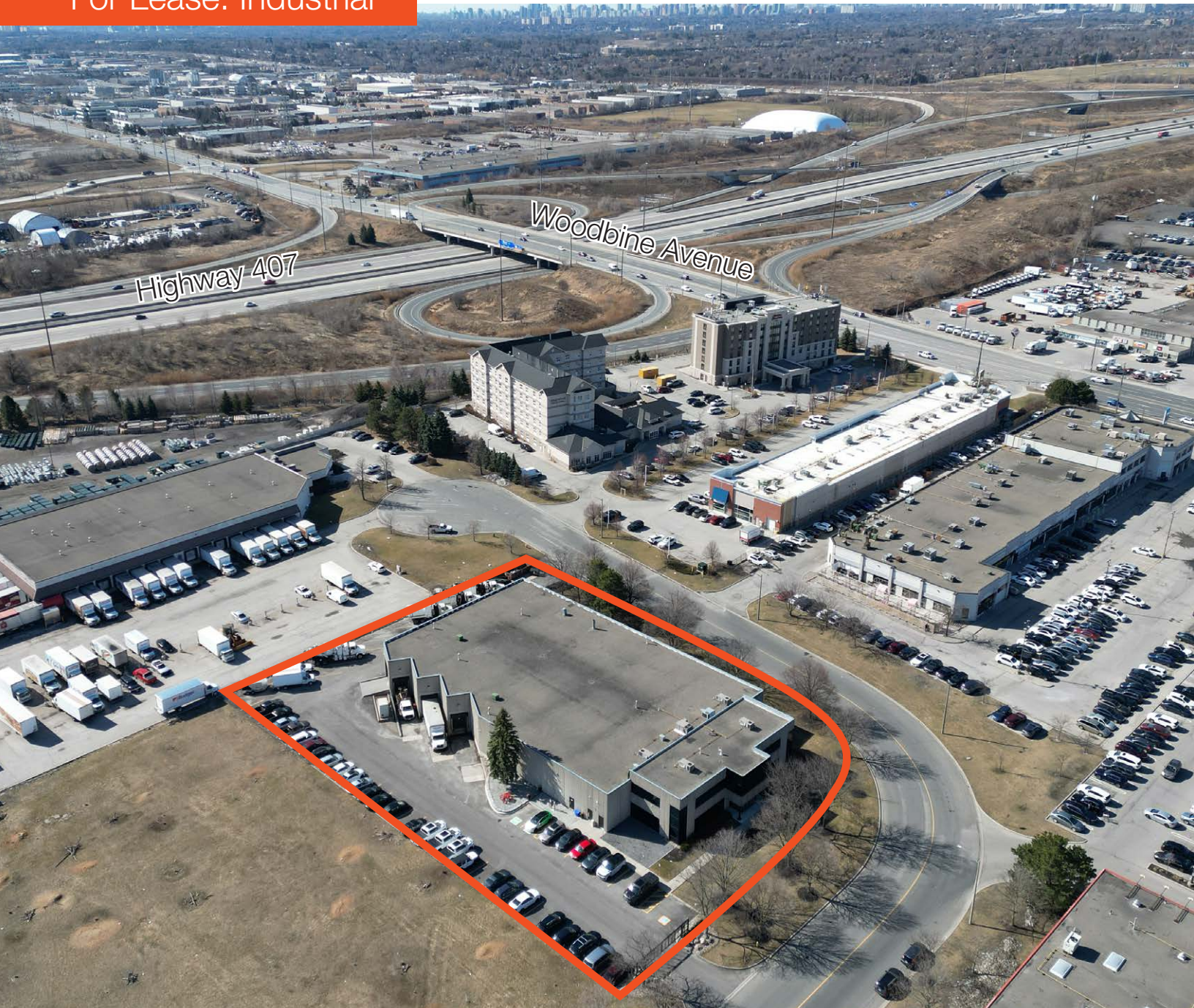


25 Bodrington Court

Freestanding Industrial Building in Markham, ON

For Lease: Industrial

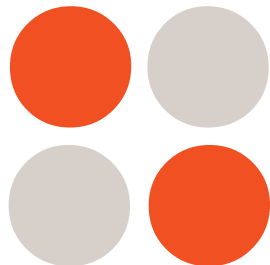
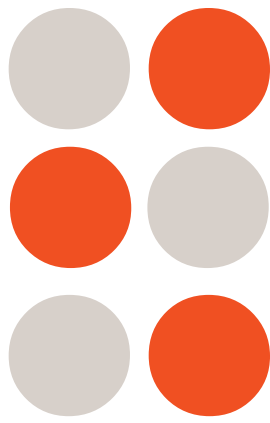


Lennard:

*Sales Representative

Trevor Jackson*
Senior Vice President
905.917.2029
tjackson@lennard.com

Elise Ngo-Wong*
Associate Vice President
416.890.3231
elise@lennard.com



25 Bodrington Court

Welcome to an exceptional opportunity to lease a stunning freestanding industrial building in Markham. This remarkable property offers an 18'-3" clear height, with good shipping access, abundant power supply at 600 volts and 800 amps, ample parking, and versatile usage options. Discover the highlights of this outstanding industrial building.



Full Building Size
30,000 SF

Warehouse
23,458 SF



Office
6,542 SF



Shipping
3 Truck Level (7'11"W x 9'11"H)
1 Drive-In (14'W x 14'H)



Clear Height
18' 3"



Zoning
EMP-GE



Power
**800 Amps /
600 Volts**



Lot Size
1.68 Acres



Net Rent
\$19.50 PSF
Taxes
\$5.50 (2025)



Possession Date
Sep 1st, 2025



Location:

Accessible location in Markham, close to Highway 404 and Highway 407.



Convenient Drive-In Access:

Enjoy the convenience of easy loading and good shipping access.



Security System:

Front and rear gate access & comprehensive security system.



Ample Parking:

Generous parking space available on-site (31 employee parking stalls and 9 trailer parking stalls).



Versatile Usage Options:

The zoning permits multiple uses and is ideal for logistics, warehousing and distribution, as well as manufacturing.

Lennard:



Zoning

Zoning: EMP-GE - Employment General Zone

Permitted Uses:

- Industrial Use (1)
- Business Office (2) (4)
- Film Studio
- Retail Store (3) (5)
- Service and repair establishment (3)
- The following uses that legally existed on the lot on the date of the passing of this By-law:
 - Restaurant (3)
 - Artist Studio
 - Commercial School
 - Business Office
 - Motor Vehicle Repair and Body Shop
 - Crematorium
 - Asphalt Plan (1)
 - Concrete Batching Plan (1)
 - Transport Terminal (1)
 - Outside Storage Use
- Any use not listed above that legally existed on the date this By-law was enacted by Council (6)

Special Use Provisions:

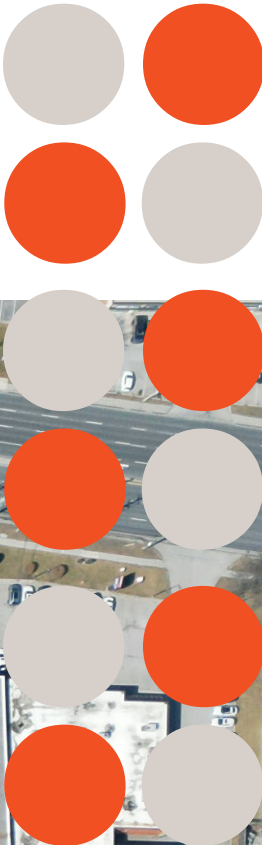
- (1) Accessory outdoor storage is permitted however, shall not include the outdoor storage of livestock
- (2) This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use
- (3) This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use. This use shall not exceed the lesser of 500 square metres of Gross Floor Area or a maximum of 15% of the Gross Floor Area of the principal use. This use shall be physically separated by a wall from the primary industrial use
- (4) Medical offices and financial institutions are not permitted
- (5) Outdoor display and sales area is permitted
- (6) The expansion of an existing building, structure or use by no more than 10% of the total Gross Floor Area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and its standards

For more information, please visit the City of Markham's zoning website at:
<https://www.markham.ca/economic-development-business/planning-development-services/zoning-and-development-law-information>

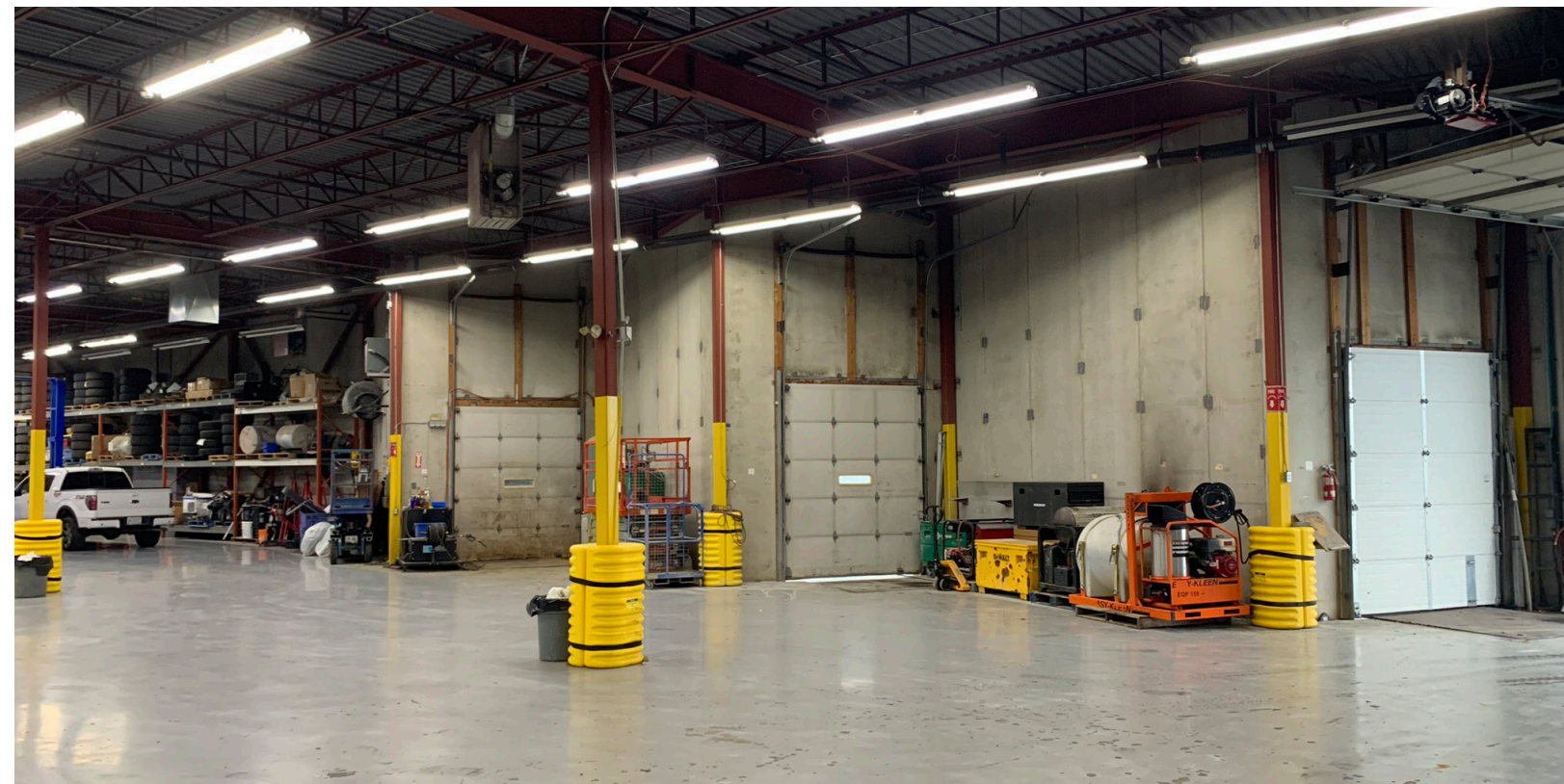
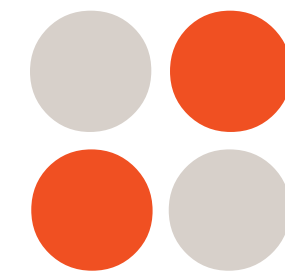
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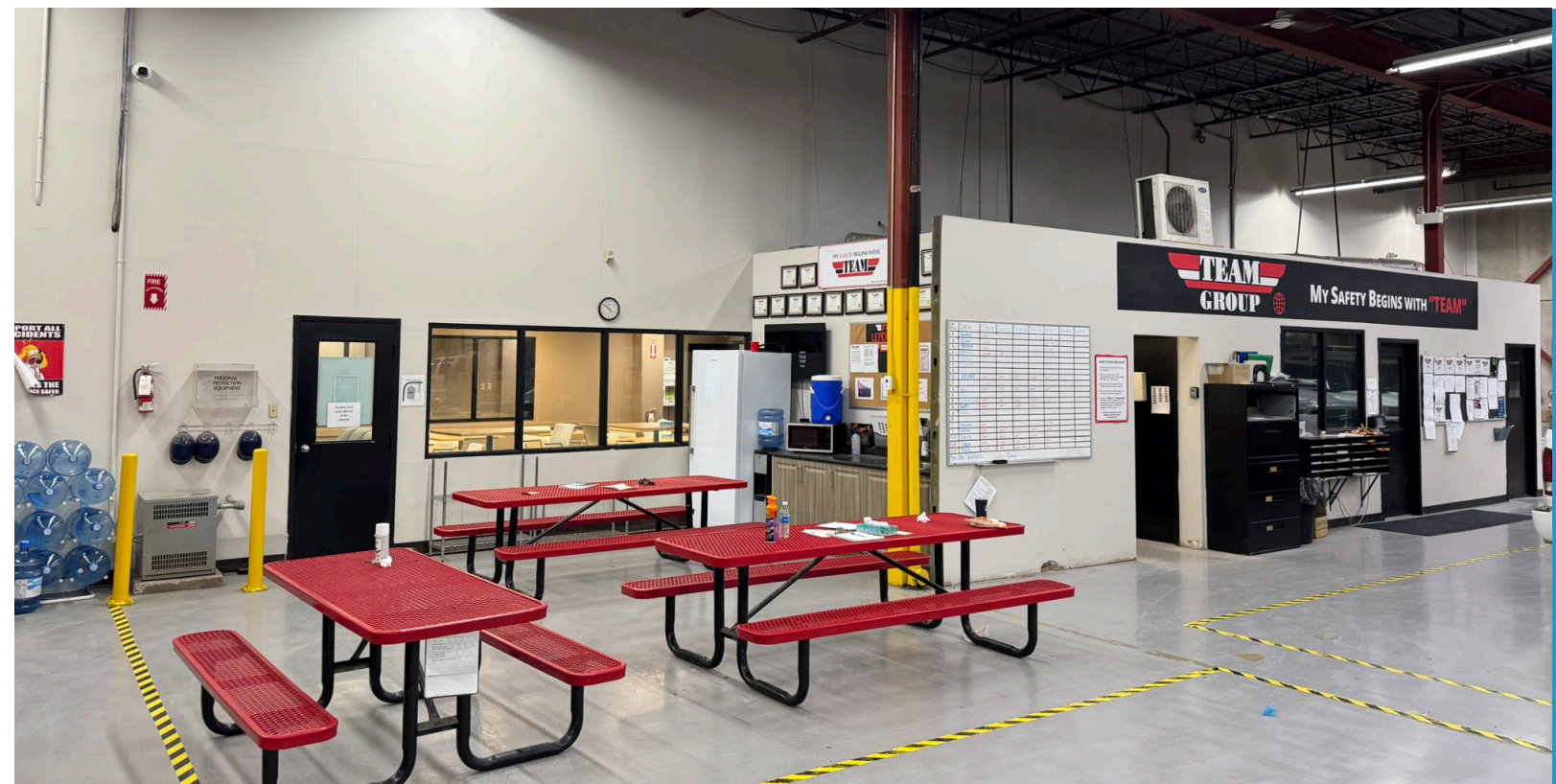
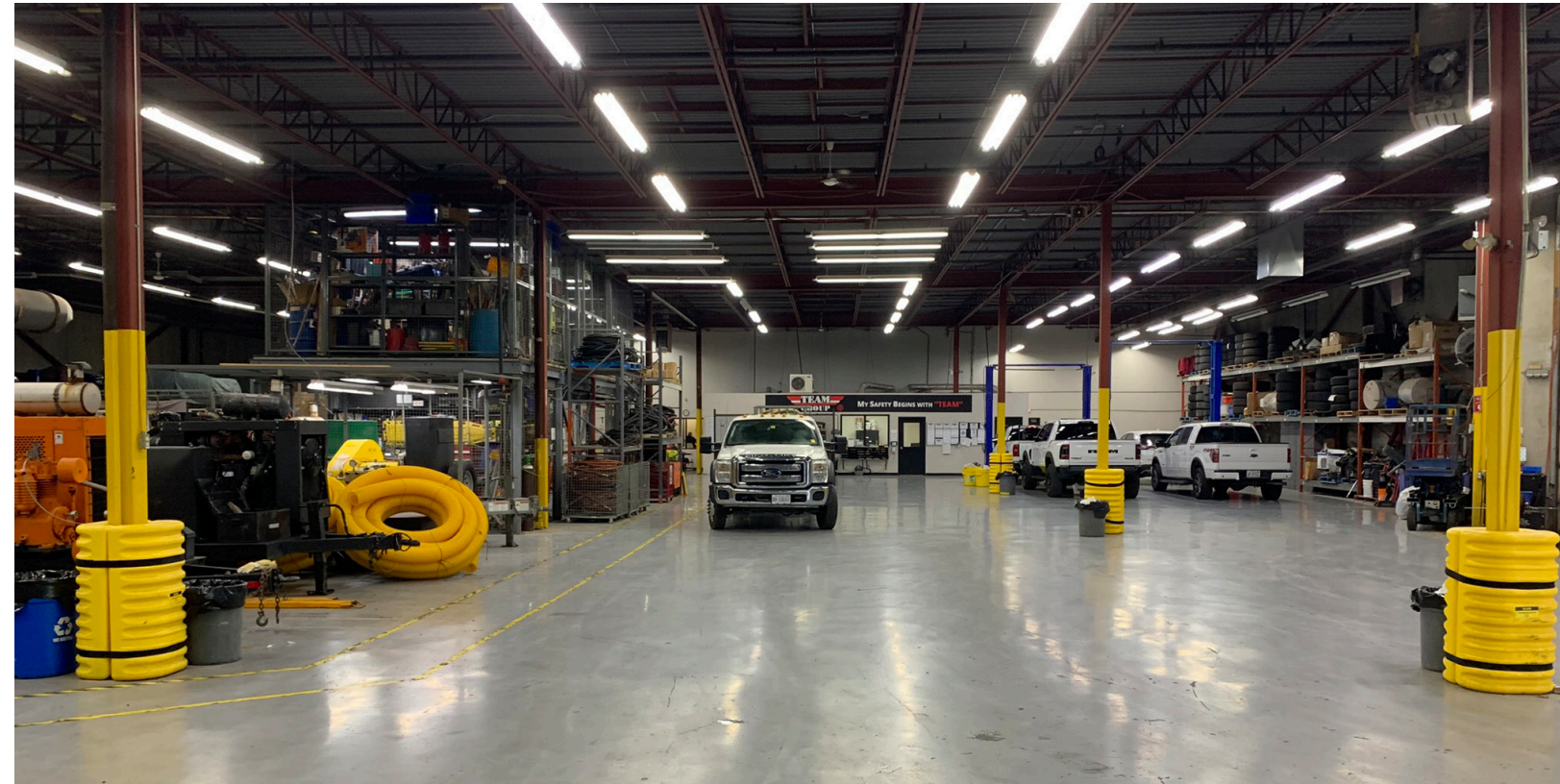
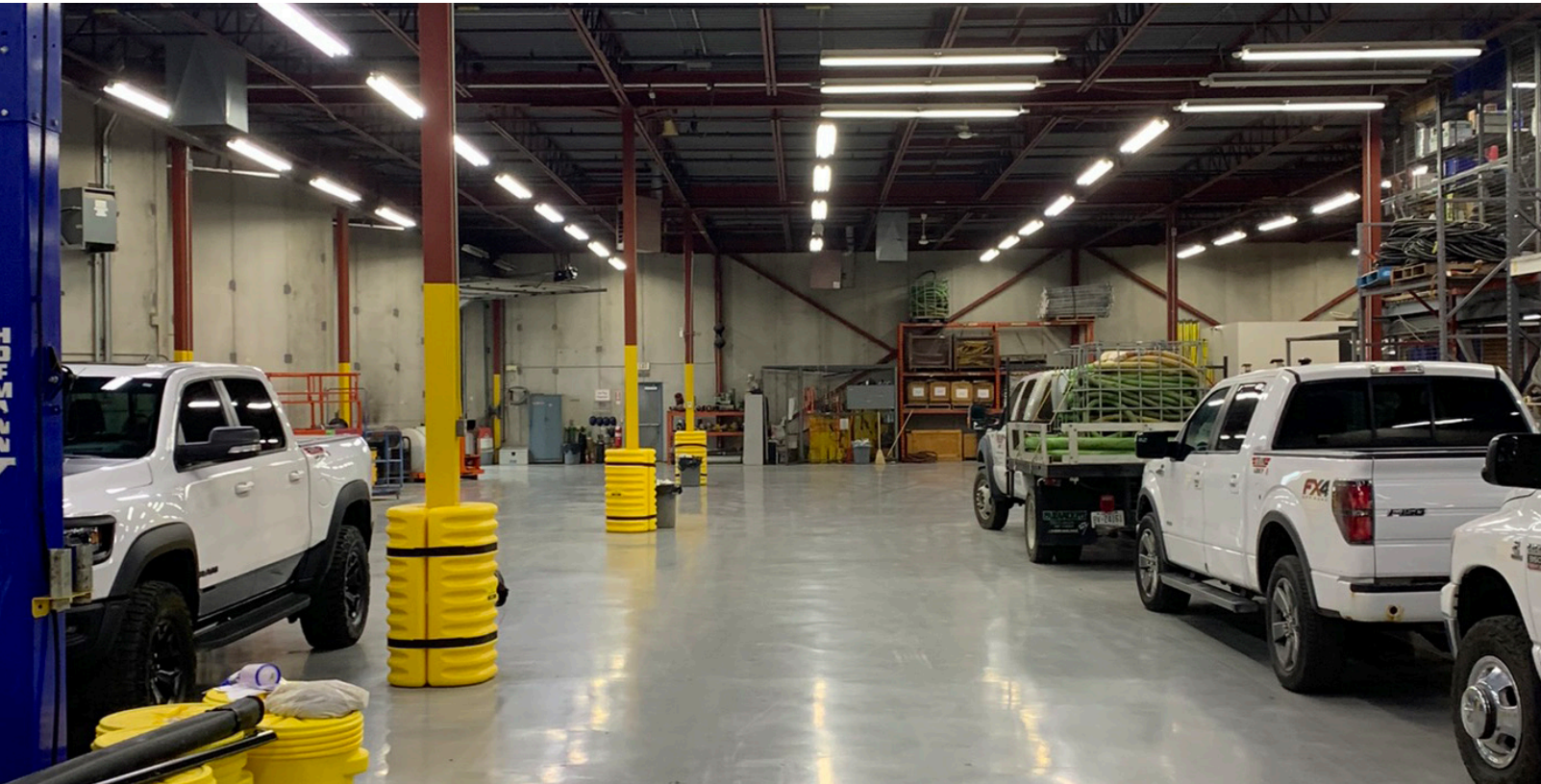
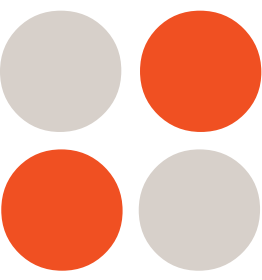
Photos



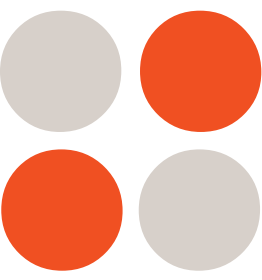
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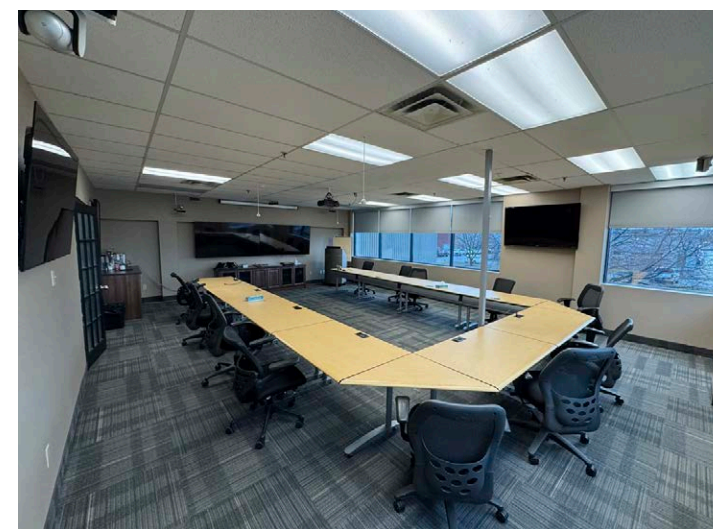
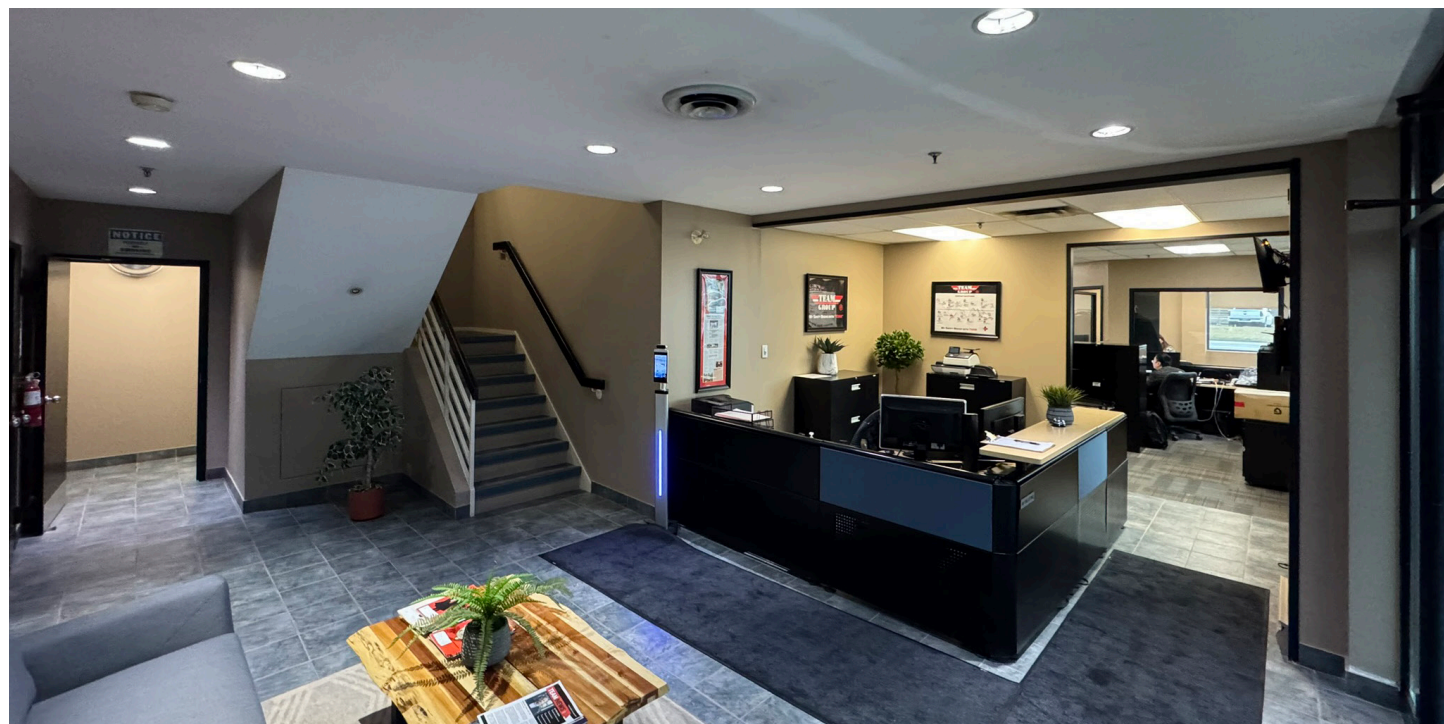
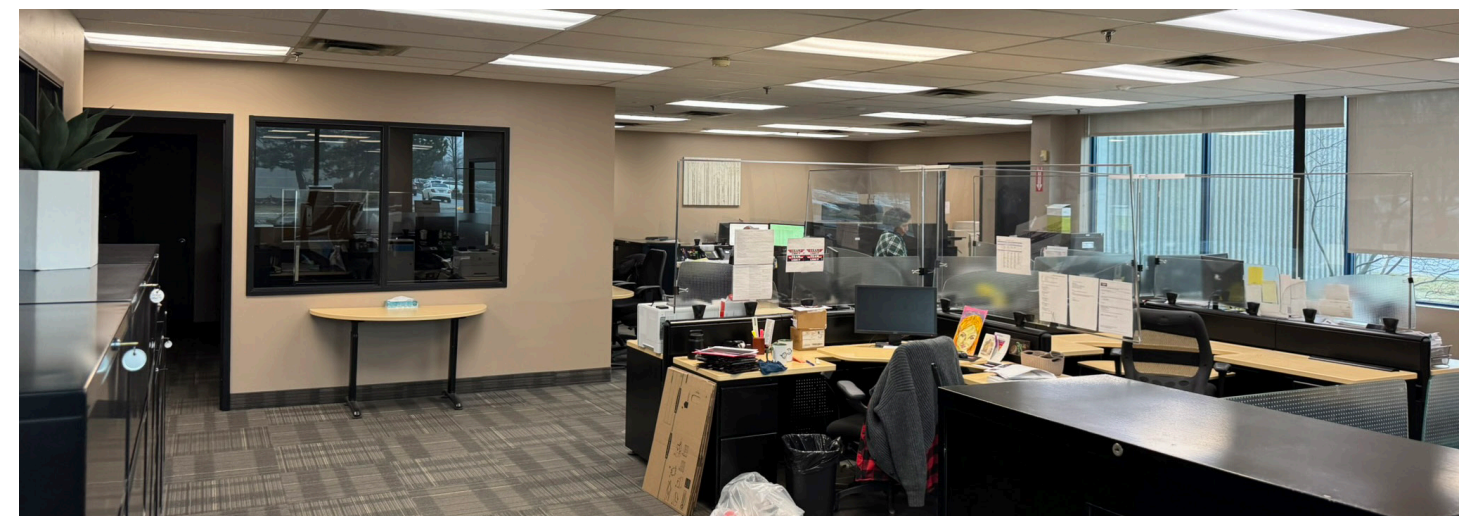
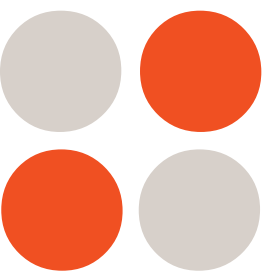
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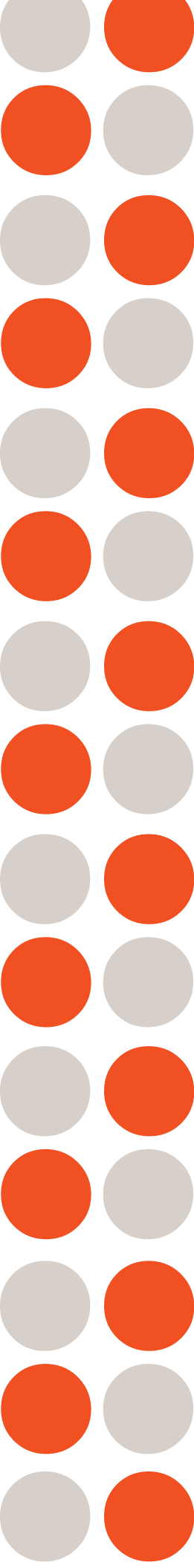
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Photos



*A bright future
for your business
is right here.*



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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.