

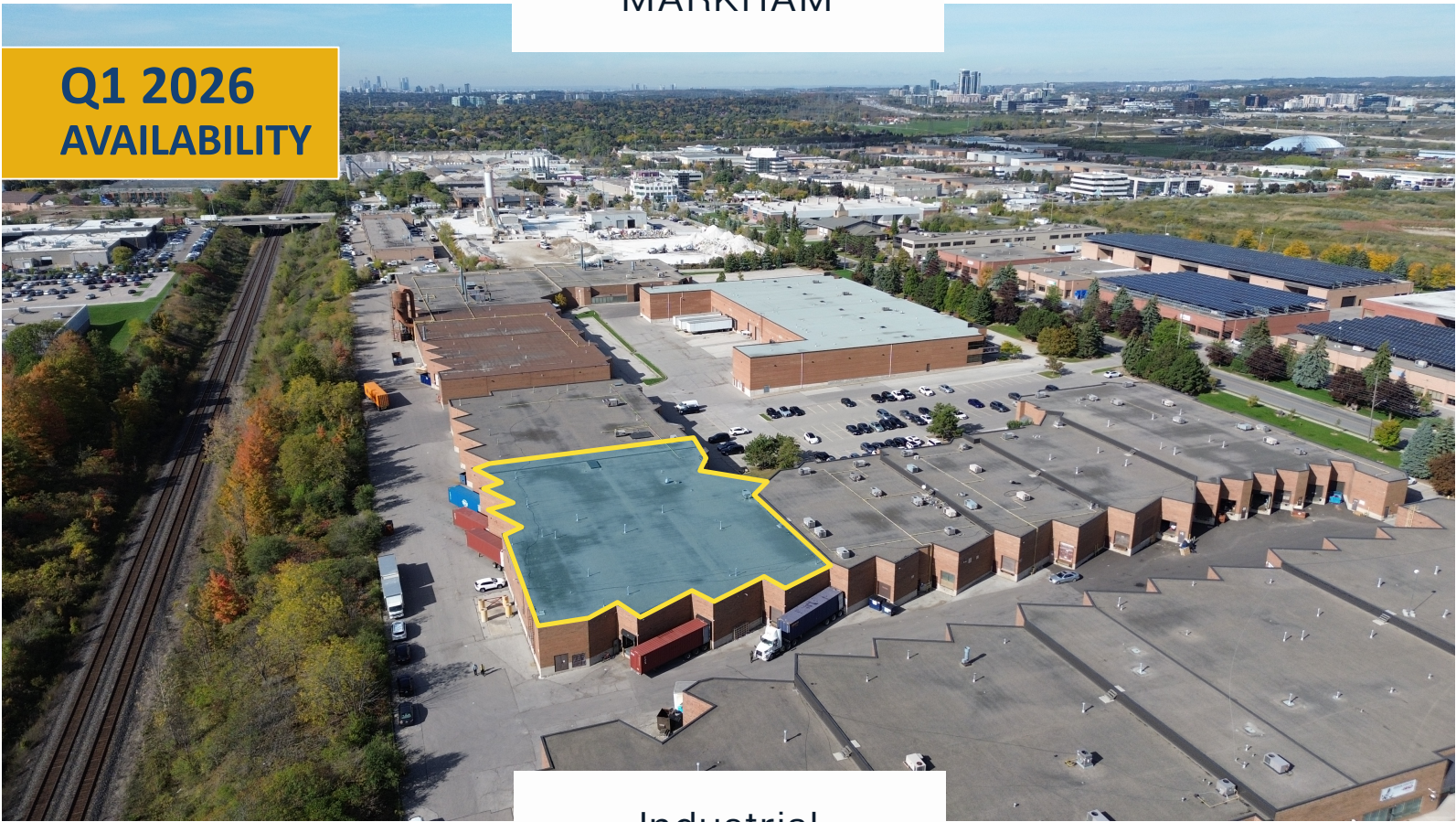
FOR LEASE

OUTSTANDING UNIT WITH AMPLE SHIPPING DOORS

35 RIVIERA DRIVE #5-8

MARKHAM

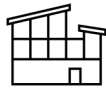
Q1 2026
AVAILABILITY



Industrial



34,000 SF



18' Clear



400 Amps



7 Truck Doors



VANGUARD

NORTHEAST REALTY

CORP.,
BROKERAGE



Located just off Highway 404 and Highway 7, 35 Riviera Drive (Units 5–8) places your business in the core of Markham's high-demand industrial node.

The property offers immediate access to major arterials, making distribution, service calls, and client reach exceptionally efficient. The configuration 7 truck-level doors that streamline shipping and receiving for both 53' trailers and smaller vehicles.

A generous shipping apron, plentiful surface parking, and immediate access to major arterial routes make this unit stand out. The landlord upholds a clean, professionally managed complex with strong ownership standards, upgraded warehouse lighting, and efficient clear height — ensuring a dependable and well-run operational environment.

15% office

Great Shipping

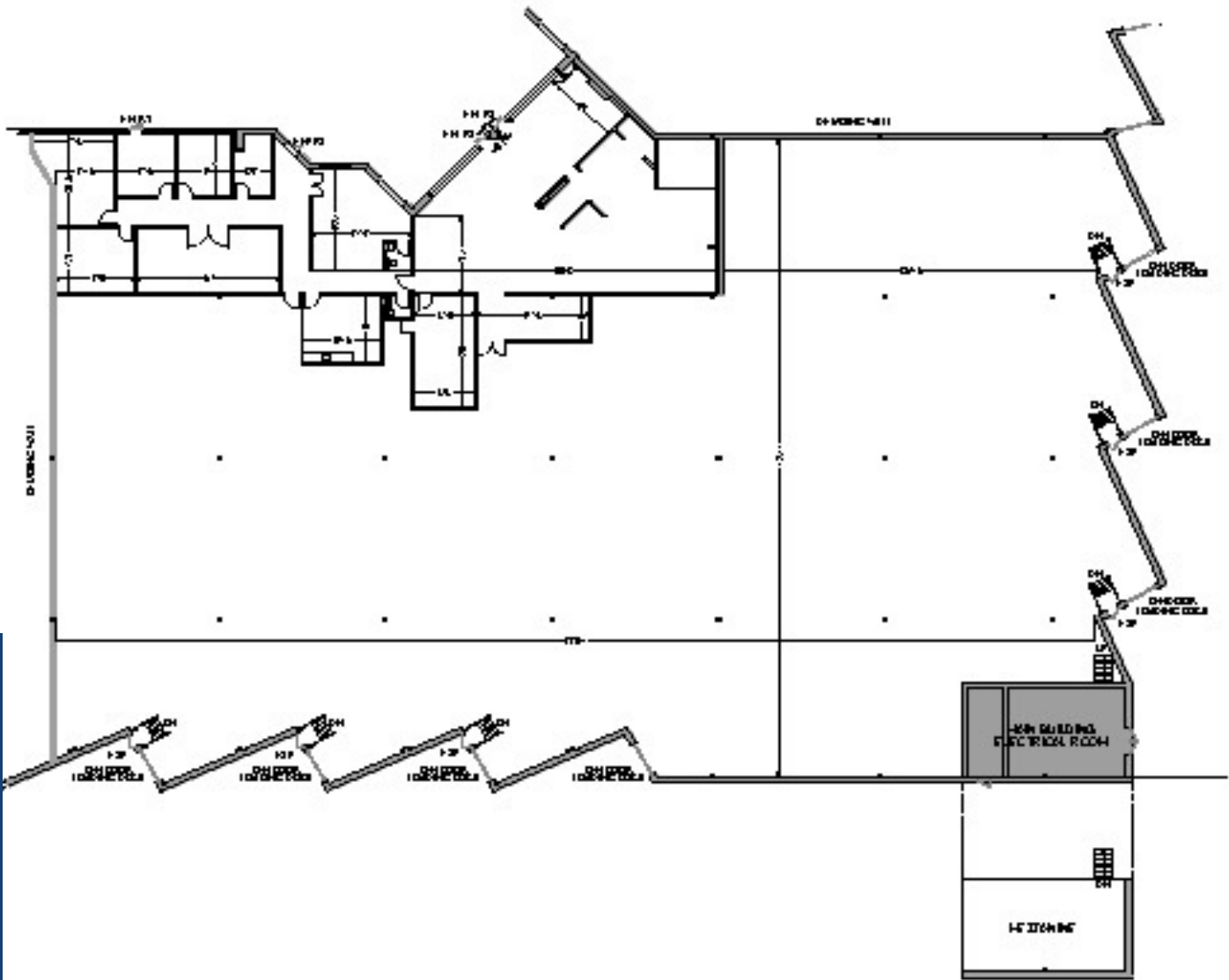
Q1 2026 Availability

Minimal Office

Asking Price:

\$17.50 PSF Net

\$3.85 PSF TMI



Saw-tooth truck-level doors provide an excellent maneuverability for trailers, supported by a deep shipping apron ideal for staging and high-flow logistics. The warehouse benefits from an open column grid, good clear height, and a large contiguous

Contact Information: Listing Broker



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Broker of Record

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