

Lennard:



**Outside
Storage
Permitted**

For Sublease: 42 Cardico Drive
Freestanding 34,732 SF Industrial Building Along Highway 404

Clean, Well
Maintained
Industrial
Space



Total Building Size

34,732 SF

Office Area

5,008 SF

Warehouse Area

29,724 SF

(Including Legal Mezzanine)



Asking Rent

\$13.50 PSF

T.M.I.

\$4.00 PSF



Term

May 30, 2027



Land Area

2.55 Acres

Zoning

EH(w) Employment Heavy



Clear Height

19' Clear



Shipping

3 Truck Level Doors (With Levelers)

3 Drive-In Doors

Can Accommodate

53' Trailers

Highlights

- Freestanding facility
- Highway 404 exposure
- Turn-key condition
- Fenced & permits outside storage
- Racking, spray booth & other items available (Cost TBD)



Stouffville Road

Highway 404

**Excellent
Highway 404
Exposure**



**Under 5
Minutes to
Hwy 404**



12 Minutes to Highway 407
17 Minutes to Highway 401
22 Minutes to Highway 400



42 Cardico Drive

Lennard:

Vaughan

Richmond Hill

Bethesda

Gormley

Markham

Unionville

Stouffville

Dufferin Street

Bathurst Street

Yonge Street

Bayview Avenue

Leslie Street

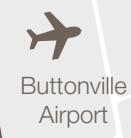
Woodbine Avenue

19th Avenue

Elgin Mills Road E

Major Mackenzie Drive E

16th Avenue



Buttonville
Airport

Bloomington Road

Warden Avenue

Bethesda Road

Stouffville Road

Kennedy Road

McCowan Road

Highway 48

Highway 404

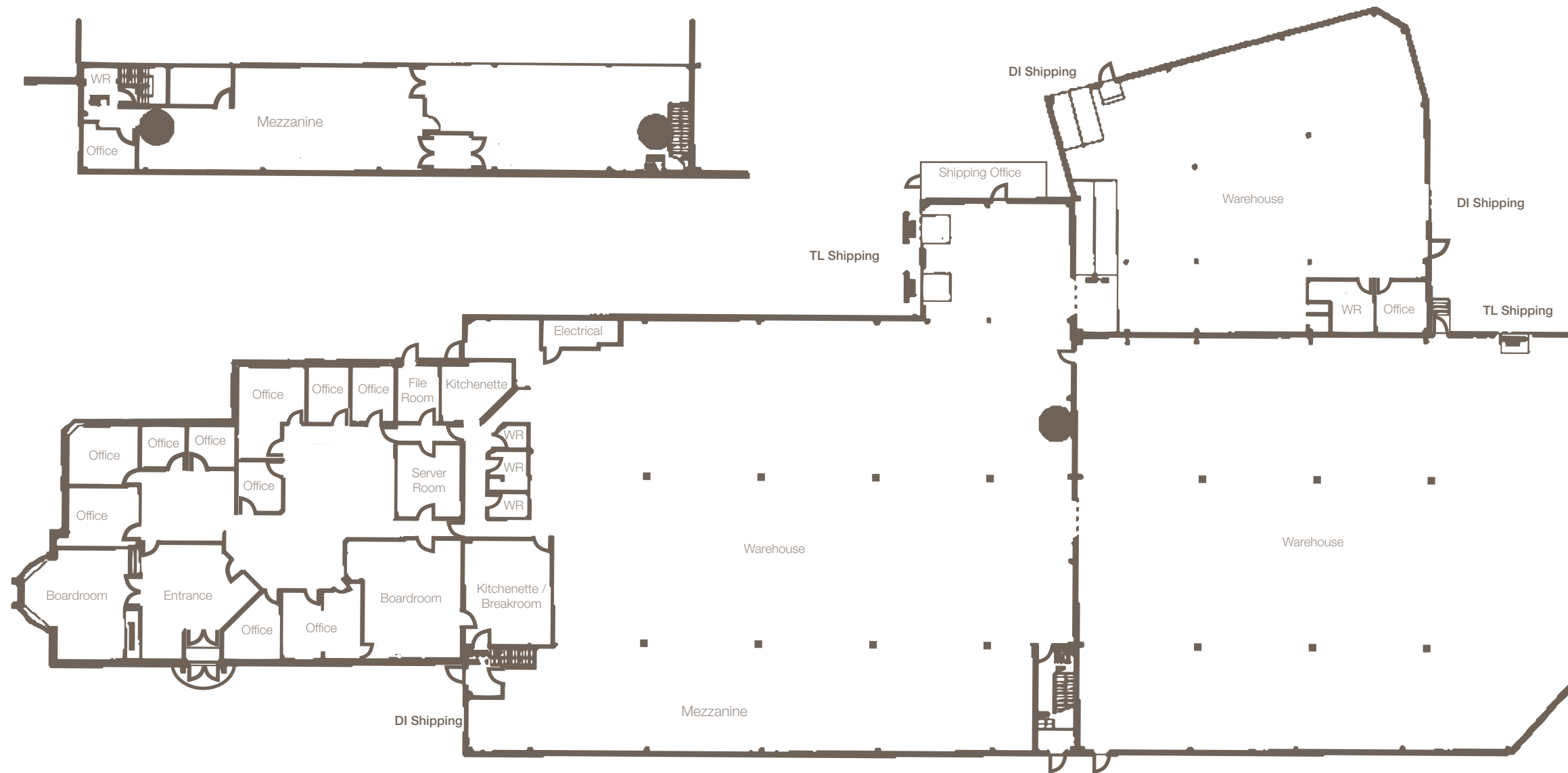
Highway 7

Highway 407

42 Cardico Drive

Floor Plan

Office Area: 5,008 SF (Approximate) | Warehouse Area: 29,724 SF (Including Legal Mezzanine)



Zoning Permitted Uses

EH(w): Employment Heavy

The Employment Heavy EH zoning allows for the following uses:

- Abattoir
- Accessory Outdoor Storage
- Accessory Retail Store
- Bulk Storage Tank
- Club
- Contractor's Yard
- Day Care Centre
- Equipment Sales & Rental
- Foundry
- Heavy Equipment Sales & Service
- Manufacturing or Assembling or Processing
- Motor Vehicle Body Repair Shop
- Office
- Private Club
- Public Garage
- Research and Development Establishment
- Service Establishment
- Transportation Terminal
- Warehouse

Note: Within a Water Restriction Zone (w), no person shall use land or erect or use any building or structure for any industrial, manufacturing or other process or any other permitted use that utilizes water for any purpose other than general maintenance of the premises, hygiene, and drinking water for persons employed on the premises.

42 Cardico Drive



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Lennard:



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Office Open Space



Boardroom



Kitchenette

42 Cardico Drive



53' Trailer Access



Office



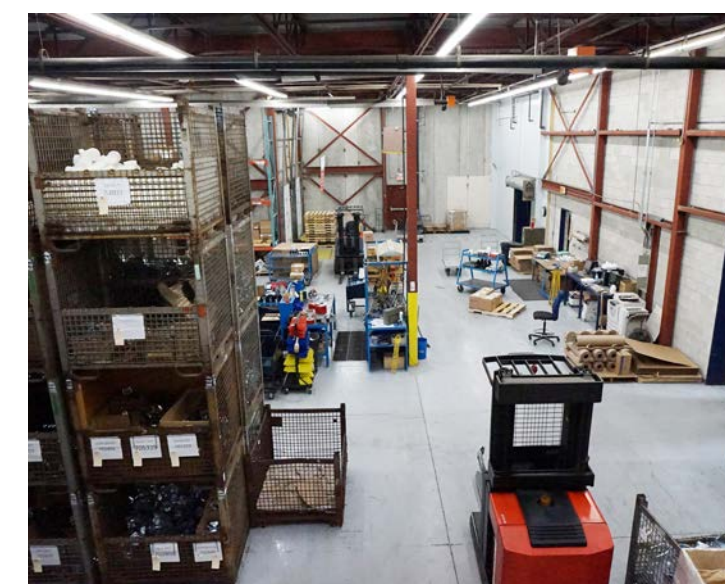
Entrance

42 Cardico Drive



Warehouse

42 Cardico Drive



View from Mezzanine



TL Shipping Doors with Levelers

42 Cardico Drive



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