

### For Lease

# Freestanding Industrial Building 16,000 SF Available

165 Shields Court, Markham ON



### For more information:

#### Bryan Li, MBA\*\*

Executive Vice President 416.564.8388 bryan.li@jll.com

### Ryan McDonnell\*

Associate Vice President 647.204.8134 ryan.mcdonnell@jll.com

### Jenny Fang\*

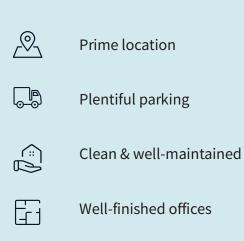
Sales Associate 416.823.6256 jenny.fang@jll.com

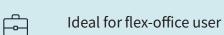
### James Wagstaff\*

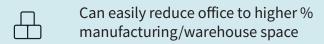
Associate Vice President 647.640.2244 james.wagstaff@jll.com

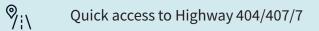
## Freestanding Industrial Building For Lease

Location	Woodbine Ave & Highway 404
Size	16,000 sf
Clear Height	18'
Shipping	2 truck level & 1 drive-in
Zoning	M - Industrial
Asking Rate	\$18.00 psf net
TMI (2024)	\$5.11 psf



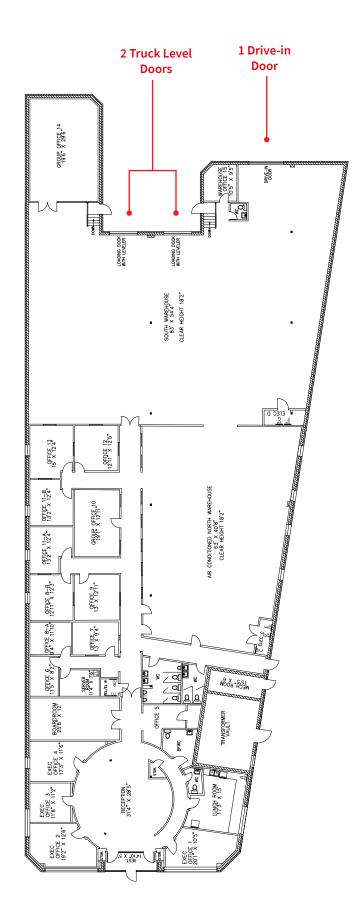








### Floor Plan

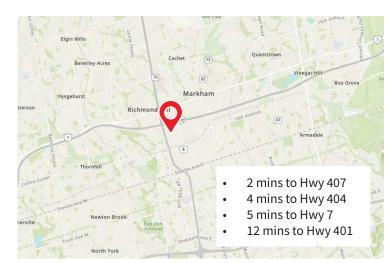














### Bryan Li, MBA\*\*

Executive Vice President 416.564.8388 bryan.li@jll.com

\*\* Broker | \* Sales Representative

#### Ryan McDonnell\*

Associate Vice President 647.204.8134 ryan.mcdonnell@jll.com

### Jenny Fang\*

Sales Associate 416.823.6256 jenny.fang@jll.com

### James Wagstaff\*

Associate Vice President 647.640.2244 james.wagstaff@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There maybe differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.