

175 HILLMOUNT

MARKHAM, ON



FLEXIBLE LEASING CONFIGURATIONS

287,016 SF INDUSTRIAL OPPORTUNITY
WITH 60,294 SF OF BUILT-IN OFFICE



FLEXIBLE OPPORTUNITIES IN THE HEART OF MARKHAM

BUILDING SPECS

TOTAL BUILDING SIZE	287,016 SF
OFFICE AREA	60,294 SF
WAREHOUSE AREA	226,722 SF
CLEAR HEIGHT	26' in warehouse
SHIPPING	11 Dock-Level Doors / 1 Drive-In Door (Available with full building or warehouse only configuration)
SPRINKLERS	Yes
PARKING	273 Surface Parking Stalls
ZONING	General Employment
LOT SIZE	11.52 acres*
POWER SUPPLY	1,600 Amps (347/600)
HVAC/HEATING	Gas Forced Air Open
ACCESSIBILITY	Barrier-Free Accessible
AVAILABILITY	June 1, 2026 (Flexible)
MINIMUM TERM	5 years (assumed)

*Reflective of whole building opportunity

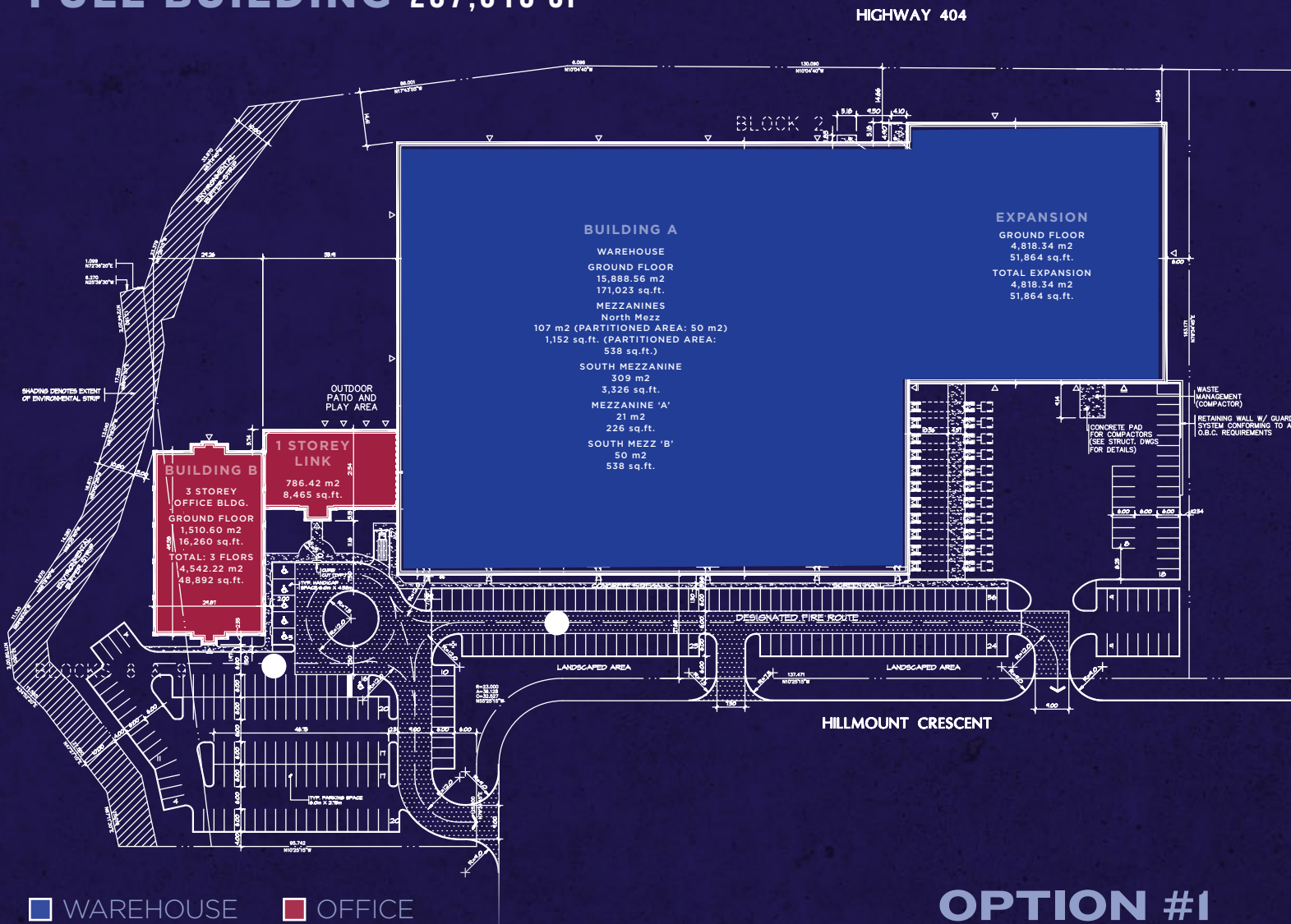


SMART LAYOUT,
SCALABLE USE

3 TAILORED CONFIGURATIONS TO MEET YOUR
OPERATIONAL NEEDS

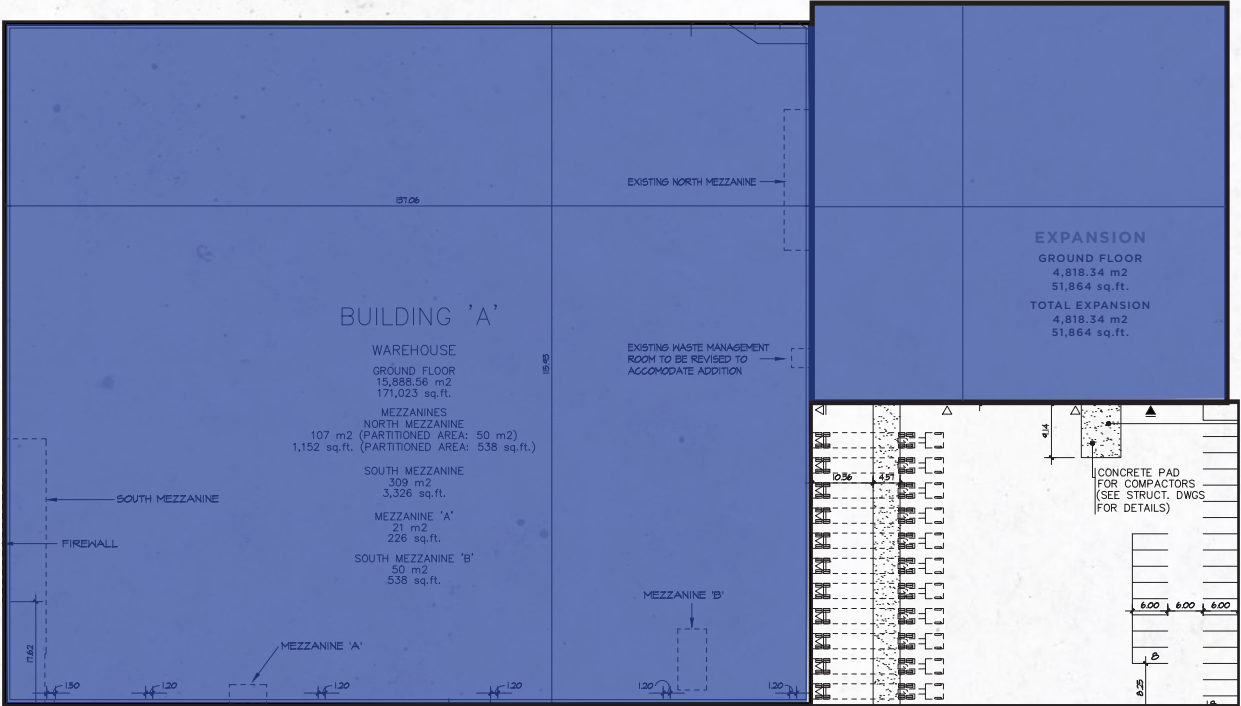


FULL BUILDING 287,016 SF



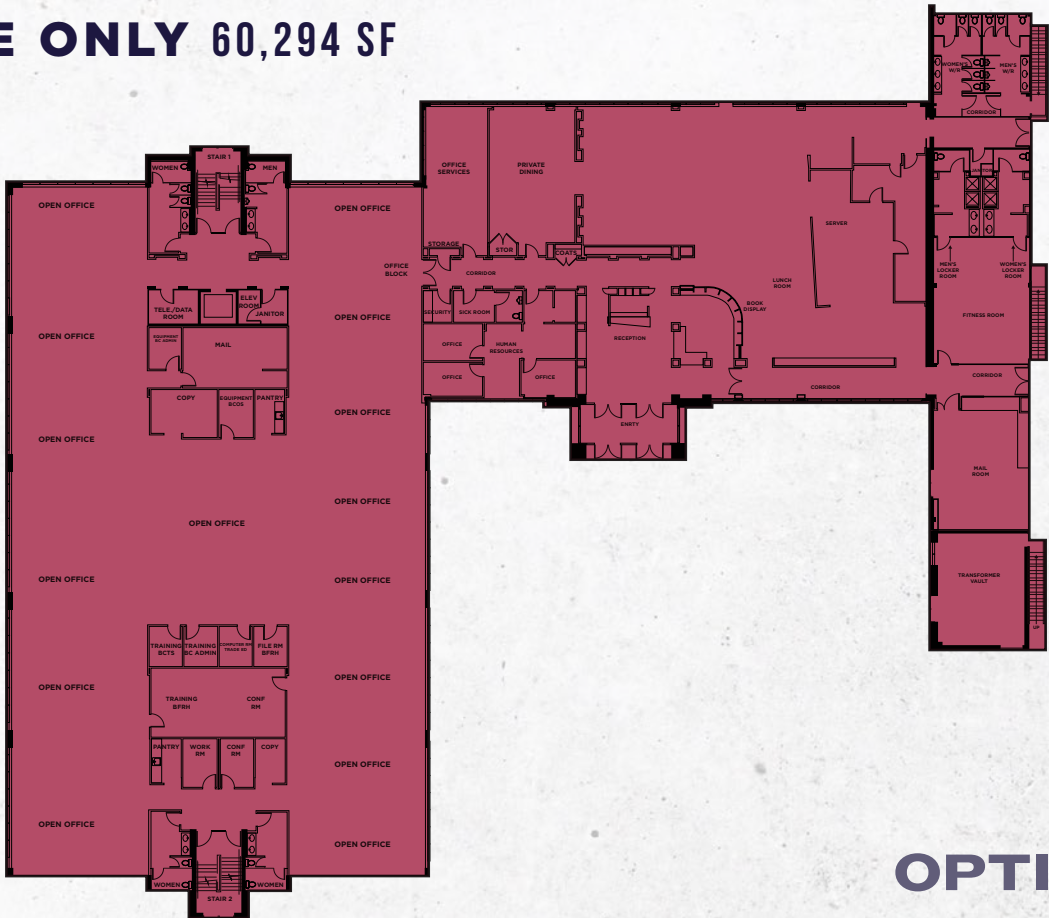
OPTION #1

WAREHOUSE ONLY 226,722 SF



OPTION #2

OFFICE ONLY 60,294 SF



OPTION #3

CONNECTED TO THE CORE

STRATEGICALLY LOCATED FOR WORKFORCE
AND DISTRIBUTION EFFICIENCY



TOTAL POPULATION: 338,503



MEDIAN AGE: 42.4 YEARS



WORKING AGE POPULATION: 222,900

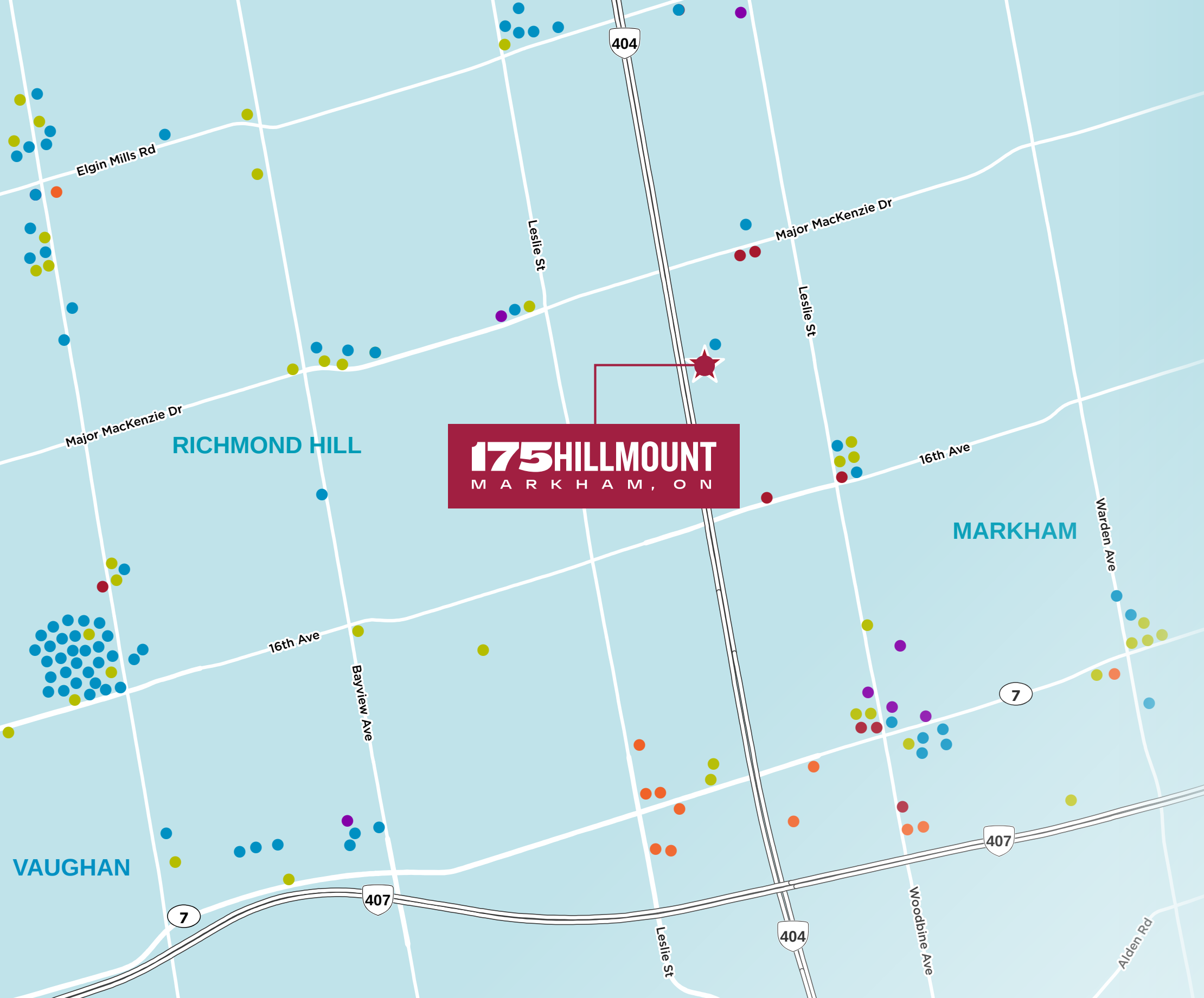


HOUSEHOLDS: 110,865 (81.7% OWNER-OCCUPIED)



ESTIMATED DAYTIME WORKFORCE
POPULATION: ~145,000

DEMOGRAPHIC DATA REFLECTS THE CITY OF MARKHAM (APPROX. 15 KM
RADIUS) USING THE MOST RECENT CENSUS AND WORKFORCE SOURCES.



IN THE HEART OF IT ALL

SURROUNDED BY EVERYDAY ESSENTIALS AND BUSINESS SERVICES

DESTINATION	DRIVE TIME	DRIVE DISTANCE
ON-404	2 Min	1 KM
ON-407	7 Min	5 KM
Steeles Avenue	12 Min	11 KM
ON-401	15 Min	15 KM
ON-427	20 Min	31 KM
CN Intermodal (Brampton)	24 Min	36 KM
YYZ Pearson	27 Min	39 KM
ON-410	30 Min	42 KM
Gardiner Expressway	30 Min	31 KM
CP Intermodal	32 Min	40 KM
Downtown Toronto	35 Min	32 KM
YTZ Billy Bishop	37 Min	35 KM
ON-403	38 Min	58 KM
QEW	40 Min	58 KM

76+ SHOPPING

44+ RESTAURANTS

13+ HOTELS

9+ GAS STATIONS

8+ FITNESS

IN GOOD
COMPANY

CORPORATE NEIGHBOURS





CONFERENCE ROOM



CAFETERIA



WAREHOUSE



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MARKHAM, ON

287,016 SF OPPORTUNITY ON 11.52 ACRES



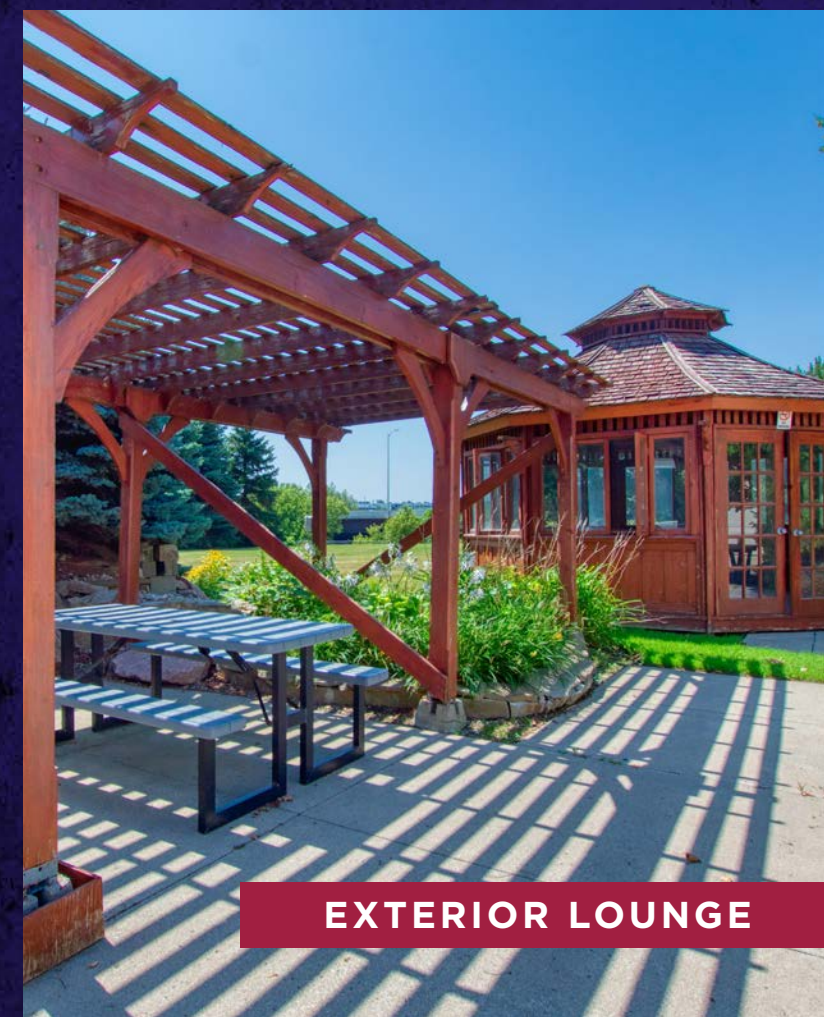
PROXIMITY TO ON-407 & ON-404



11 DOCK LEVEL DOORS



1 DRIVE-IN DOOR



EXTERIOR LOUNGE

MEET THE TEAM

PROUDLY DEVELOPED AND MANAGED BY
METRUS PROPERTIES



A member of the Con-Drain group of companies, Metrus Properties was founded in 1972 and since then has become an acknowledged leader in development and property management, with a portfolio of over 15 million square feet of industrial, retail and office space.

From our roots in construction, Metrus has expanded successfully into every area of development. Today we plan, build, lease and manage a broad spectrum of properties, providing a complete range of infrastructure and construction services.

As a family-owned corporation, we've earned the trust of clients through a wealth of development and property management expertise, responsive customer service, a dedicated, hands-on approach to project success, and a long-term view of client satisfaction.



Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 employees in 400 offices and 60 countries, managing more than 4.8 billion SF of commercial real estate space on behalf of institutional, corporate and private clients.

We serve the world's real estate owners and occupiers, delivering a broad suite of services through our integrated and scalable platform. Our business is focused on meeting the increasing demands of our clients through a comprehensive range of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services. In 2023, the firm had revenue of \$9.4 billion across these core services.

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M A R K H A M , O N



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