



# THE DENISON

BOUTIQUE INDUSTRIAL CONDOS

★ NOW ★  
REGISTERED



# FOR SALE

147-193 Denison Street  
Markham, Ontario Canada





# BOUTIQUE INDUSTRIAL OFFERING

UNITS AVAILABLE FROM 1,089 SF TO 15,264 SF

The Denison is a boutique offering of 21 Industrial Condos on Denison Street in Markham. Denison Street is known for its light industrial / retail uses, catering to the home improvements industry. It's conveniently located with excellent access to major highways.



## OPPORTUNITY HIGHLIGHTS

- Boutique style building with limited units offered
- Located on high traffic Denison Street
- Great proximity to highways, with easy access to Highway 404 & 407
- A mix of truck level & drive in shipping to accommodate a variety of users
- Buyers can take units "as-is" or vendor is willing to white box units
- Units can be combined to offer various size configurations

# AVAILABLE UNIT IMPROVEMENTS

# SITE PLAN



## CONDOMINIUM UNITS CAN BE IMPROVED AS FOLLOWS:

- Exterior of building painted grey, with black window frames
- Interior "white boxed" to provide clean and bright space
- Updated LED lighting
- Gas forced air handing unit in warehouse
- Rooftop mounted HVAC unit servicing office areas
- Various office layouts available, with ability to customize



AVAILABLE NOVEMBER 2025

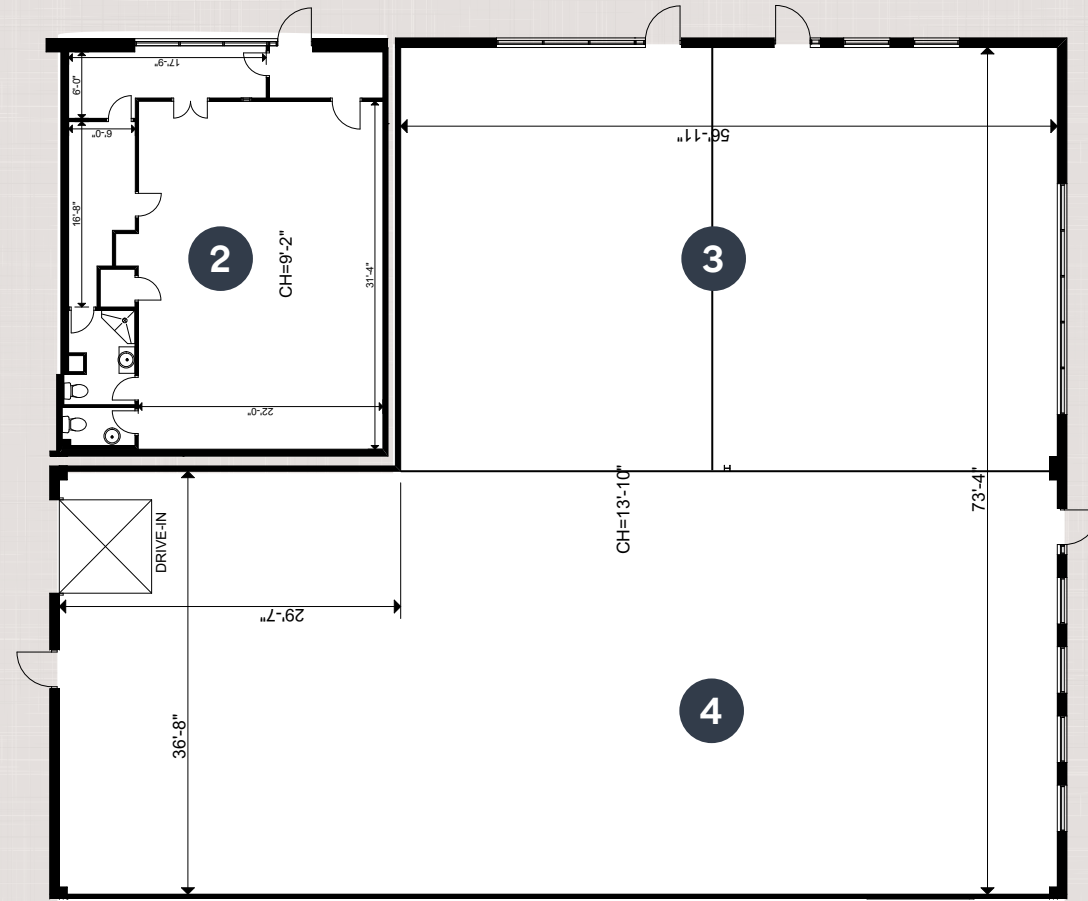
UNITS 2 - 4  
COMBINED 6,578 SF (DRIVE IN DOOR)



# FLOOR PLANS

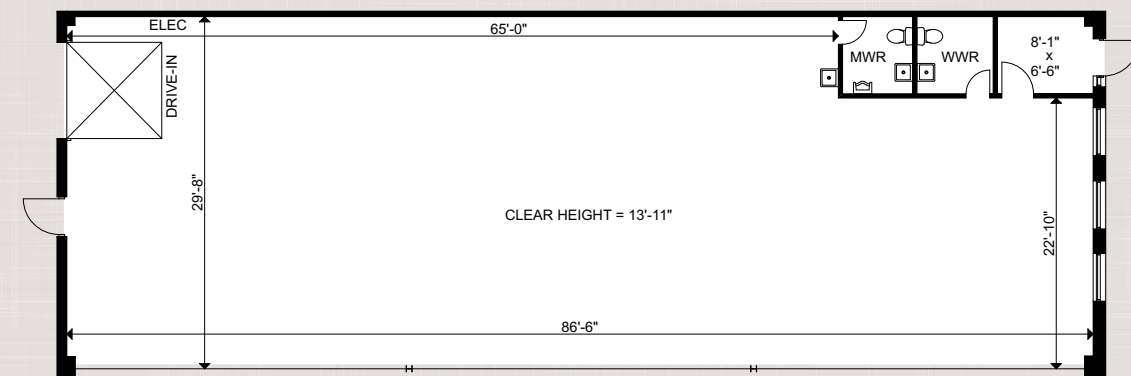
## UNIT 2 AT 1,089 SF / UNITS 3-4 COMBINED AT 5,489 SF / UNITS 2-3-4 AT 6,578 SF

1 DRIVE IN SHIPPING DOOR



## UNIT 8 | 2,669 SF

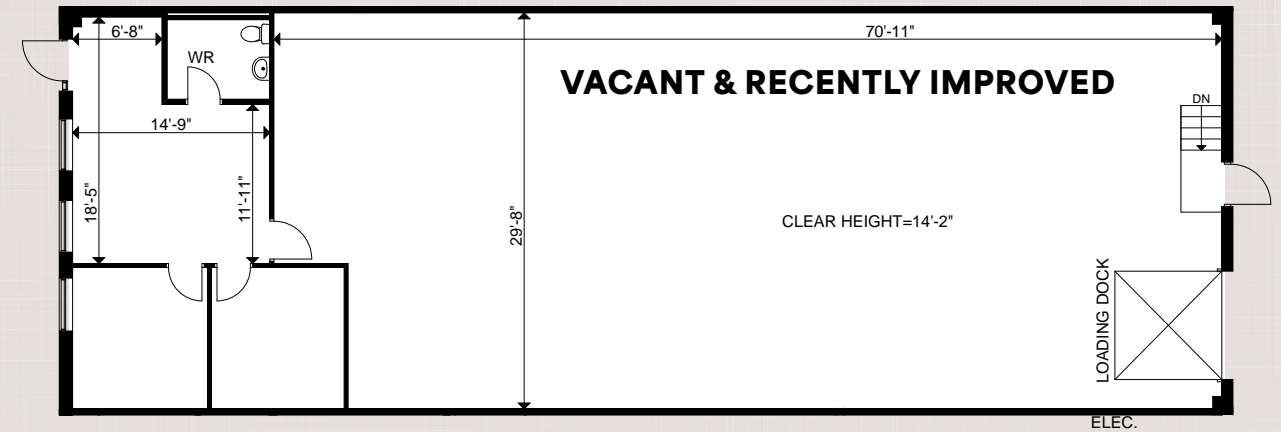
1 DRIVE IN SHIPPING DOOR



FLOOR PLAN NOT EXACTLY AS EXISTING

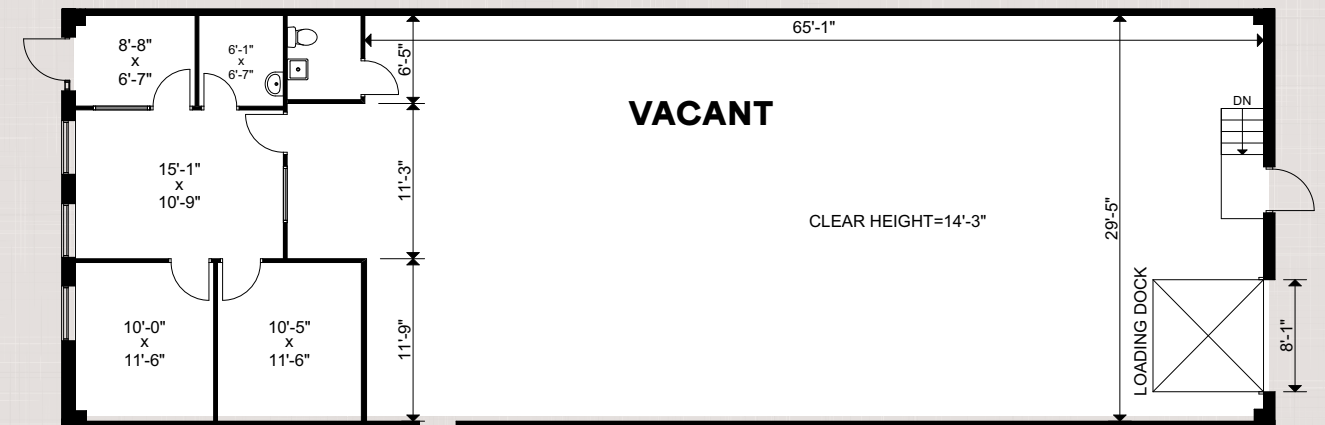
## UNIT 16 | 2,669 SF

OFFICE PERCENTAGE: 20%  
SHIPPING: 1 TRUCK LEVEL DOOR



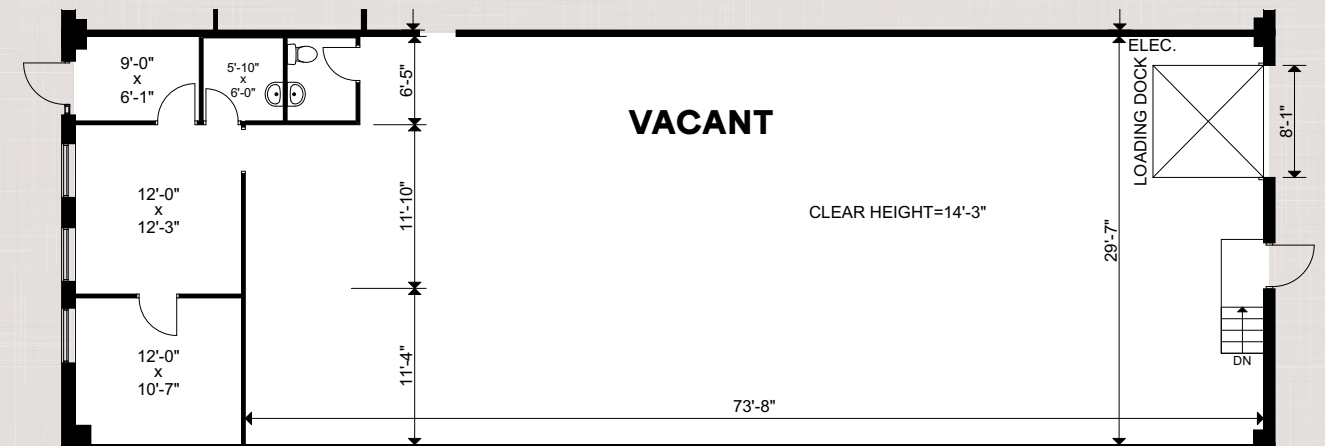
## UNIT 17 | 2,661 SF

SHIPPING: 1 TRUCK LEVEL DOOR



## UNIT 18 | 2,649 SF

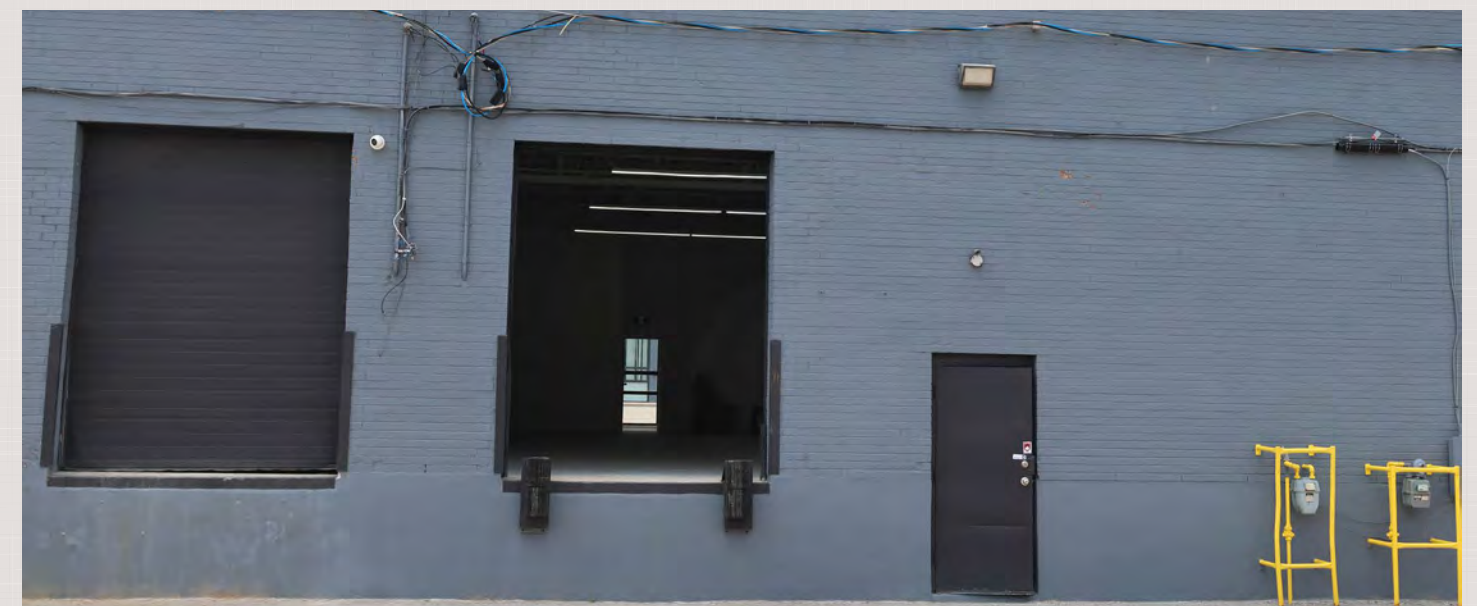
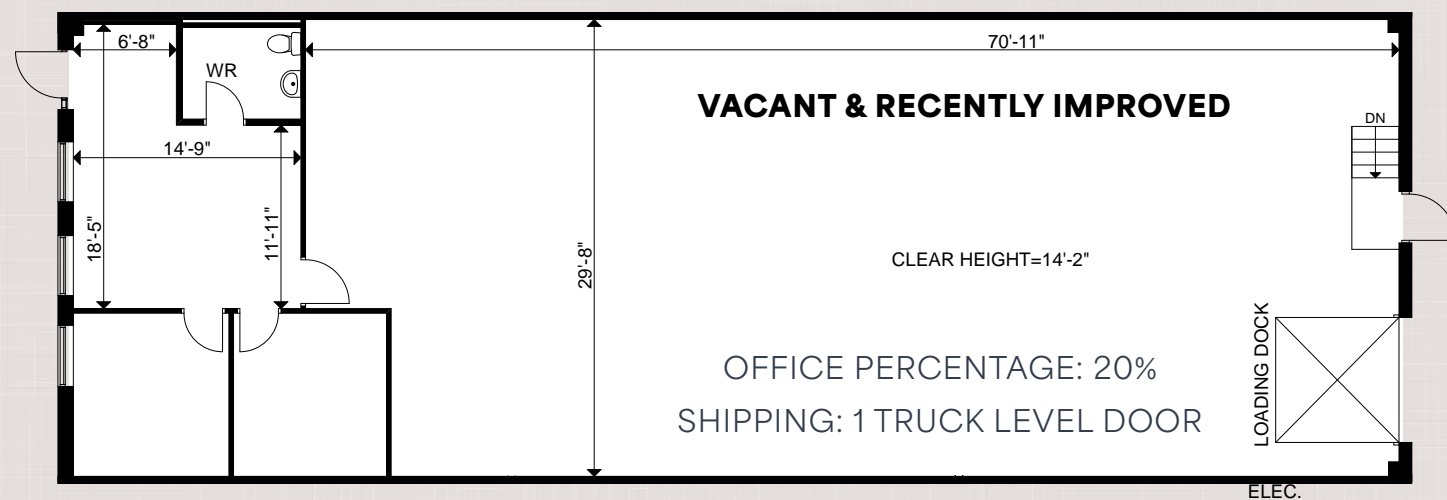
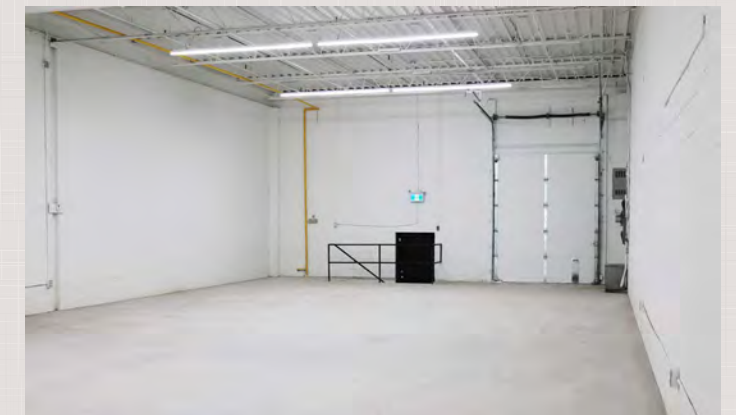
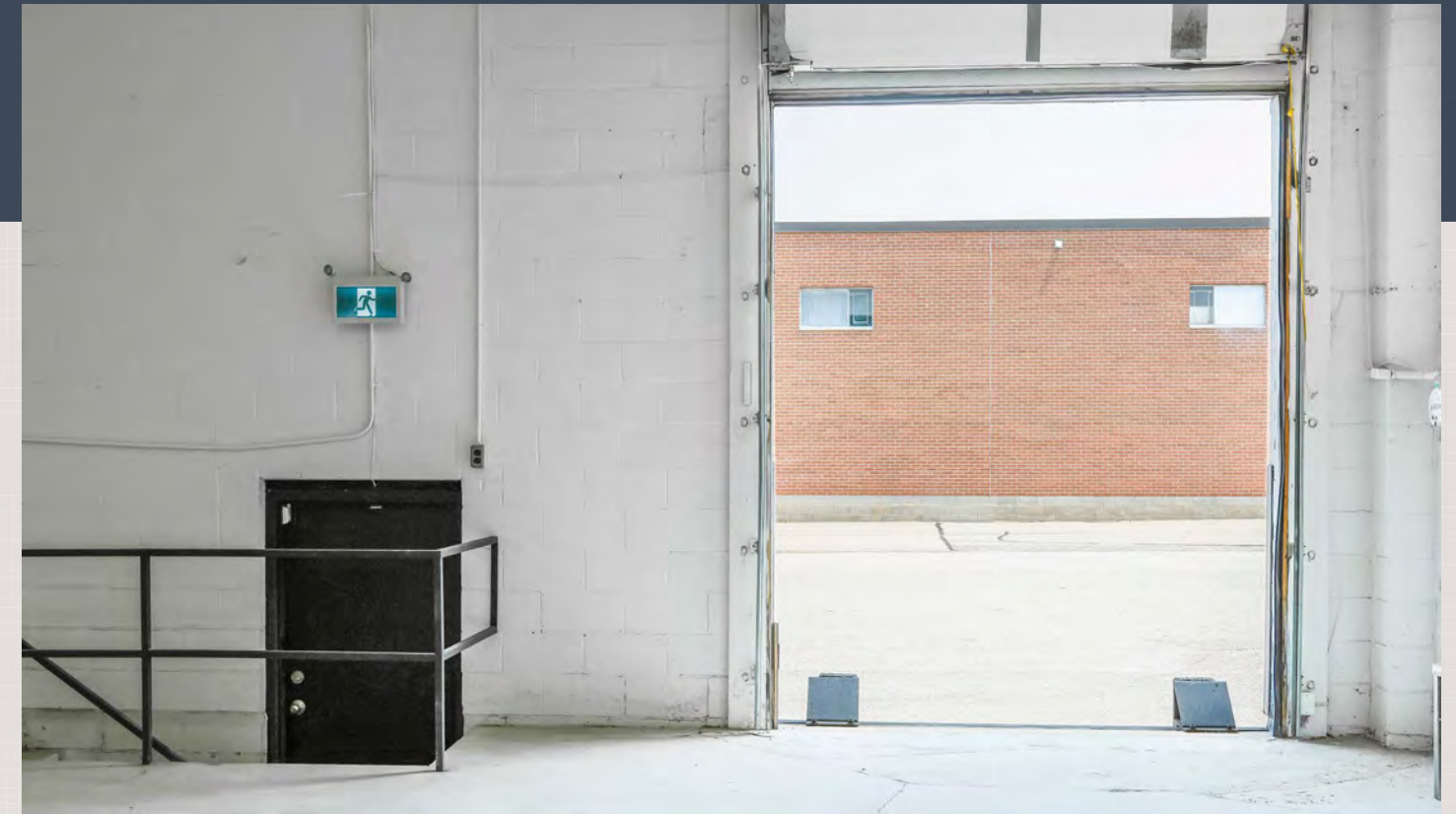
SHIPPING: 1 TRUCK LEVEL DOOR



COMBINE FOR 5,310 OR 7,979 SF

# SPOTLIGHT UNIT 179

2,669 SF





# LOCATION DRIVES OPPORTUNITY

Located in the highly desirable Markham submarket, The Denison is surrounded by a dense population of affluent residents. With a population of 343,000 people, and immediate access to the City of Toronto, The Denison is ideally located.

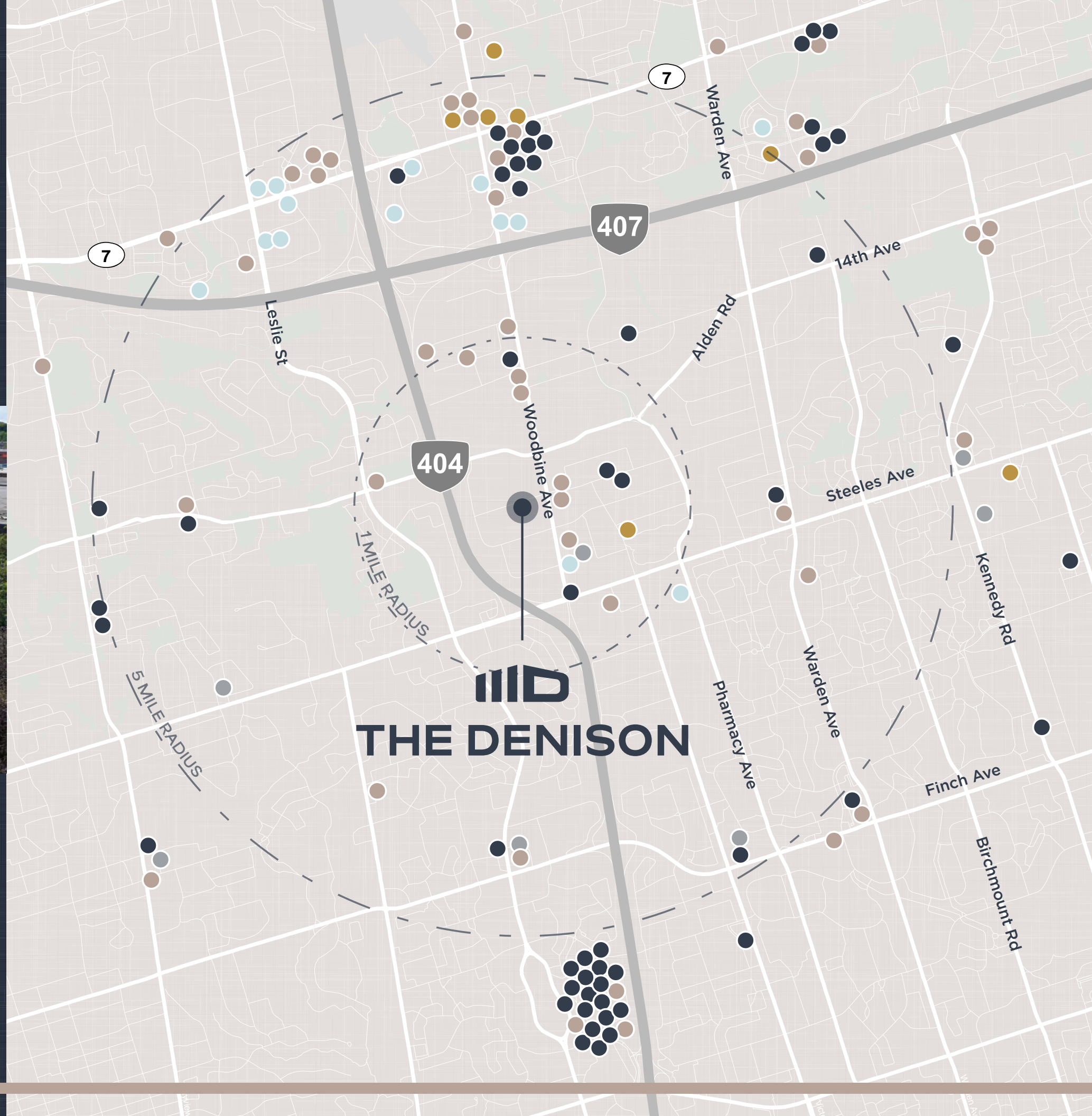


## AMENITIES WITHIN 5 KM

- 53 Retail
- 44 Restaurants
- 16 Hotels
- 7 Fitness
- 7 Gas Stations

## DRIVE TIMES

Steeles Avenue	3 min
Highway 404	4 min
Highway 407	5 min
Highway 7	7 min
Highway 401	13 min
Downtown Toronto	29 min



# A HEALTHY MARKHAM INDUSTRIAL MARKET

The current supply & demand imbalance remains in the Markham industrial Market. As vacancy rises in the GTA East & West, Markham is outperforming other GTA markets. Vacancy is sitting at 4.7%, and rental rates and sale prices are holding well. Ownership at The Denison is an opportunity to gain cost certainty on your occupancy costs.



## THE BENEFITS TO OWNING YOUR OWN SPACE

### Cost Certainty

Owning real estate ensures cost certainty in an inflationary environment.

### Clean & Bright Space

The Denison offers upgrades that provide buyers with a fresh start for their business.

### Build Equity

Ownership helps build long term equity for retirement, rather than contributing to the retirement of the landlord.

### Smart Investment

Ownership at The Denison allows buyers to take advantage of one of North America's top Industrial markets, as indicated by a 141% rise in rental rates since 2017.

## MARKHAM STATISTICS

With higher-than-average household income and a rising population, Markham is an ideal location to locate your business. Subsequently, the Markham Industrial market has remained strong & resilient during the recent economic uncertainty. The industrial vacancy rate is lower than most areas of the GTA, and asking rents are currently 9.5 % higher than the GTA average.



**4.7%**

Industrial Vacancy Rate



**\$16.88 psf**

Average Asking Net Rent



**338,503**

Total Population



**\$135,635**

Average Household Income





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BOUTIQUE INDUSTRIAL CONDOS



# FOR SALE

FOR MORE INFORMATION ABOUT THE DENISON, PLEASE CONTACT

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**FAX**  
REAL ESTATE

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