



Rendering is artist's impression

# MARKHAM MILLS INDUSTRIAL PARK

FEATURING PREMIUM INDUSTRIAL SPACE FOR LEASE  
AT ELGIN MILLS ROAD & HIGHWAY 404

ELGIN MILLS ROAD EAST, MARKHAM, ONTARIO



BRUNO BIFOLCHI  
BROKER OF RECORD





# SITE PLAN



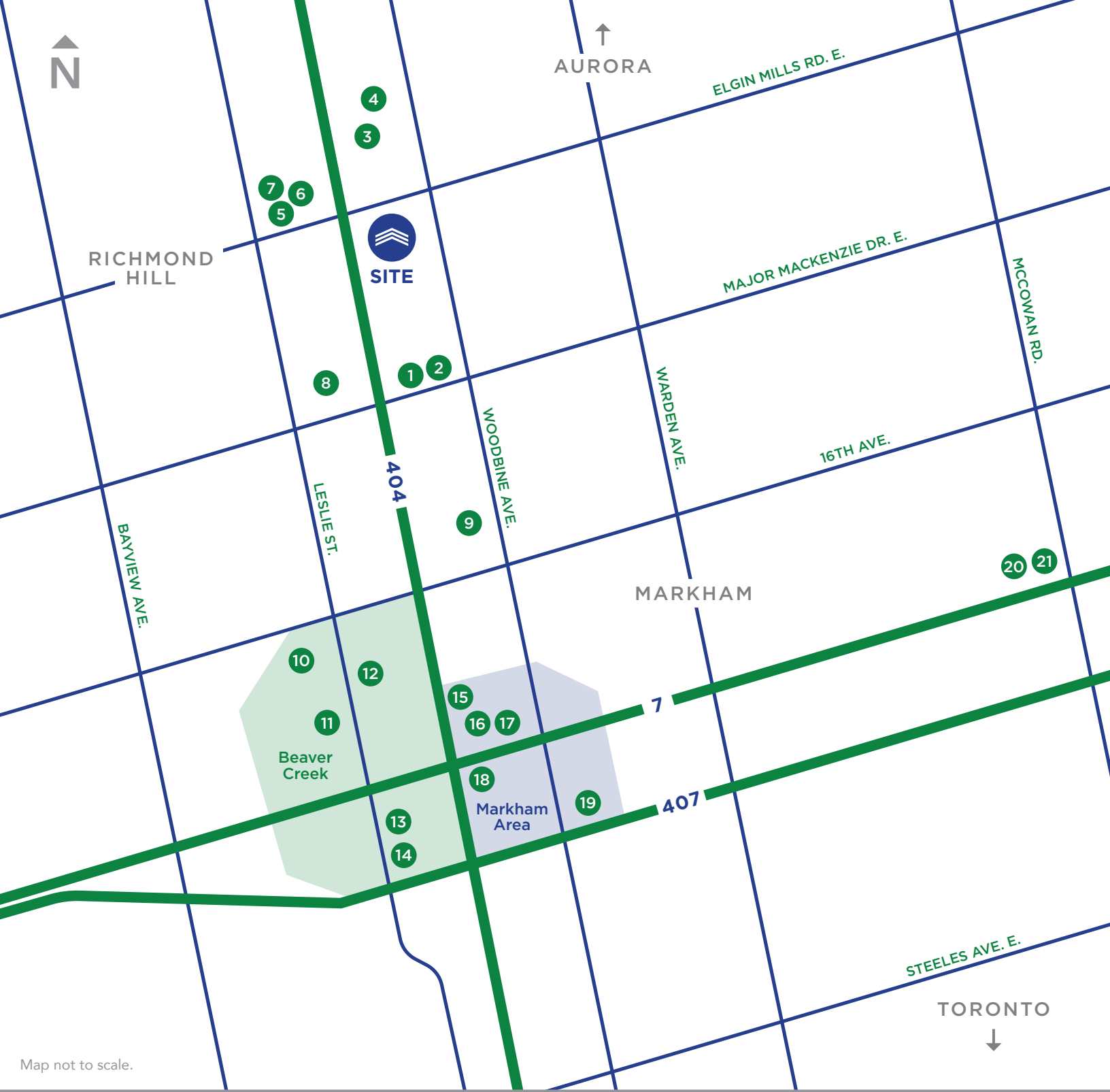




# BUILDING RENDERINGS







# BUSINESS PARK

**Buildings A, B and C**

- Will be 32' clear height.

**Building D and E**

- Commercial.

**Buildings F**

- Will be 28' clear height.

**Zoning**

- BC 670 Zone.
- BC 671 Zone.

**All buildings**

- Will be insulated pre-cast panel.

**Dock doors**

- 9' x 10' with levelers.

**Drive-in doors (typical unless otherwise noted)**

- Will be 14" in height.

**High hazard (EFSR) sprinklers**

- In buildings A, B, C and F.

**HVAC to be sized for units**

- Radiant heat in rear.

**Hydro**

- 100 Amps/600 volts or 200 amps/600 volts.

**Surrounding Areas**

- Surrounded by national head offices, manufacturing, technology, etc.

**Highway Access**

- Close proximity to the 404 and 407.

## LEGEND

- |                      |                               |                    |
|----------------------|-------------------------------|--------------------|
| 1 Canadian Tire      | 8 Peak Products               | 15 Toshiba Tec     |
| 2 Shoppers Drug Mart | 9 King Square Shopping Centre | 16 Allstate Canada |
| 3 Probus Logistics   | 10 Metalworks Corporation     | 17 Hyundai         |
| 4 Enbridge           | 11 Splitsville                | 18 Delta Hotel     |
| 5 Michaels           | 12 Newegg                     | 19 Alectra         |
| 6 Costco             | 13 Courtyard Hotel            | 20 Walmart         |
| 7 Home Depot         | 14 AMD                        | 21 CF Markville    |

**TRINIHILLREALTY.COM**

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