



FOR LEASE / 27,734 SF / MAIN STREET FRONTAGE

642 DENISON STREET
MARKHAM, ON



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BUILDING SPECS



Total Premises Size: 27,734 SF

Office Area: 4,000 SF (est.)

Warehouse Area: 23,734 SF

Warehouse Clear Height: 15 FT

Shipping Facilities: 4 Truck Level Doors
Can be expanded an additional 3 doors

Asking Net Rent: \$19.95 PSF

TMI: \$4.59 PSF (2025)

Occupancy: Available April 1, 2026

Position your business at the heart of one of Markham's most recognized commercial corridors. 642 Denison Street is a rarely offered size and location right in the middle of this vibrant retail and service focused street.

The property is ideally suited for companies that manufacture, service, or distribute products while also selling directly to the public, benefiting from a surrounding mix of complementary, retail-oriented businesses. Strong daily traffic flow provides excellent visibility, while ample street frontage allows for prominent signage and brand exposure.

The warehouse is equipped with energy-efficient LED lighting and closed flame heating, helping reduce operating costs. Well-provided rear loading facilities support efficient operations, deliveries, and logistics, offering a functional and highly visible business location.

642 DENISON STREET

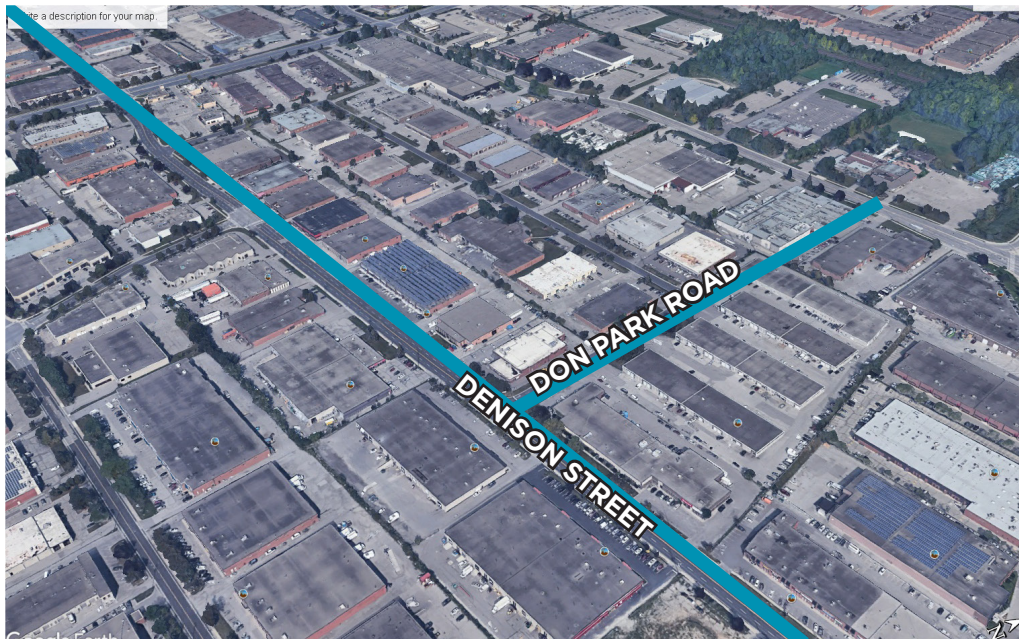
MARKHAM, ON



MAIN STREET EXPOSURE



REAR SHIPPING AREA

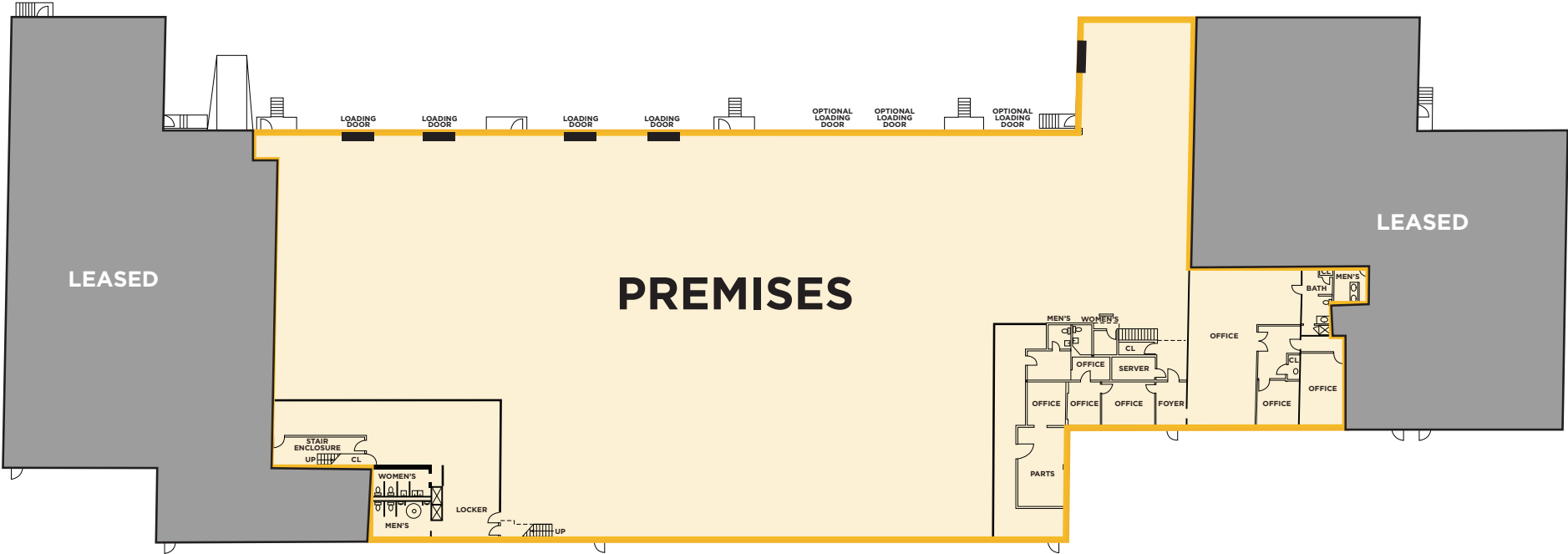


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FLOOR PLAN

(NOTE - INTERIOR PARTITIONS ARE NOT EXACT)

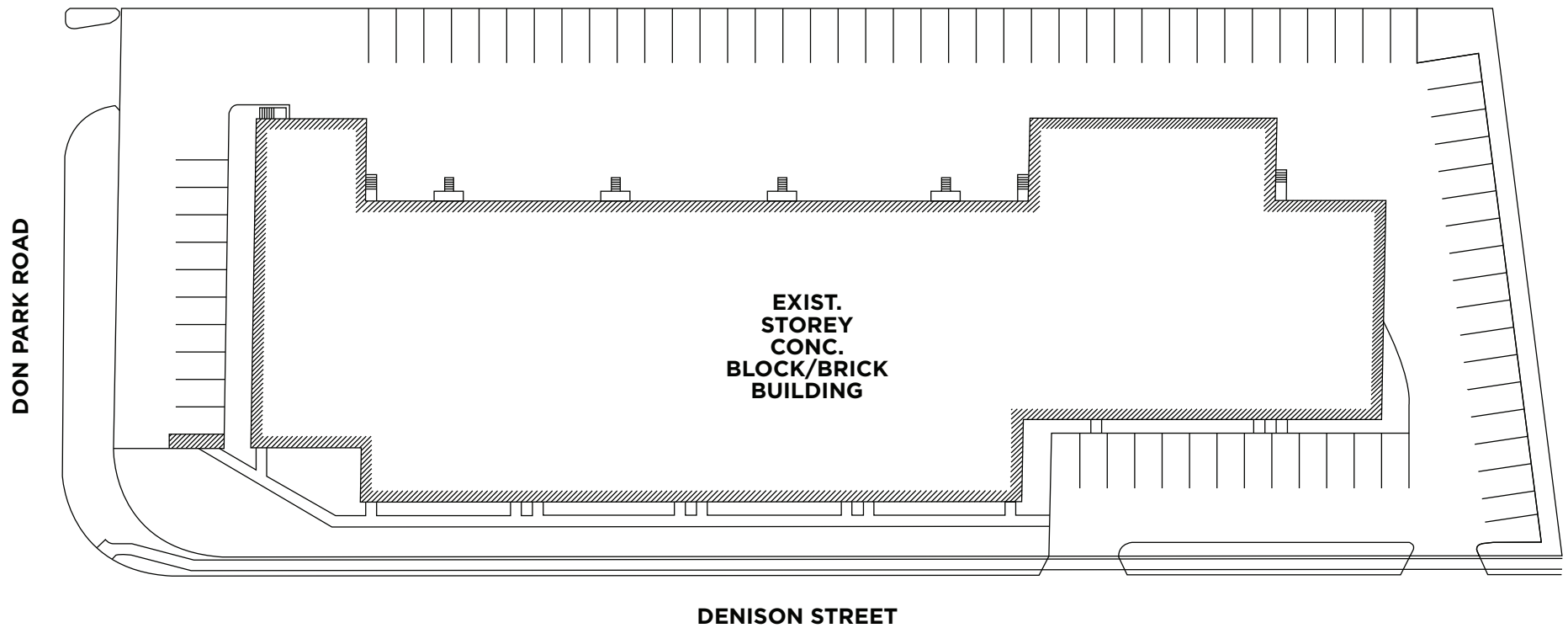


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SITE PLAN AND PARKING PLAN

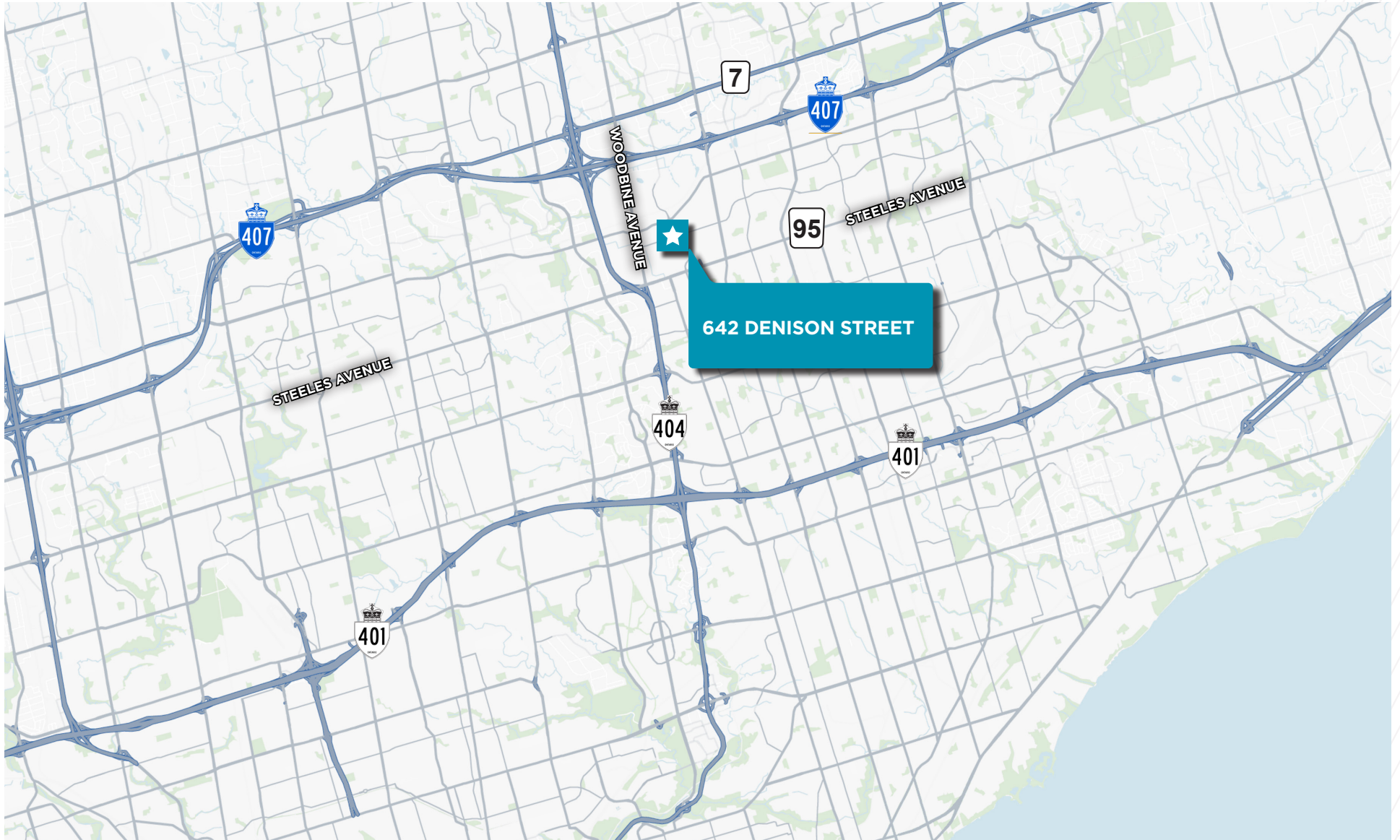


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LOCATION MAP



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IMMEDIATE NEIGHBOURS



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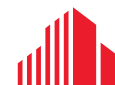
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