



# THE DENISON

BOUTIQUE INDUSTRIAL CONDOS



# FOR SALE

147-193 Denison Street  
Markham, Ontario Canada

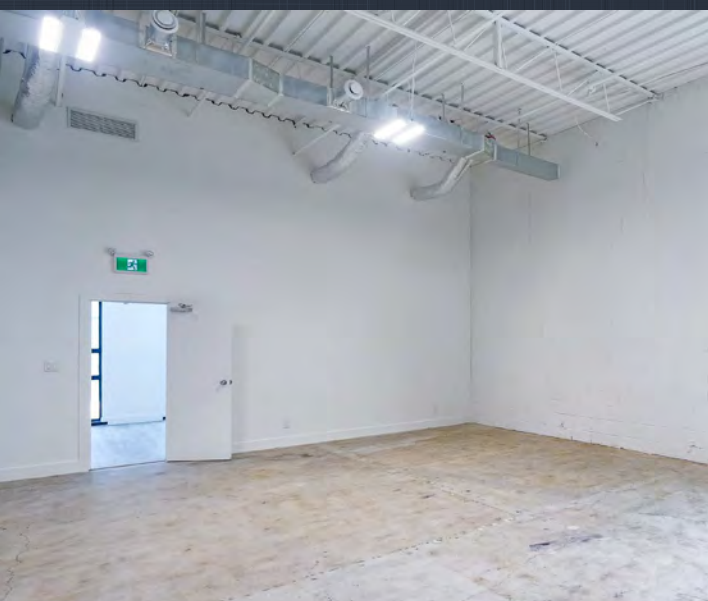




# BOUTIQUE INDUSTRIAL OFFERING

UNITS AVAILABLE FROM  
709 TO 12,595 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
- Units will be “white boxed”, providing buyers with clean & bright space, ideal for occupancy
- Units can be combined to offer various size configurations

# AVAILABLE UNIT IMPROVEMENTS



## 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

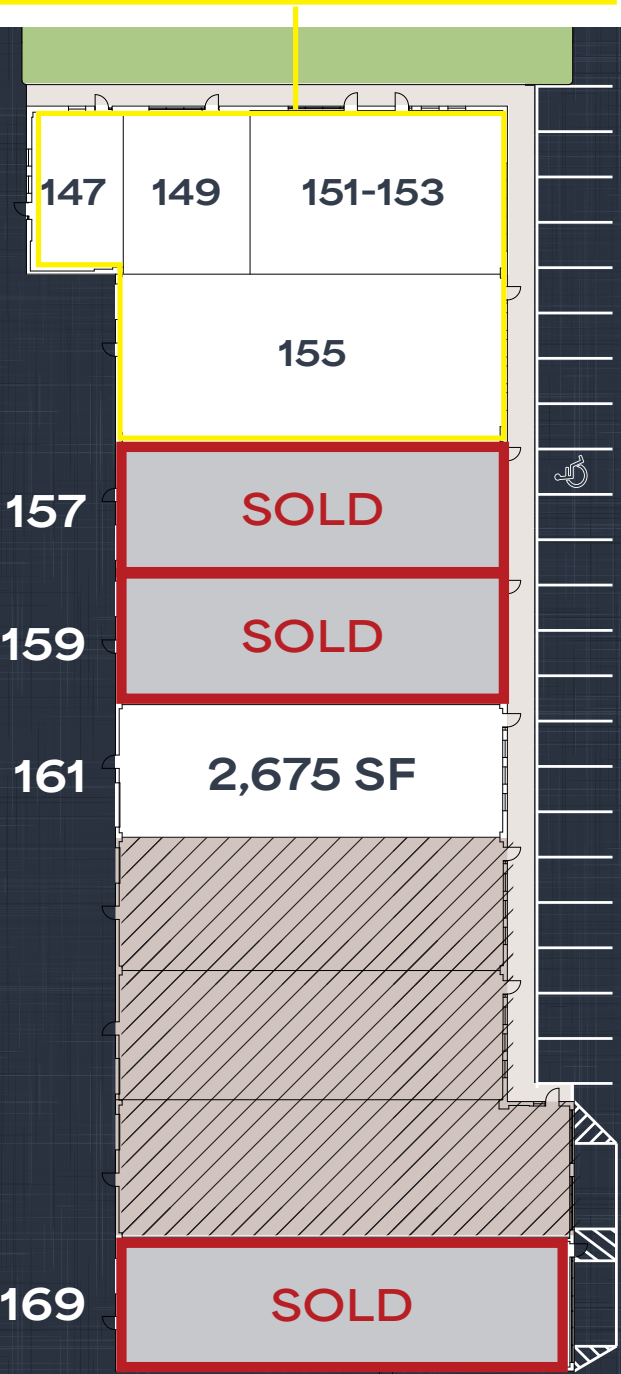


AVAILABLE NOVEMBER 2025

147  
709 SF OFFICE

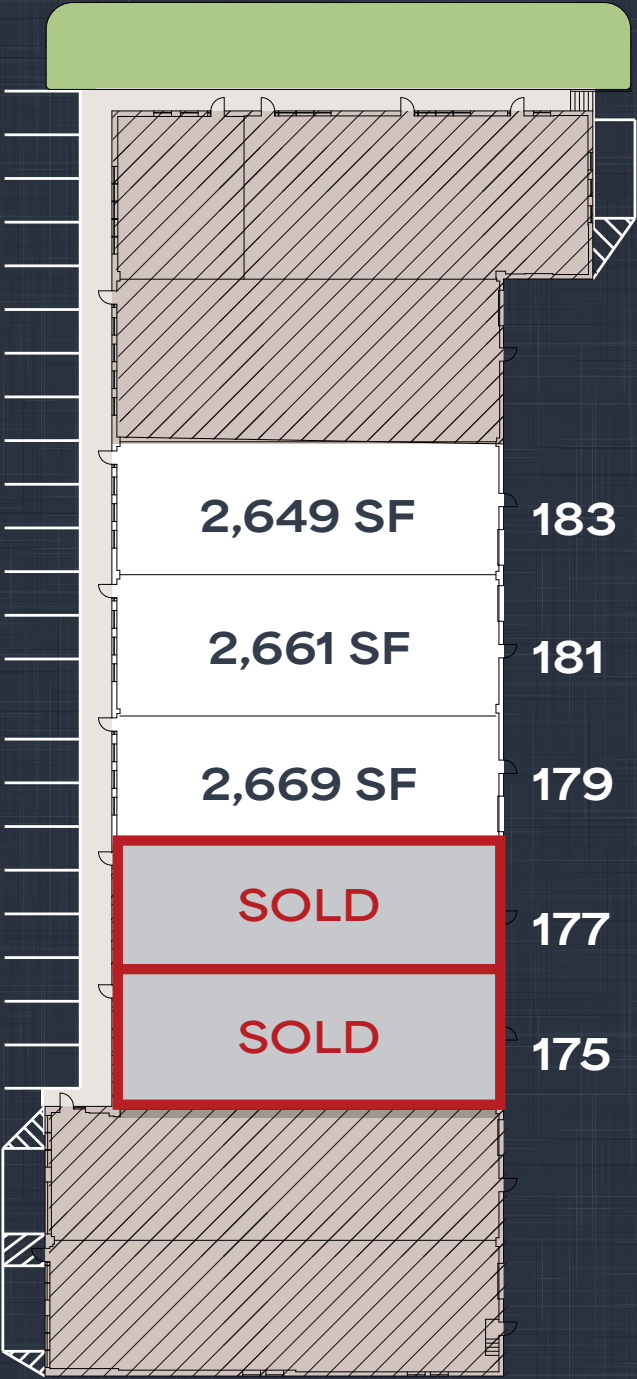
147 + 149  
COMBINED 1,789 SF OFFICE

147 - 155  
COMBINED 7,285 SF (DRIVE IN DOOR)



# SITE PLAN

DENISON STREET



AVAILABLE UNITS

FLOOR PLANS

UNIT 157 | 2,685 SF

1 DRIVE IN SHIPPING DOOR



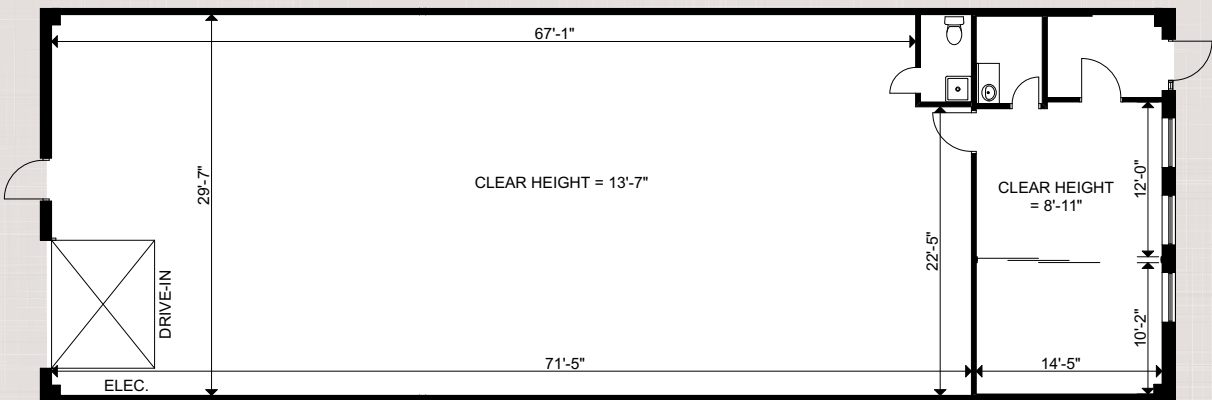
UNIT 159 | 2,674 SF

1 DRIVE IN SHIPPING DOOR



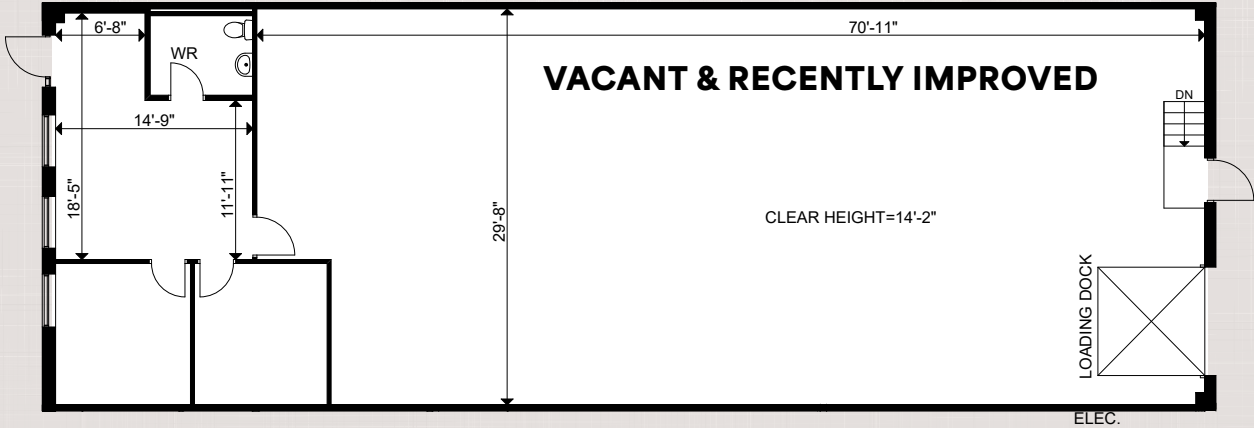
UNIT 161 | 2,675 SF

1 OVERSIZED DRIVE IN DOOR



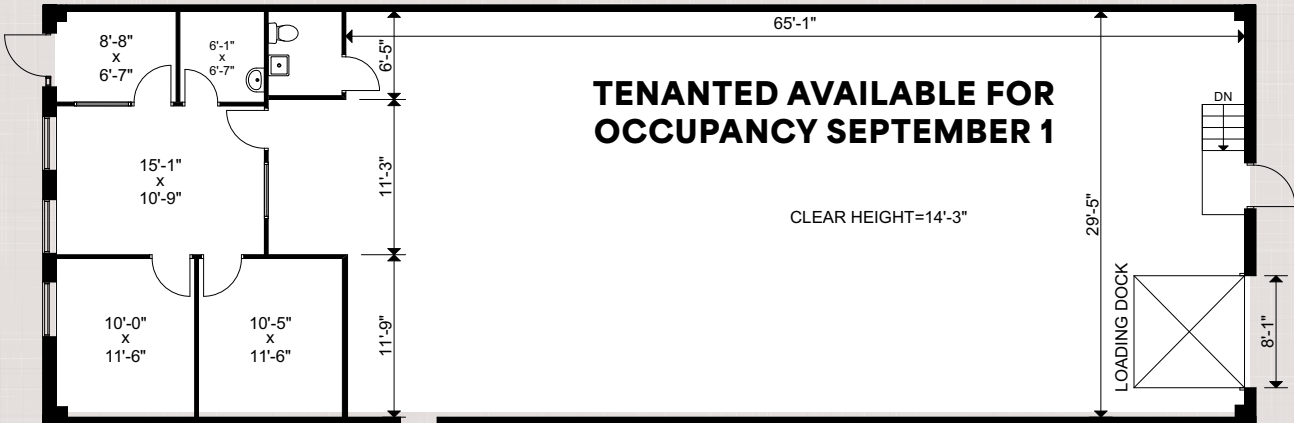
UNIT 179 | 2,669 SF

OFFICE PERCENTAGE: 20%  
SHIPPING: 1 TRUCK LEVEL DOOR



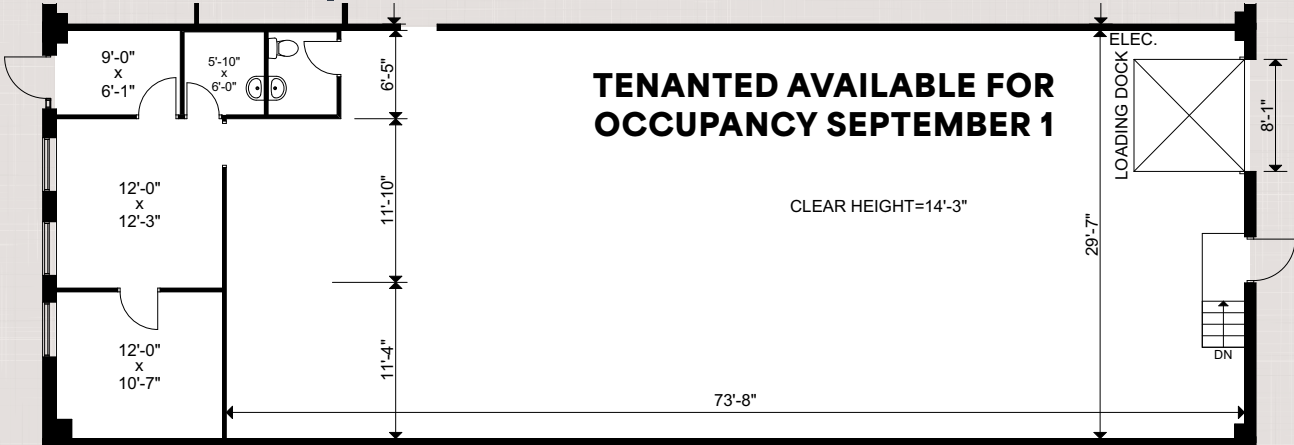
UNIT 181 | 2,661 SF

SHIPPING: 1 TRUCK LEVEL DOOR



UNIT 183 | 2,649 SF

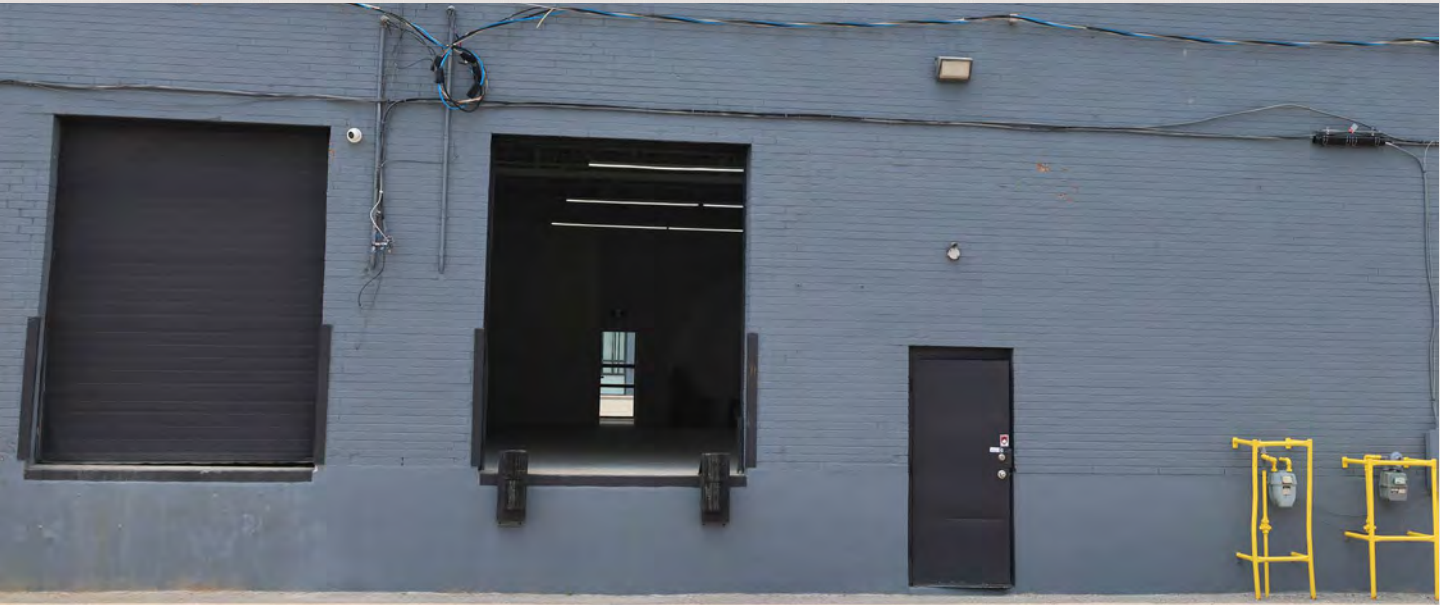
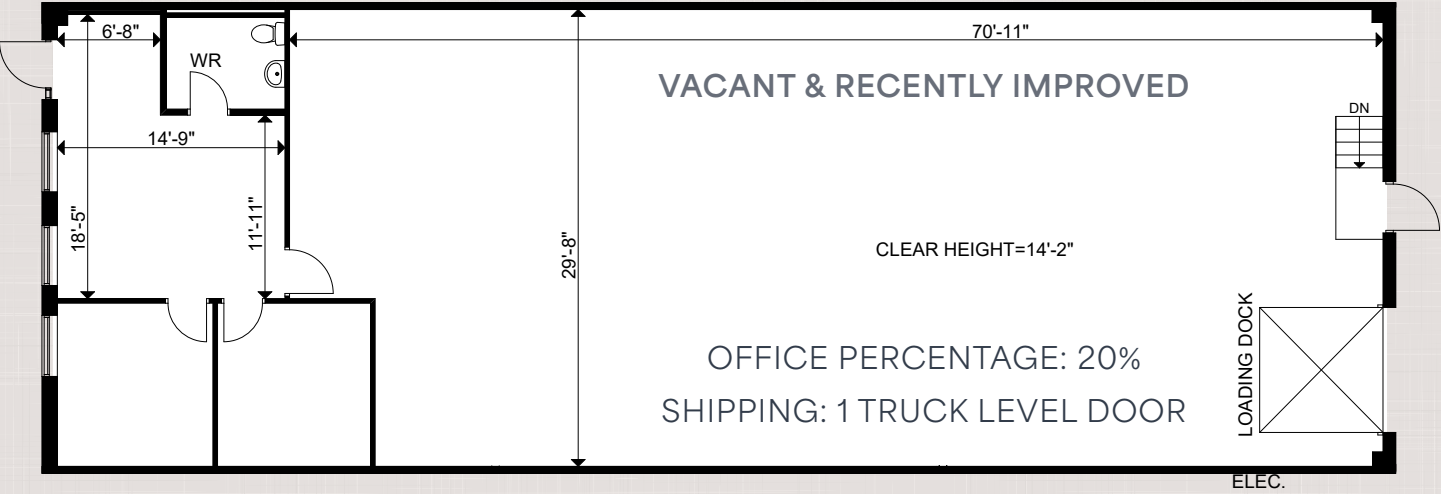
SHIPPING: 1 TRUCK LEVEL DOOR



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 3.5%, 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.



**3.4%**  
Industrial Vacancy Rate



**\$16.88 psf**  
Average Asking Net Rent



**338,503**  
Total Population



**\$135,635**  
Average Household Income





# THE DENISON

BOUTIQUE INDUSTRIAL CONDOS



# FOR SALE

FOR MORE INFORMATION ABOUT THE DENISON, PLEASE CONTACT

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**FAX**  
REAL ESTATE

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