

**AVISON
YOUNG**



For Lease



+/- 35,600 SF AVAILABLE

78 Steelcase Road West Markham, ON

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*Sales Representative

Property Information

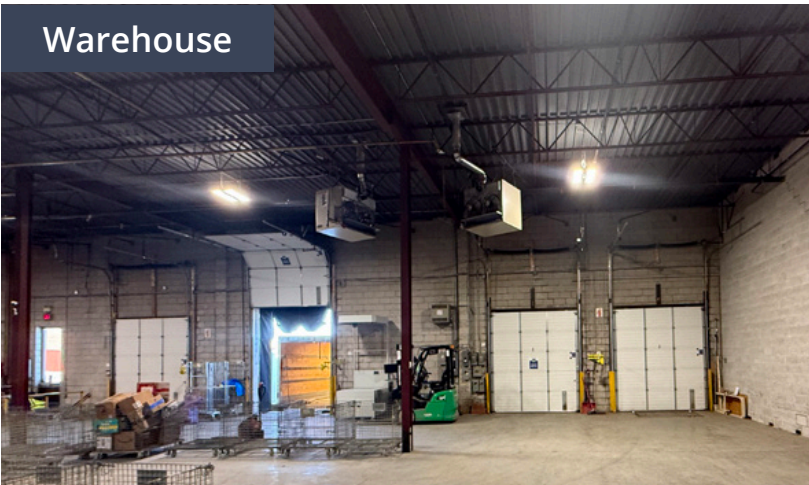
SIZE	+/- 35,600 SF
OFFICE*	20%
CLEAR HEIGHT	18'
SHIPPING	3 Truck Level Doors 1 Drive In Door
ASKING RATE	Contact Listing Agents
T.M.I.	\$4.80 (2025 estimate)
AVAILABILITY	November 1, 2025

*Office component can be reduced to 14%

Highlights

- ✓ Minutes to Highways 404 and 407 with excellent connectivity to Highways 401 and the DVP
- ✓ Exceptional shipping radius
- ✓ Abundant parking available on site
- ✓ LED warehouse lighting
- ✓ Office area includes a mix of open area, private offices with kitchen / lunch room
- ✓ Well located with nearby amenities such as restaurants, financial services, access to great labour pool and public transit.
- ✓ Walking distance to Woodbine Avenue and Steeles Avenue

Warehouse



Warehouse



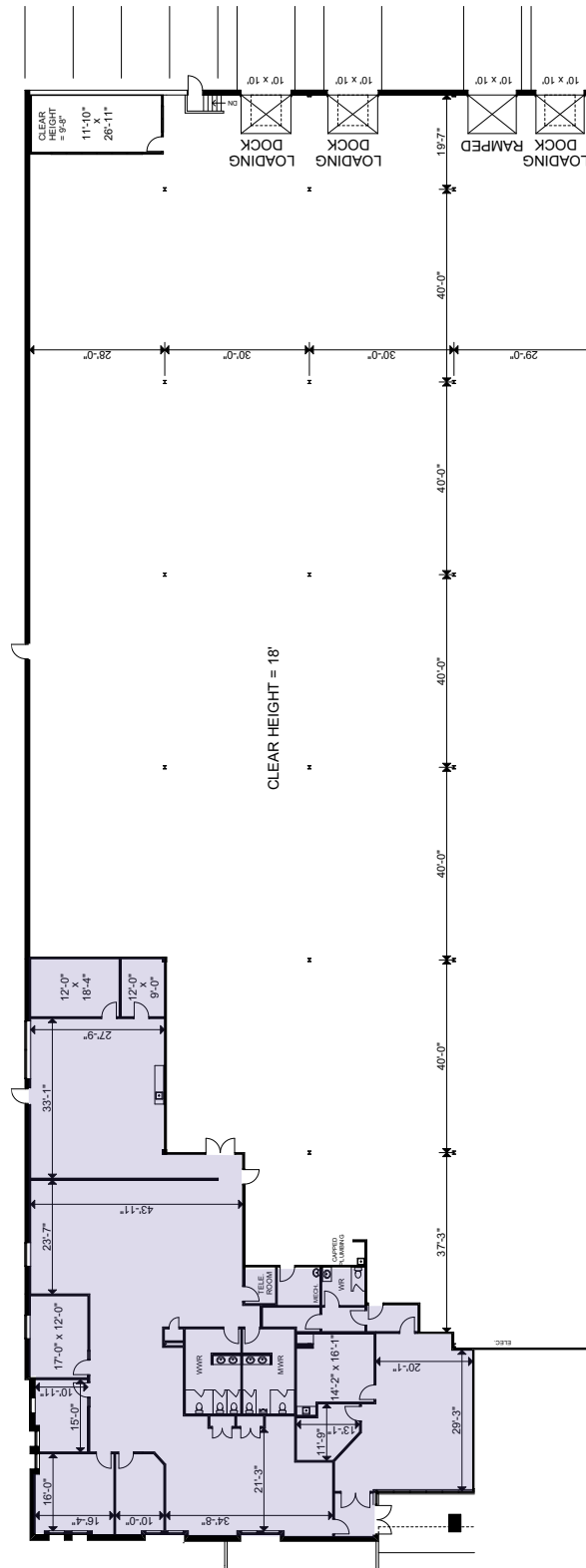
Shipping



Shipping



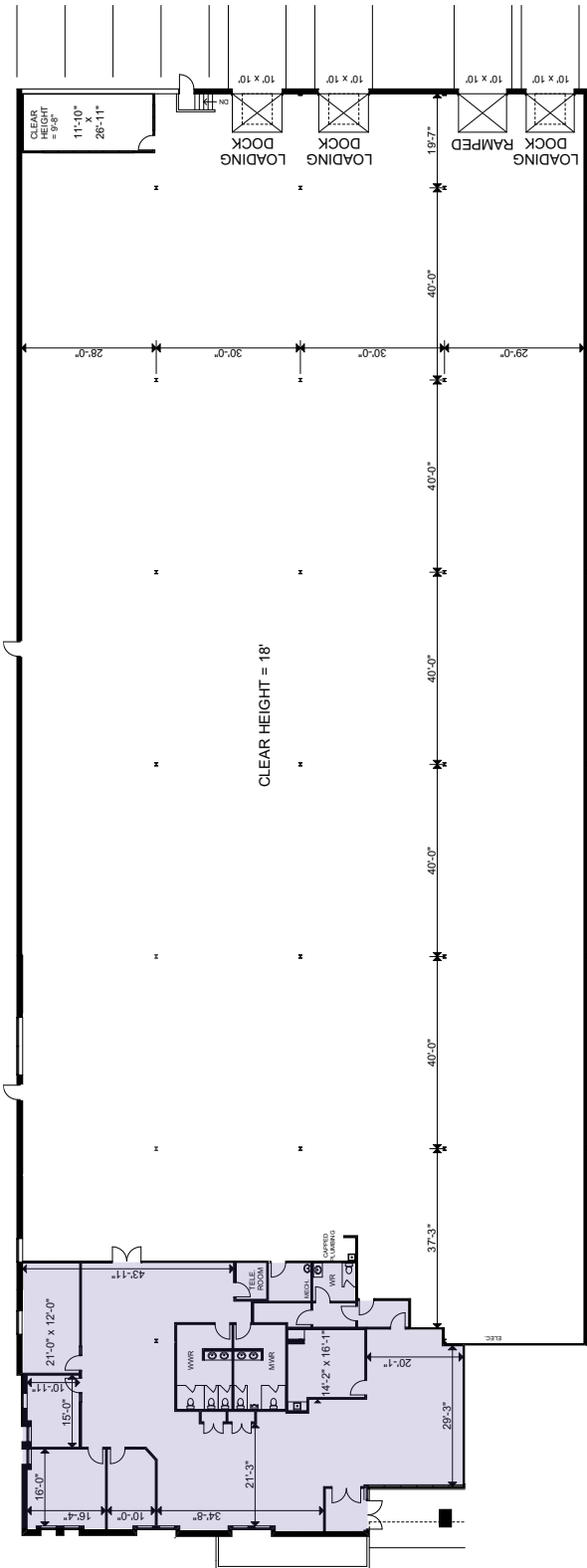
Existing Office Configuration



Internal measurements are for space planning purposes only. E & OE.

Floor Plan

Reduced Office Configuration



Office

Internal measurements are for space planning purposes only. E & OE.



Amenities within 5km	408	371	15	12	61	21
	RETAIL	RESTAURANTS & CAFES	HOTELS	FITNESS CENTRES	BANKS	GAS STATIONS

Transit

- 24 Woodbine
- 16 16th Avenue
- 53 Steeles Avenue East
- 603 VIVA Purple

Drive Times

- 4 Minutes to Highway 404 (2.0 km)
- 5 Minutes to Highway 407 (2.1 km)
- 10 Minutes to Highway 401 (12.1 km)
- 22 Minutes to Downtown Toronto (30.0 km)
- 30 Minutes to Pearson Airport (37.7 km)

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