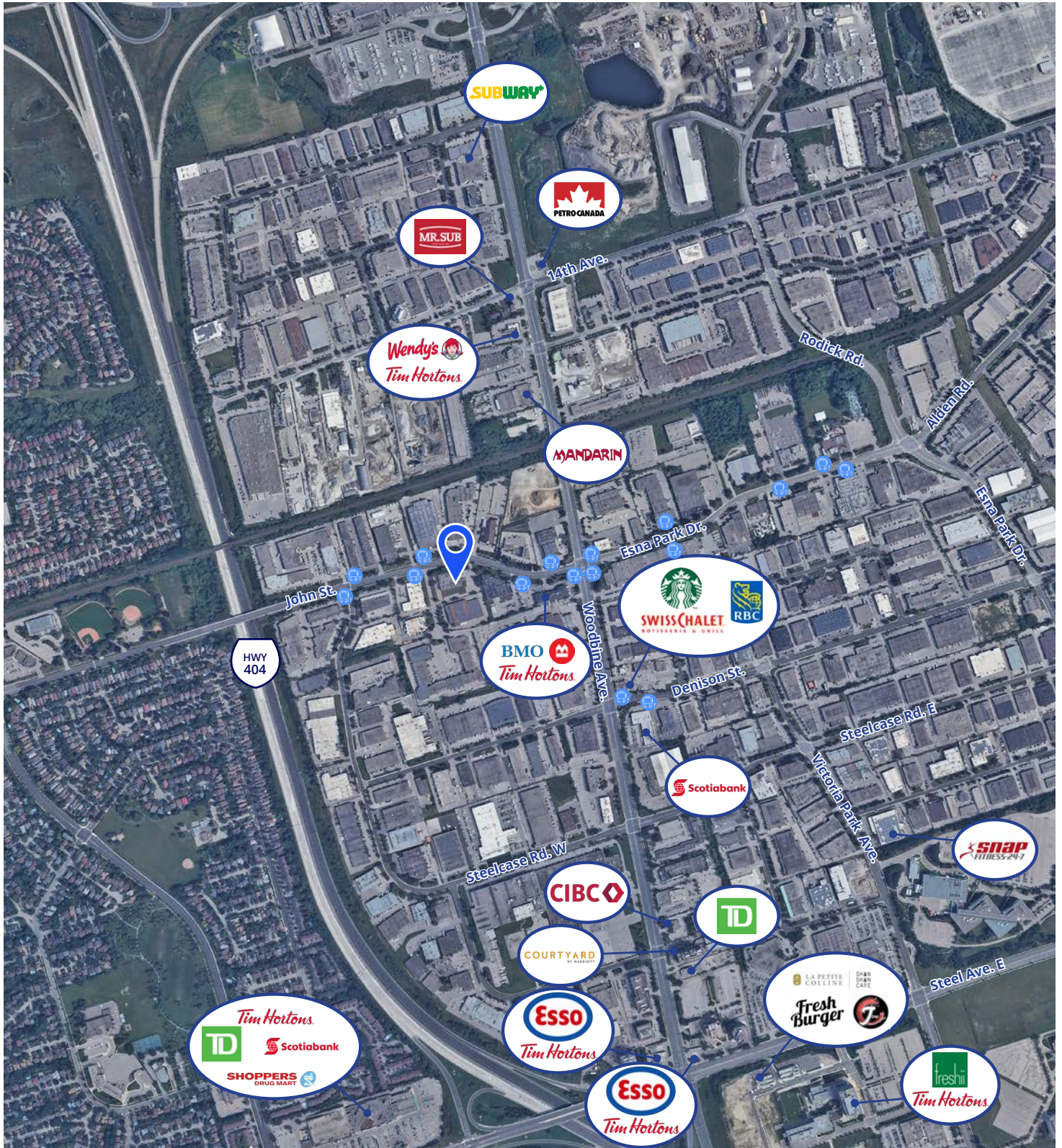
This standout property features a soaring 25-foot clear height in the warehouse area and sits on 2.30 acres of land, including over 1 acre of additional space ideal for parking. Positioned on a prominent corner lot at John Street and Nolan Court, the building offers maximum visibility and exposure in a high-traffic area. The second floor boasts a functional 9,586 sq. ft. of office space, fully built out with offices, washrooms, and a kitchenette, providing ample room for operations. Perfect for a variety of uses such as recreational, showroom, industrial, municipal services, cultural organization and light assembly, this property is located just minutes from Highways 404 and 407, ensuring easy access. It is also surrounded by a wide range of local amenities in the heart of Markham's Prime Industrial Park.

Location	Woodbine Ave / Steeles Ave E	Shipping	2 TL / 1 DI
Total Area	30,388 SF	Zoning	EMP-GE
Office Area	9,586 SF	Asking Price	\$14,900,000
12'3" High Production Area	9,586 SF	Taxes (2024)	\$63,795.76
Warehouse Area	11,216 SF	Asking Rent	\$18.95 PSF
Clear Height	25'	T.M.I. (2024)	\$4.00 PSF
Power	400 amps / 600 volts	Existing Lease Expiry	December 31, 2024



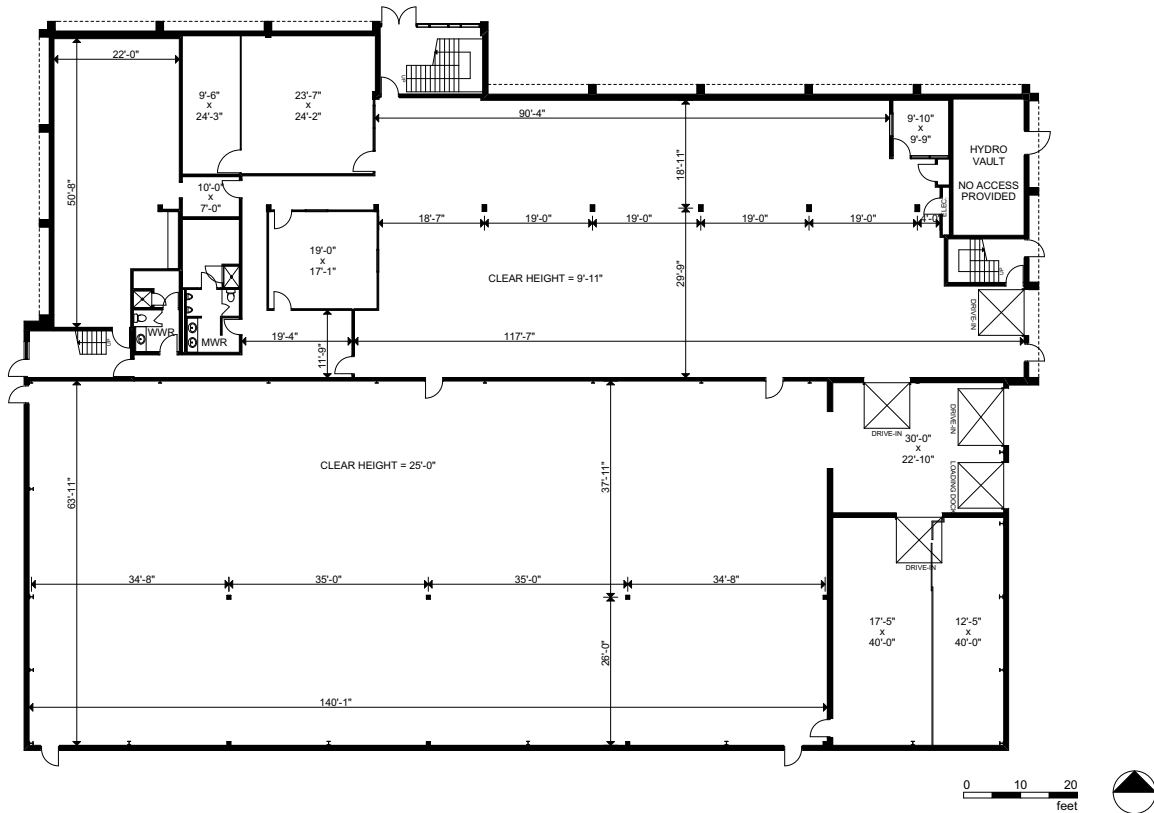


Site Access & Amenities



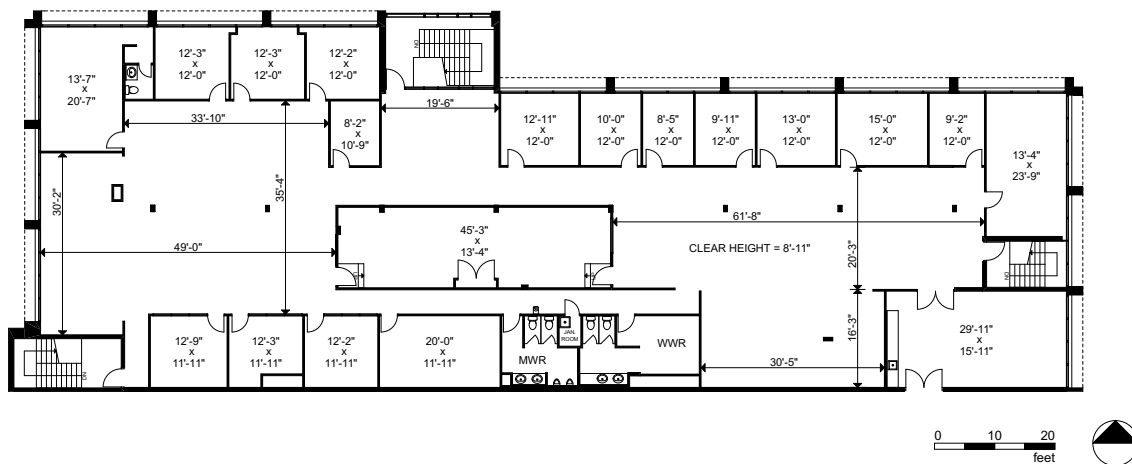
Floor Plans

1st Floor:



Total Area: 20,802 SF

2nd Floor:



Total Area: 9,586 SF

E.&O.E. Internal dimensions are for space planning only

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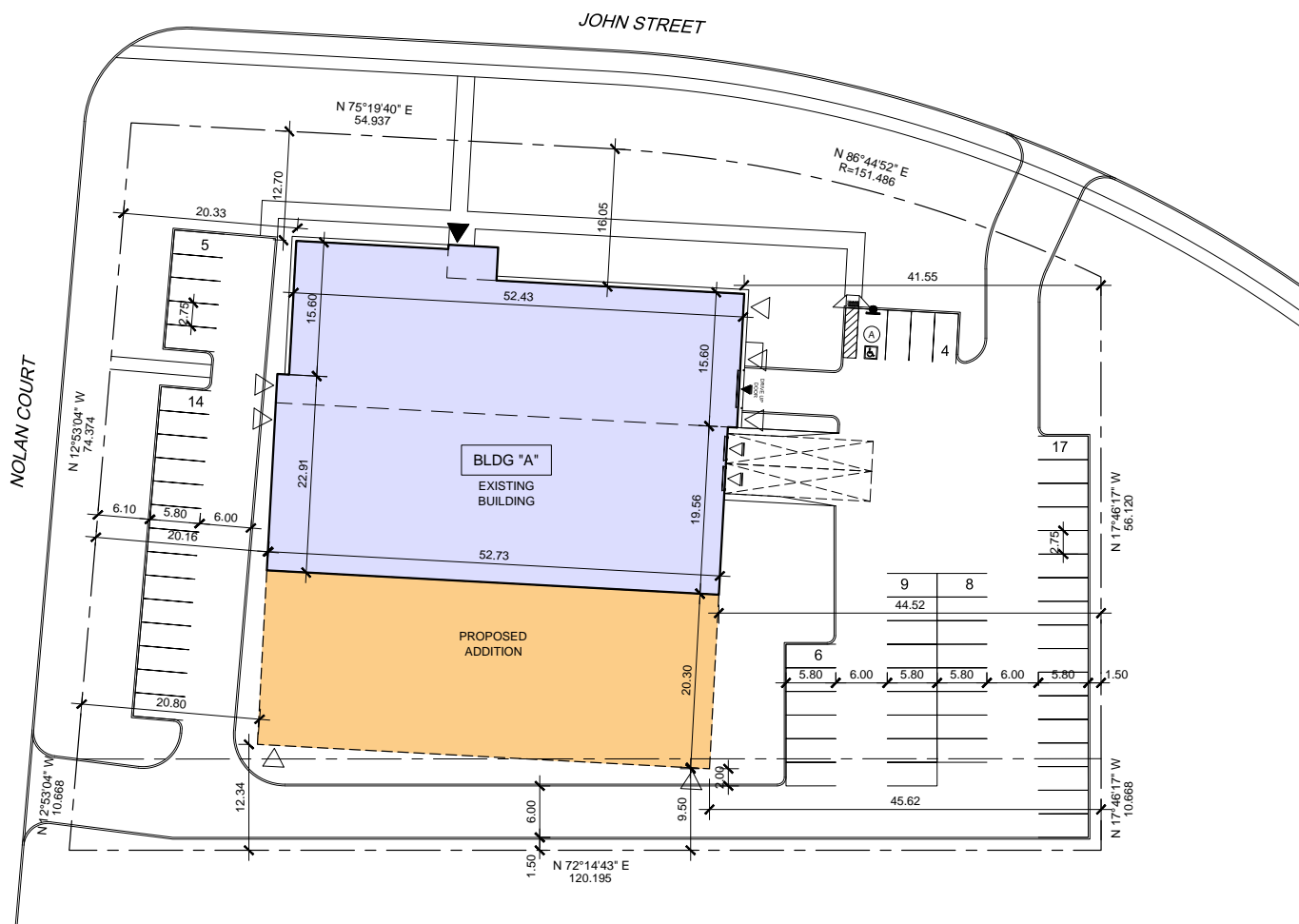
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Expansion Potential

± 42,000 SF Total building size includes a potential ± 11,500 SF addition (at higher clear heights) to the existing building that can be completed by the Buyer after closing. Conceptual plan has not been site plan approved and it is the Buyer's responsibility to verify all information.



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