

For Sale

Maverick

BUSINESS CENTRE

180 & 190 Allstate Parkway, Markham, ON

Elevate your business with ultimate warehouse efficiency.



Developed By

Marketed By

Beedie/

CUSHMAN & WAKEFIELD

Located within the City of Markham, **Maverick Business Centre (“Maverick”)** offers users and investors the opportunity to own high-quality industrial space, with unit sizes ranging from 8,442 SF to 16,867 SF. Developed by Beedie, one of Canada’s largest industrial developers, Maverick is unmatched in delivering industry-leading, best-in-class specifications, and cost-saving building design efficiencies. Through thoughtful and functional design, there’s no better time than now to own real estate that will further represent and elevate your business.



ZONING
EMP-BP: EMPLOYMENT- BUSINESS PARK



ANTICIPATED COMPLETION
BUILDINGS A & B: Q2 2025





Located in Markham, Maverick offers ease of access to major Highways 407 & 404. Neighbouring the city of Richmond Hill, Maverick provides direct connection to the downtown core through the Don Valley Parkway & 404.



PUBLIC TRANSPORTATION

- Public Transit through the YRT bus service is minutes away from Maverick.
- The YRT bus lines connect directly to major service routes, making travel through the GTA simple.



AMENITIES

- Close proximity to an array of amenities including but not limited to restaurants, shopping centers, hotels, fitness and wellness centers and parks.



UNIT BREAKDOWN & SITE PLAN

BLDG B - 190 ALLSTATE PARKWAY | 83,407 SF

| Unit | Unit Footprint SF | Mezz SF | Total SF | Price PSF* | Loading | Parking |
|------|-------------------|---------|----------|------------|---------|---------|
| 101 | 14,786 | 2,081 | 16,867 | - | 2 D, 1G | 17 |
| 102 | 12,996 | 1,754 | 14,750 | - | 2 D, 1G | 14 |
| 103 | 12,361 | 1,763 | 14,124 | - | 2 D, 1G | 14 |
| 105 | 11,716 | 1,763 | 13,479 | - | 2 D, 1G | 13 |
| 106 | 11,072 | 1,763 | 12,835 | - | 2 D, 1G | 12 |
| 107 | 9,747 | 1,605 | 11,352 | - | 1 D, 1G | 12 |

LEGEND = Under Contract = Sold

D = Dock Loading G = Grade Loading M = Mechanical Room E = Electrical Room MS = Monument Sign PMT = Pad-Mounted Transformer ⚡ = EV Conduit ☒ = Amenity Area

BLDG A - 180 ALLSTATE PARKWAY | 76,155 SF

| Unit | Unit Footprint SF | Mezz SF | Total SF | Price PSF* | Loading | Parking |
|------|-------------------|---------|----------|------------|---------|---------|
| 101 | 14,594 | 2,080 | 16,674 | - | 2 D, 1G | 16 |
| 102 | 12,947 | 2,117 | 15,064 | \$625 | 2 D, 1G | 15 |
| 103 | 11,592 | 1,938 | 13,530 | \$630 | 2 D, 1G | 13 |
| 105 | SOLD | | | | | |
| 106 | 8,517 | 1,937 | 10,454 | - | 2 D, 1G | 10 |
| 107 | UNDER CONTRACT | | | | | |

* Prices are subject to change without notice.



*Total SF is inclusive of the Unit's proportionate share of common areas

BUILDING FEATURES

CONSTRUCTION

Pre-cast concrete

CEILING HEIGHT

32' clear

LOADING

Dock & grade loading per unit

FLOOR LOAD

700 lb PSF live load warehouse floor load capacity

SPRINKLERS

ESFR sprinkler system

LIGHTING

High efficiency LED fixtures

HEATERS

Gas-fired unit heaters

RECIRCULATION FANS

Ceiling fans located near loading doors

POWER

200 amps at 347/600 volts per unit

MEZZANINE

Structural steel mezzanine complete with guard rail & designed to 100 lb PSF floor load capacity

INTERIOR WAREHOUSE

A minimum of two 6'x6' skylights per unit with interior walls painted white for greater illumination

James Mildon
Vice President, Industrial & Office
416 756 5463
james.mildon@cushwake.com

Dan Hubert
Executive Vice President, Industrial & Office Leasing
416 859 4879
daniel.hubert@cushwake.com

Peter Schmidt
Executive Vice President, Industrial & Office
416 756 5460
peter.schmidt@cushwake.com

D'Arcy Bak
Associate Vice President, Industrial & Office
416 756 5415
darcy.bak@ca.cushwake.com



Marketed By



E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC. © 2024. All rights reserved.