

Lennard:






1200 Stellar Drive


Outstanding 22,675 SF Industrial Building for Lease in Newmarket

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22,675 SF freestanding industrial building for lease in Newmarket's Central Business District, with easy access to Highway 404 and Highway 9.

 Total Size
22,675 SF
Office Space
5,392 SF (on two floors)
Warehouse Space
17,283 SF
 Lot Area
1.035 acres

 Power
600 volts, 400 amps
 Clear Height
26' 4" (under joists)
Shipping
2 Truck Level Doors
1 Drive-In Door

 Net Rent
\$19.00 PSF
Additional Rent
\$4.95 PSF

Property Highlights

- EG Zoning permits a host of different uses
- Excellent access to major transport routes - Leslie/Green Lane/404
- Class A – 1st and 2nd floor office finishings
- 53' trailer shipping access
- Good power
- Ideal for warehousing/manufacturing
- Radiant & open gas air heaters installed in the warehouse
- Easily accessible via public transportation
- Ample employee parking



Listing Agents

Scott Sutherland*

Partner

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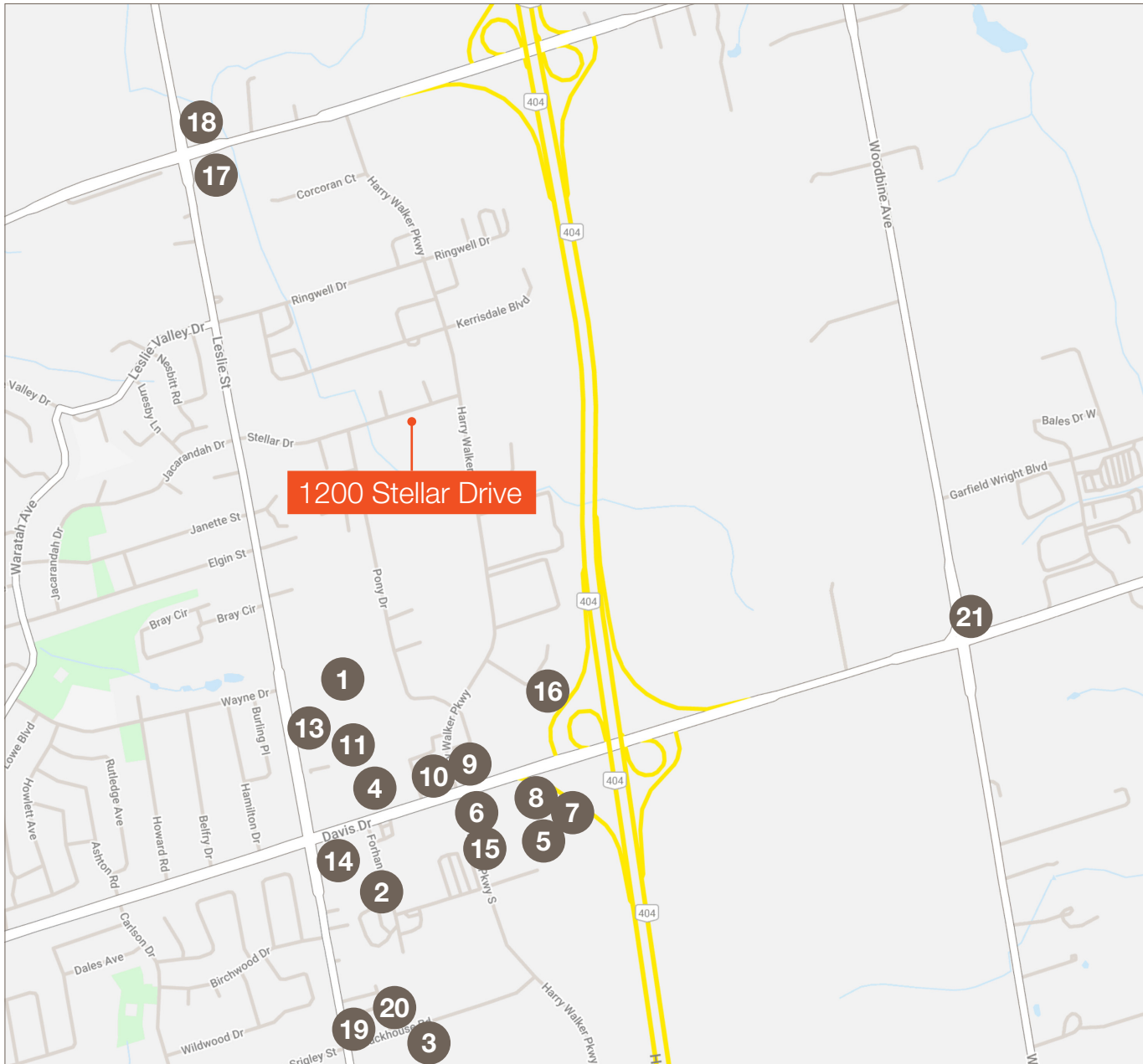
Vice President

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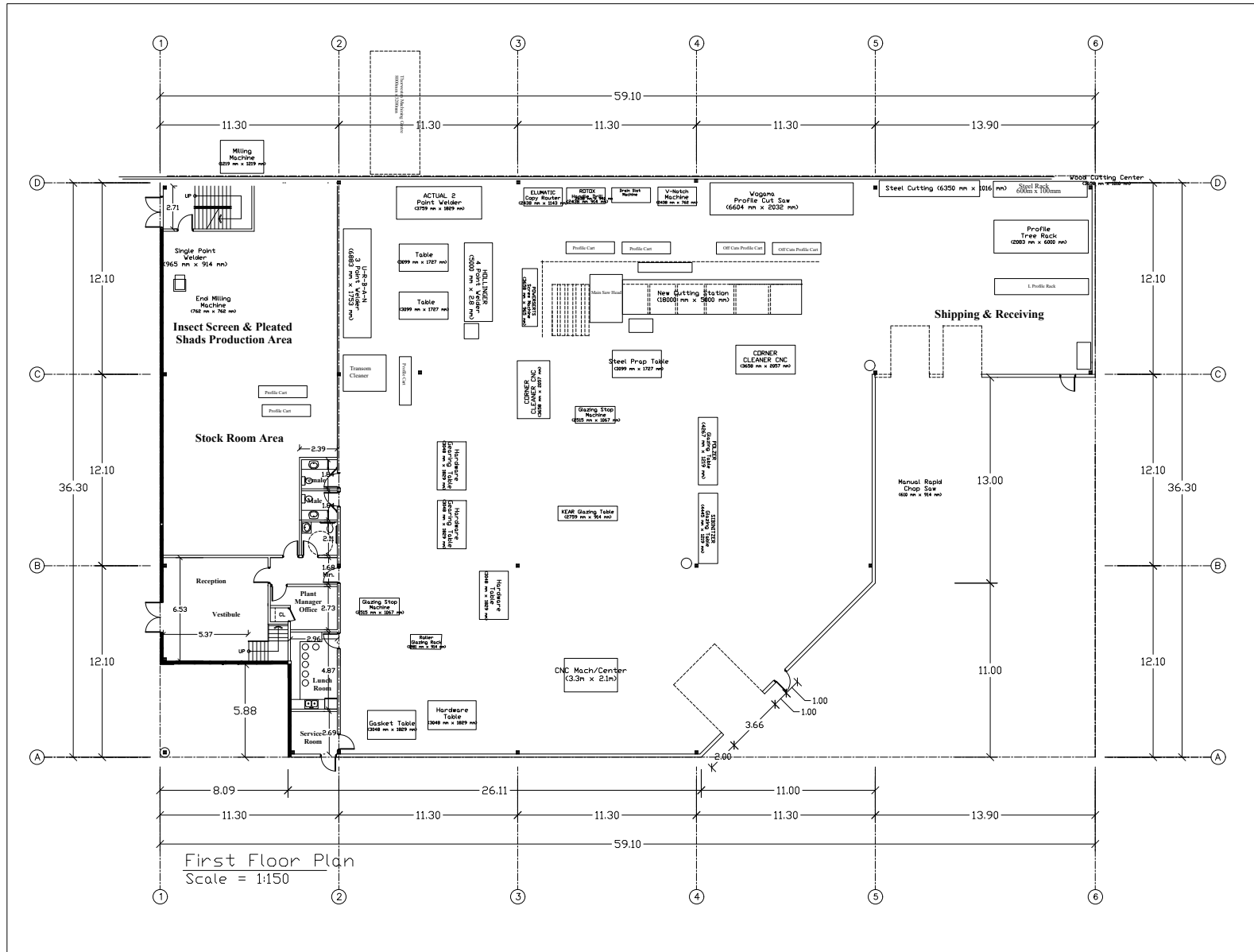
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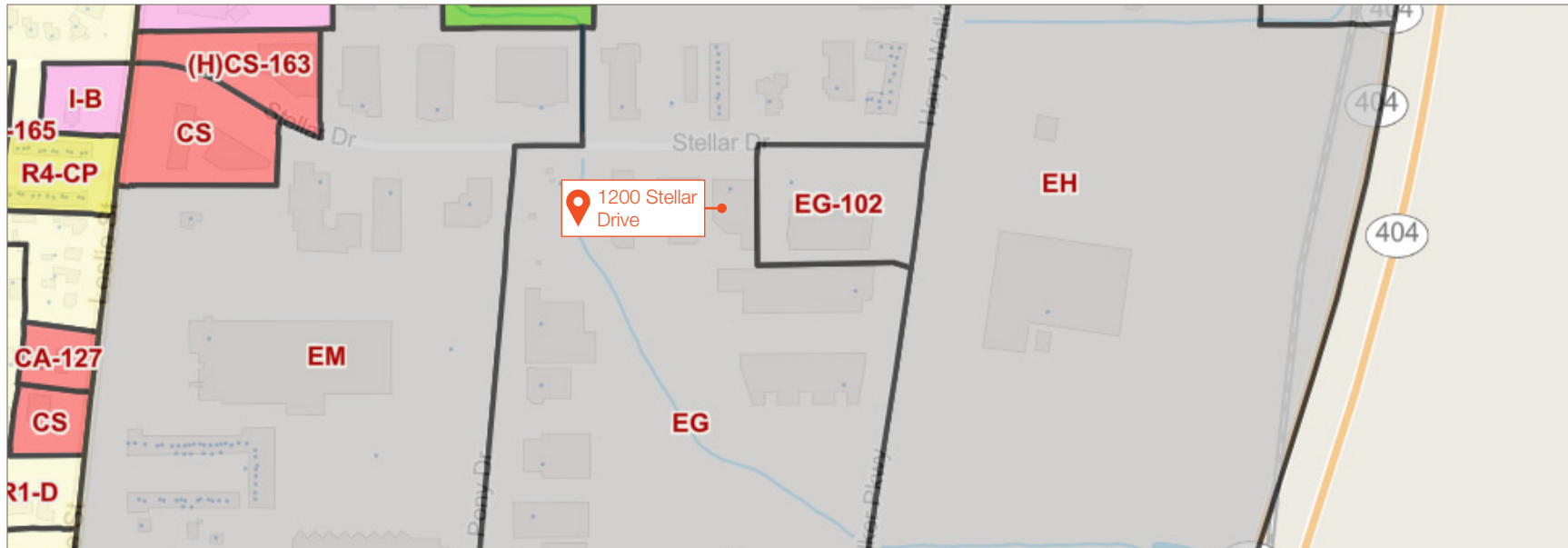
- 1 Walmart
- 2 M&M FOOD MARKET
- 3 NOFRILLS
- 4 metro
- 5 BURGER KING
- 6 Starbucks
- 7 FIREHOUSE SUBS
- 8 SWISS CHALET ROTISSERIE & GRILL
- 9 CIBC
- 10 PETRO-CANADA
- 11 BMO
- 12 HARVEY'S
- 13 SHOPPERS DRUG MART
- 14 BEER STORE
- 15 Osmow's
- 16 Comfort INN
- 17 Shell
- 18 Tim Hortons
- 19 Starbucks
- 20 KFC
- 21 Tim Hortons

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Floor Plan



Zoning



List of Permitted Uses - General Employment Zone (EG)

- Accessory Retail Sales Outlet
- Adult entertainment parlour (*6)
- Body rub parlour
- Building Supply Outlet (*4) (*5)
- Domestic Animal Care Facility
- Emergency Service Facility
- Heavy Equipment Sales and Service
- Light Equipment Sales and Rental
- Manufacturing
- Manufacturing , Light
- Micro-Industrial Use
- Motor Vehicle Service Shop
- Motor Vehicle Rental Establishment
- Night Club (*7)
- Office (*8)
- Public Storage Facility
- Restaurant
- Service or Repair Shop
- Sports Arena
- Transportation Depot
- Veterinary Hospital
- Warehouse
- Wholesale Operations

(*4) Limited to a maximum GFA of 7,000 m2.

(*5) Permitted only within wholly enclosed buildings.

(*6) Deleted. (By-law 2018-50)

(*7) A night club shall only be permitted in the General Employment (EG) and Heavy Employment (EH) Zones that are located east of Leslie Street.

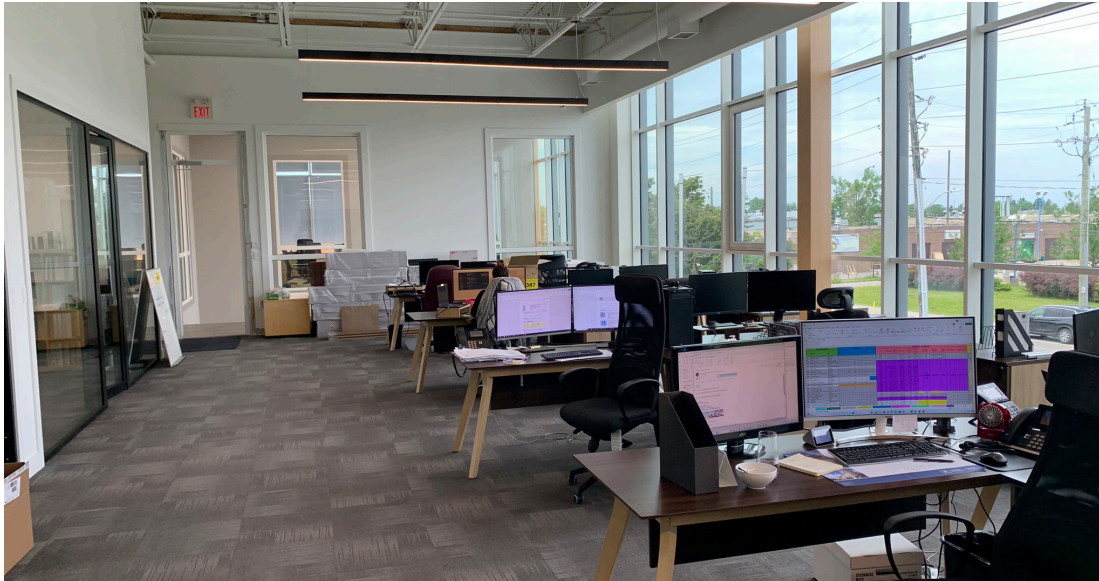
(*8) Permitted as a principal use in the EM and EG zones. Within the EH zone, is permitted only as an accessory use and shall not exceed 25% of the GFA of the premises.

For more information, visit Town of Newmarket Zoning at <https://www.newmarket.ca/LivingHere/Pages/Planning%20and%20development/Zoning%20By-laws.aspx>

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.