

FOR LEASE // INDUSTRIAL

380 Bentley



UNIT 1 - MIXED OFFICE AND
INDUSTRIAL SPACE IN MARKHAM

For more information please contact:

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*Sales Representative

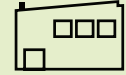
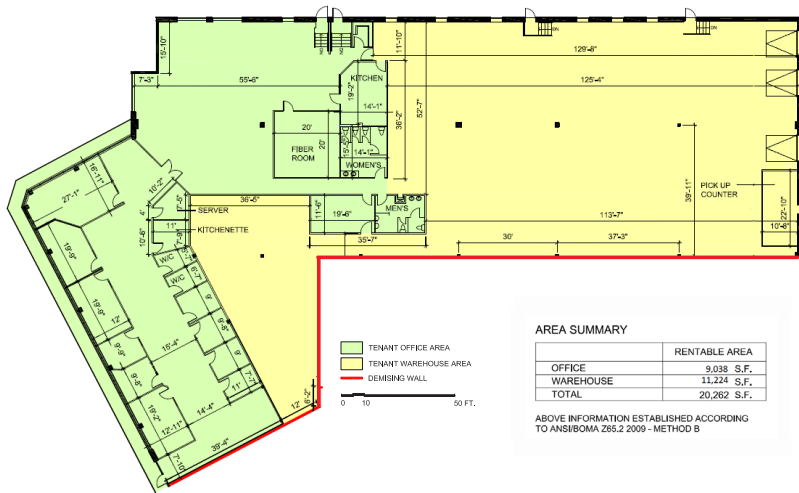
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INVESTMENT SERVICES



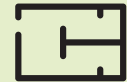
PROPERTY DETAILS

- 20,262 sf of private offices and open space
- Conveniently located close to Highway 404 and 407
- Clean warehouse space with truck level shipping
- Surface parking on site
- Close proximity to restaurants, hotels, other convenient services

EXISTING LAYOUT



INDUSTRIAL SPACE



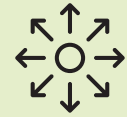
20,262 SF OF SPACE AVAILABLE

ASKING RATES

ANNUAL NET RENT (Minimum 5yr. term)
\$10.00 psf per annum

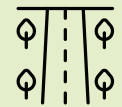
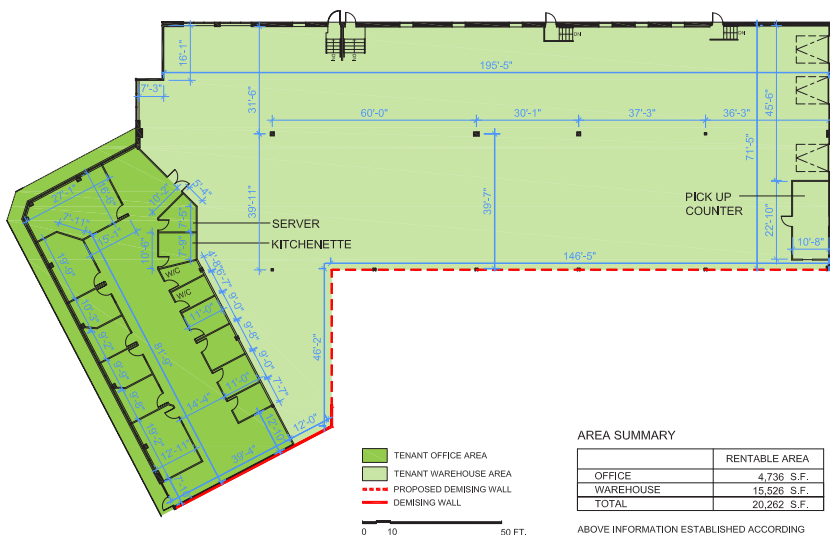
ADDITIONAL RENT
T.M.I. \$4.66 psf

20,262	45% Office; 55% Warehouse
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PERFECT FOR WAREHOUSING & LOGISTICS

POTENTIAL: 20% INCREASE IN WAREHOUSE



QUICK ACCESS TO MAJOR HIGHWAYS



CLOSE PROXIMITY TO MANY AMENITIES

ASKING RATES

ANNUAL NET RENT (Minimum 5yr. term)
TBD psf per annum

ADDITIONAL RENT
T.M.I. \$4.66 psf

20,262	23% Office; 76% Warehouse
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TRUSTED LANDLORD

LOCATION MAP



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