



Colliers

Allstate Parkway

Valleywood Drive

Lease Rate:

\$13.95

PSF Net

For Lease | 120 Valleywood Drive, Markham

Prime Industrial Freestanding Corporate Headquarter located in Markham

Corporate business park located just north of Highway 7 & Allstate Parkway. Beautifully finished office space comprising of approximately 50% of the building. Plenty of parking for the office and good shipping for the warehouse space. Corporate branding opportunity and building signage fully available.



Close to
highways



Parking
on site

George Siotas*

Vice President
+1 416 791 7204
george.siotas@colliers.com

David Hoffman*

Vice President
+1 416 791 7241
david.hoffman@colliers.com

Newton Leung*

Senior Vice President
+1 416 318 8056
newton.leung@colliers.com





Salient Facts

Address

120 Valleywood Drive

Location

**Just north of Highway 7
and Allstate Parkway**

Site Area

3.36 acres

Leasable Area

60,071 SF

Zoning

MC60

Clear Height

18 feet

Shipping

6 truck level doors

Lease Rate

\$13.95 PSF Net

T.M.I.

\$5.17 PSF

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Building Features

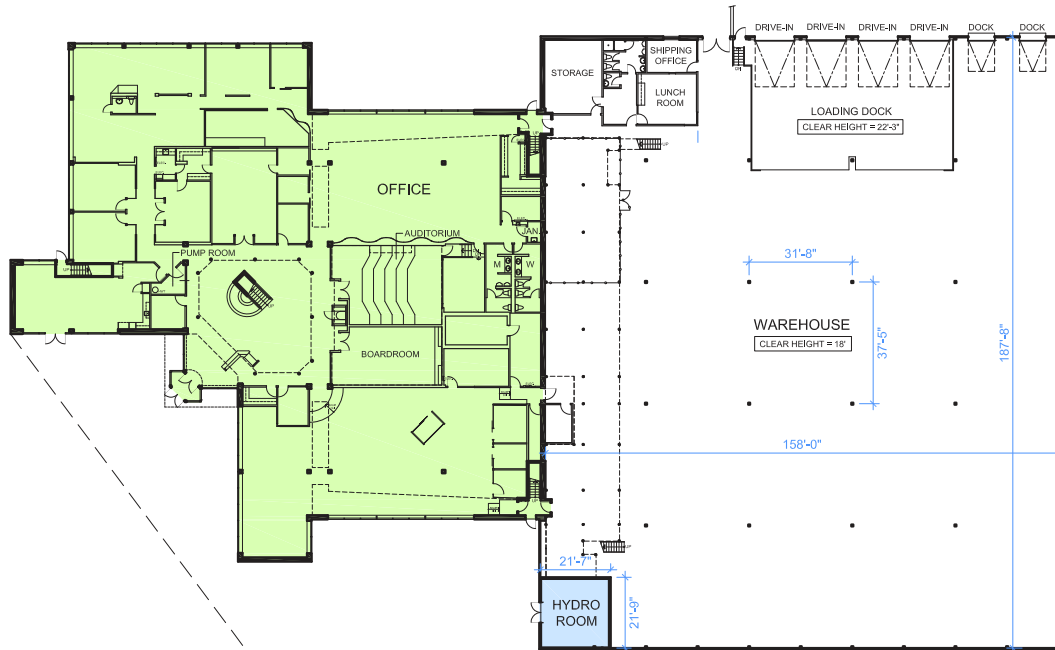
- Industrial freestanding building
- Mezzanine level perfect for showroom use
- 30,080 SF office area
- 29,991 SF warehouse area
- Private offices with boardroom, shipping office, kitchen
- 18 feet clear height in warehouse
- 6 truck level shipping doors



Property Highlights

- Conveniently located near Highway 404 & Highway 7
- Situated on landscaped grounds
- Close proximity to Buttonville Airport
- Ample surface parking
- Local transit nearby
- Minutes from a variety of dining options

Office Area

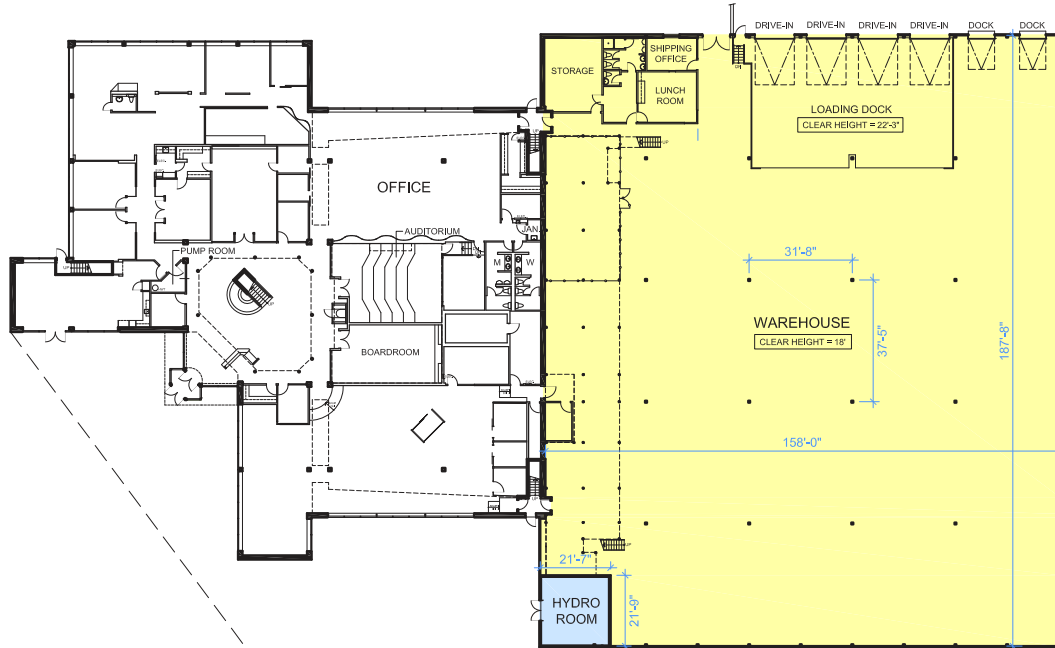


30,080 SF
of office space on
2 floors

- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA

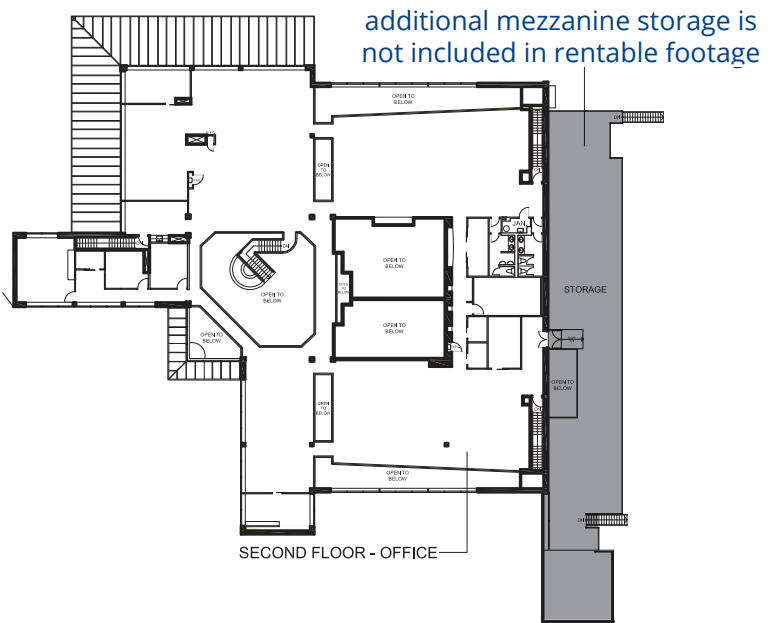


Warehouse Area



29,991 SF
warehouse space

- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA



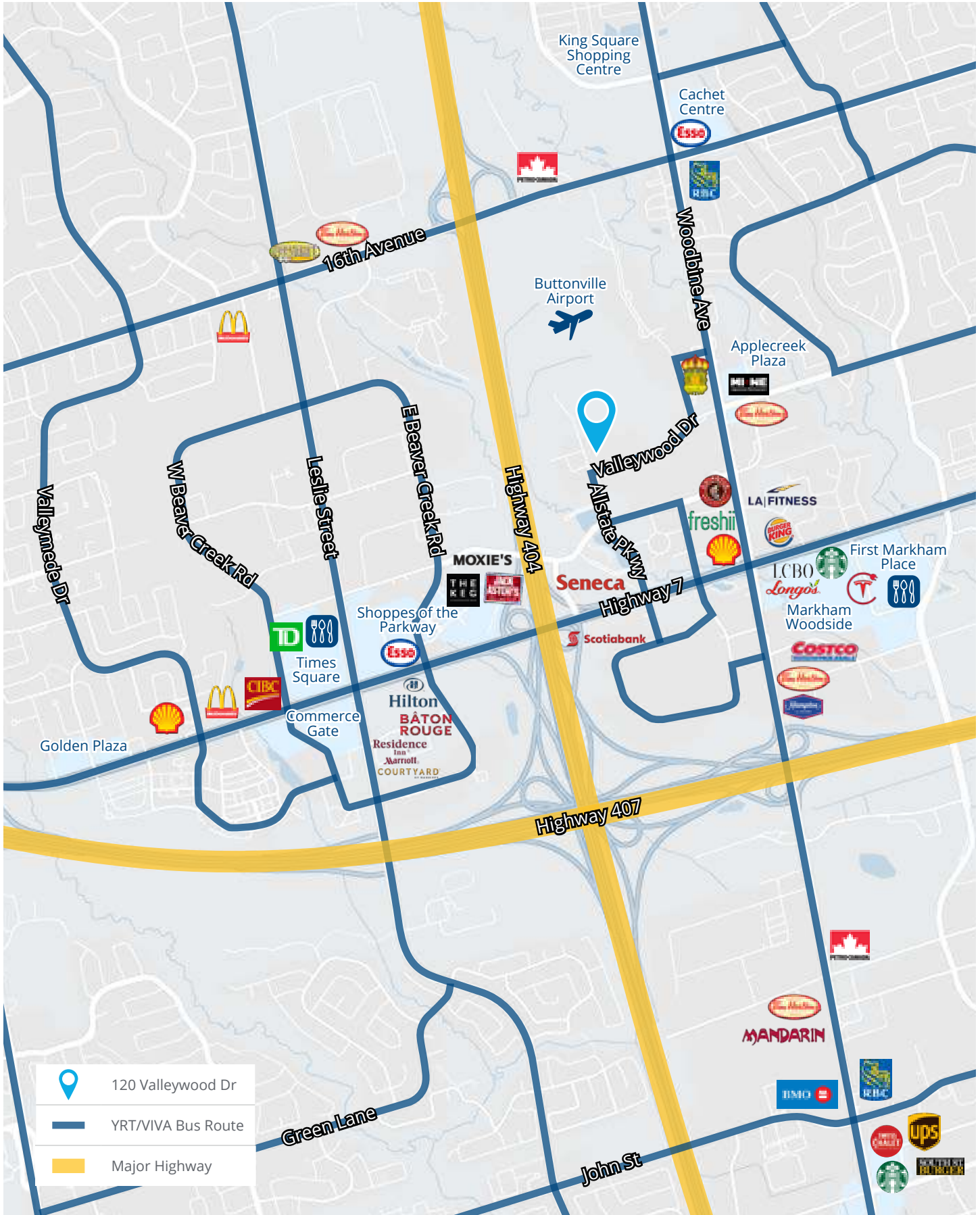
Office Space Photos



Warehouse Space Photos



Amenities & Accessibility





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