



7,597 SF Warehouse Space | Cooler and Freezer Included

For Sublease

455 Cochrane Dr Unit 26-27, Markham, ON L3R 9R3

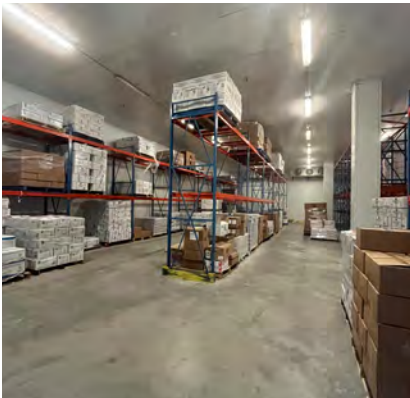
 **JLL** SEE A BRIGHTER WAY

Property details

Size	7,597 sf
Office	10%
Shipping	2 truck level doors
Clear height	17'6"
Zoning	EMP-BP (O)
Asking rent	\$17.50 psf net
TMI (2026)	\$6.35 psf
Possession date	Immediate

Highlights

- Available for sublease through August 31, 2030
- Built-in cooler and freezer areas in well-maintained condition
- Ideal for food-related and cold-storage operations
- Strategic location near Hwy 7 and Hwy 404
- Excellent connectivity with efficient logistics access
- Convenient access to commercial amenities and labour markets

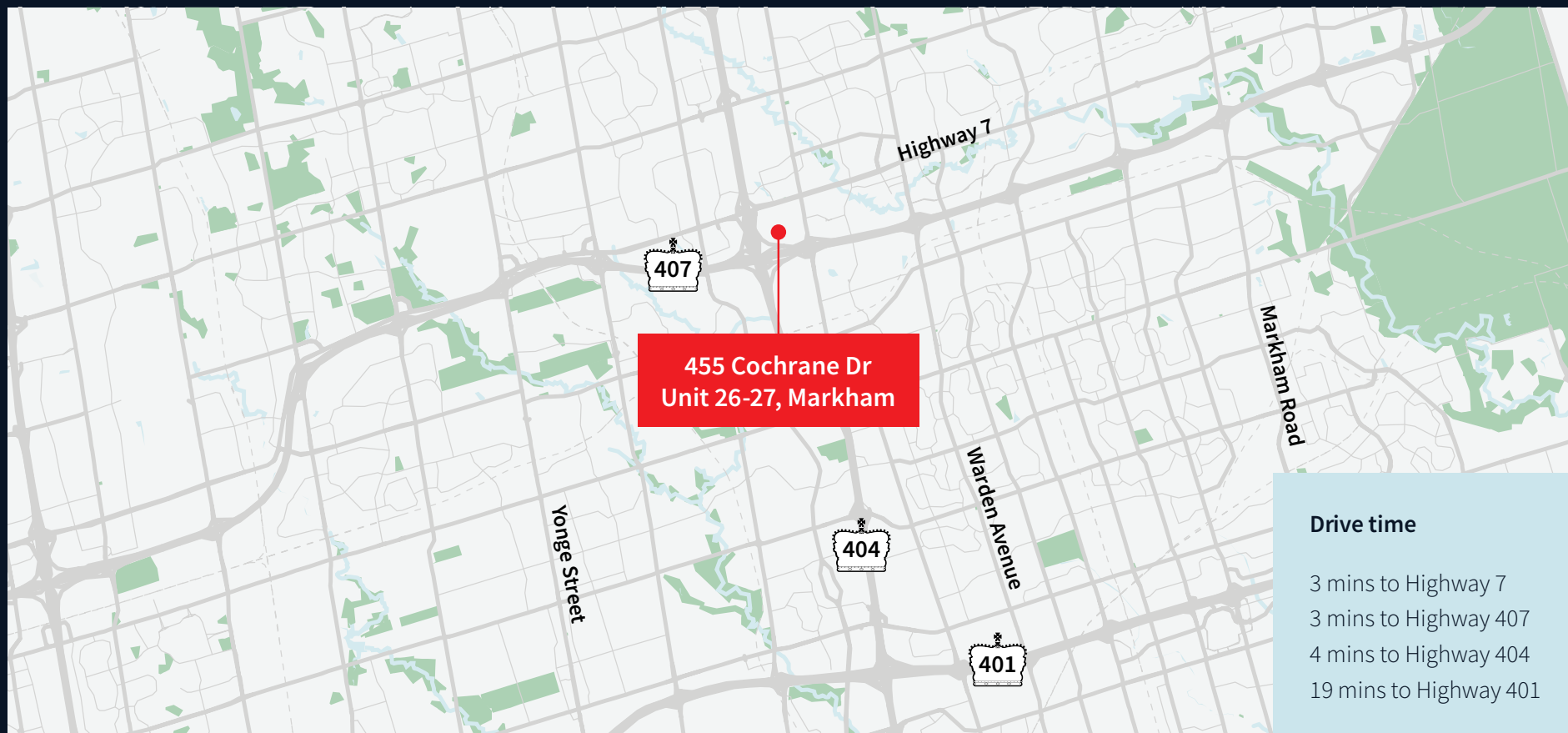


Zoning EMP-BP (O)

9.4.4.1 Permitted Uses

- a. Business office
- b. College
- c. Commercial parking lot or garage (3)
- d. Data centre (Amending By-law 2026-44)
- e. Film studio (Amending By-law 2026-44)
- f. Financial institution (1) (5)
- g. Fitness centre, recreational (1) (2)
- h. Massage establishment (1)
- i. Personal service establishment (1)
- j. Research and development facility (Amending By-law 2026-44)
- k. Restaurant (1) (5)
- l. Retail store (1) (4) (5)
- m. Service and repair establishment (1)
- n. University
- o. Veterinary clinic
- p. The following uses that legally existed on the lot on the date of the passing of this By-law:
 - i. Artist studio
 - ii. Child care centre
 - iii. Commercial school
 - iv. Respite day program establishment
- q. Any use not listed above that legally existed on the date this By-law was enacted by Council (6)





For more information, please contact:

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