



Bentall

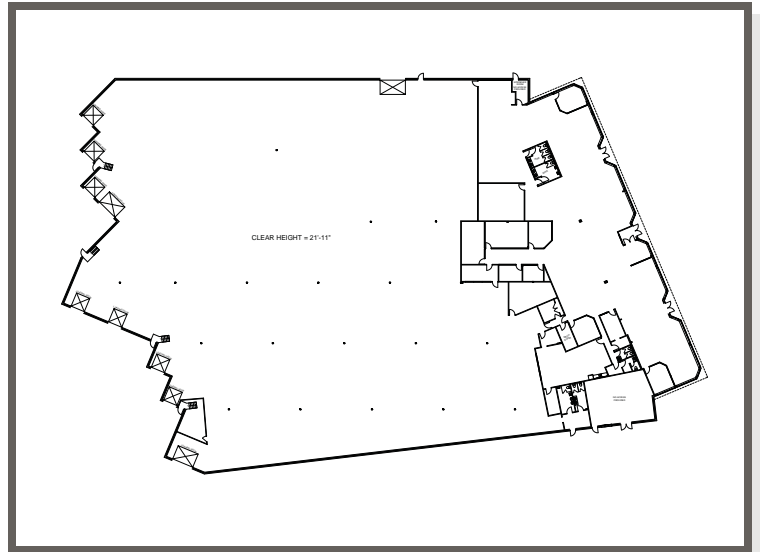
New Low Rate

35 Valleywood Drive
Markham, Ontario

An attractive freestanding building in the vicinity of Woodbine and Sixteenth Avenue. Great access to Highways 404 & 407. Numerous amenities are close by.

Specifications

- Warehouse Area: 45,864 sq ft
- Office Area: 15,994 sq ft (26%)
- Total Area: 61,858 sq ft
- Divisible: 22,563 - 39,295 sq ft
- Available: Immediately
- Asking Net Rate: **\$4.75 psf**
- TMI (2009 est): \$3.49 psf
- Clear Height: 21' 11"
- 7 Truck Level Doors
- 3 Drive-In Doors
- Power 600 volts/1600 amps
- Roof Replaced in 2007
- Parking - 54 Stalls + 1 Handicap

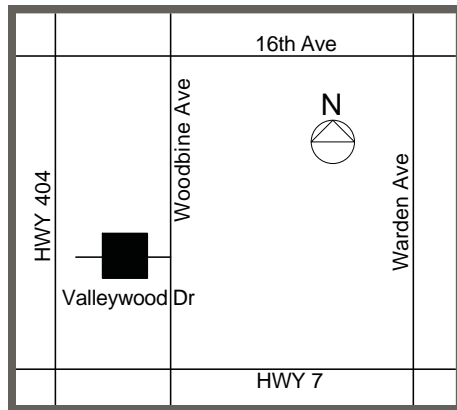


Leasing Contact

Tracy Hishon

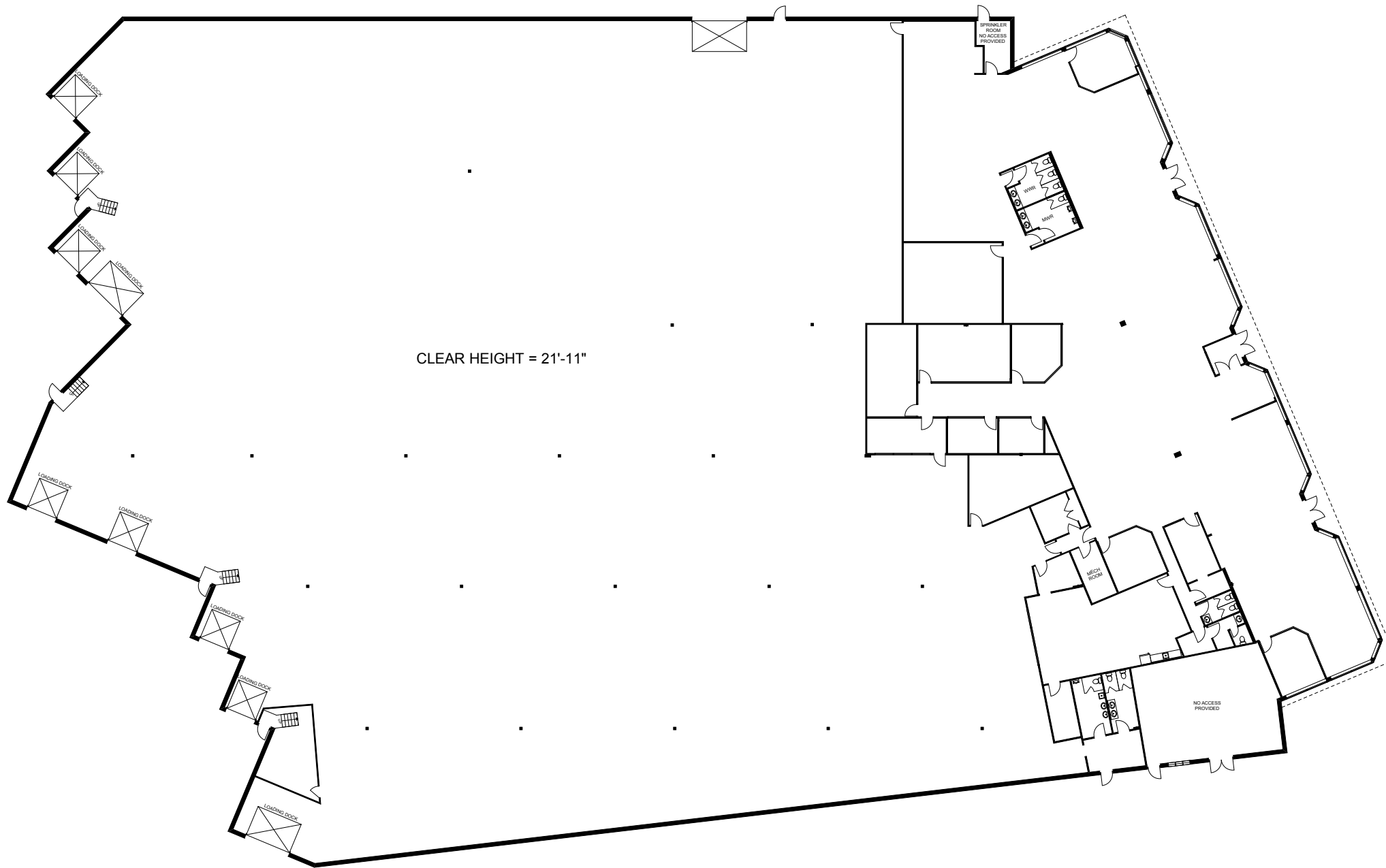
Leasing Manager / Sales Representative
Bentall LP, Brokerage

Tel: 416.674.3562
Fax: 416.674.7738
Email: thishon@bentall.com
Web: www.bentall.com



This information has been obtained from sources deemed reliable. All information is subject to change including price, errors, omissions, withdrawal, notice or any other condition with no warranty given to the accuracy.





CLEAR HEIGHT = 21'-11"

SPRINKLER ROOM
NO ACCESS PROVIDED



"Client"



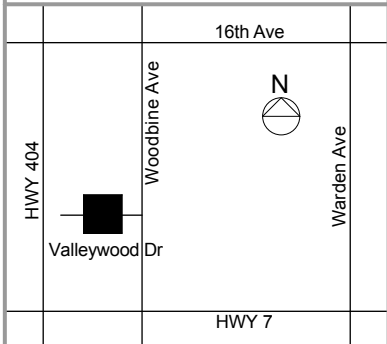
Bentall

Version:	Prepared: 25/11/2008
V1	Measured: 17/04/2008

35 Valleywood Drive
Richmond Hill, Ontario

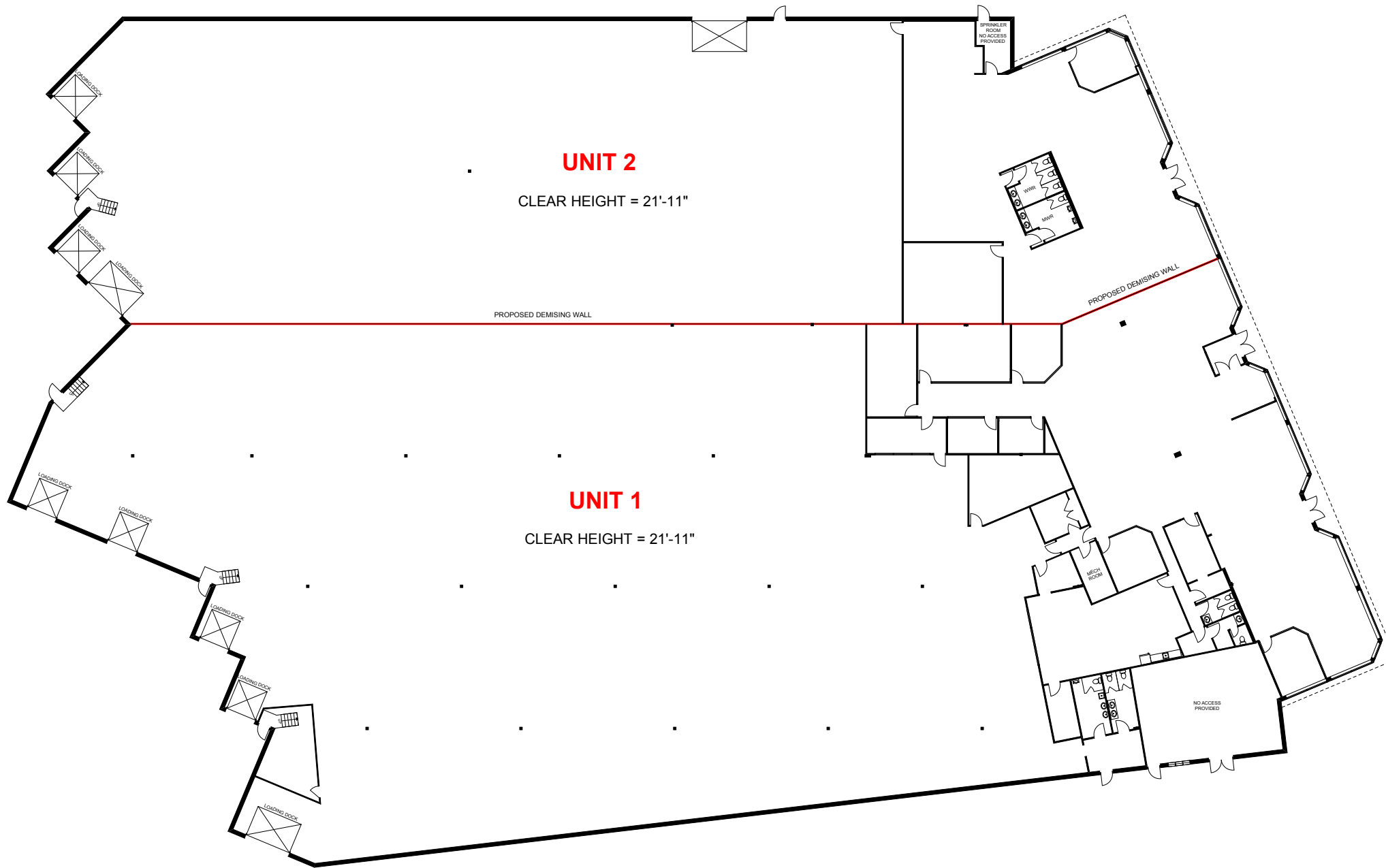
Entire Building

Office Area:	15,994 sq ft
Warehouse Area:	45,864 sq ft
Total Rentable Area:	61,858 sq ft



This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reliance letter from Extreme Measures Inc.

extreme measures inc. Tel: 416.323.2858
Fax: 416.323.0855
mail@xmeasures.com
www.xmeasures.com



"Client"



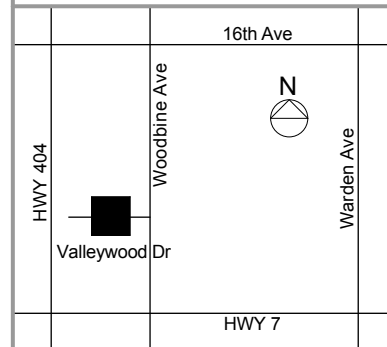
Bentall

Version:	Prepared: 24/03/2009
SPV1	Measured: N/A

35 Valleywood Drive
Richmond Hill, Ontario

Feasibility Plan

Unit 1 Office Area:	10,620 sq ft
Unit 1 Warehouse Area:	28,675 sq ft
Unit 2 Office Area:	5,374 sq ft
Unit 2 Warehouse Area:	17,189 sq ft
Total Rentable Area:	61,858 sq ft



This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reliance letter from Extreme Measures Inc.

This work product or portions thereof relies upon information provided by the Client and/or from third parties introduced by the Client that has not been independently verified by Extreme Measures Inc. Extreme Measures Inc. is not liable for any errors, omissions or inaccuracies that may result from such information.



extreme measures inc. Tel: 416.323.2858
Fax: 416.323.0855
mail@xmeasures.com
www.xmeasures.com