THE DENISON

BOUTIQUE INDUSTRIAL CONDOS



FOR SALE

147-193 Denison Street
Markham, Ontario Canada

CUSHMAN & WAKEFIELD

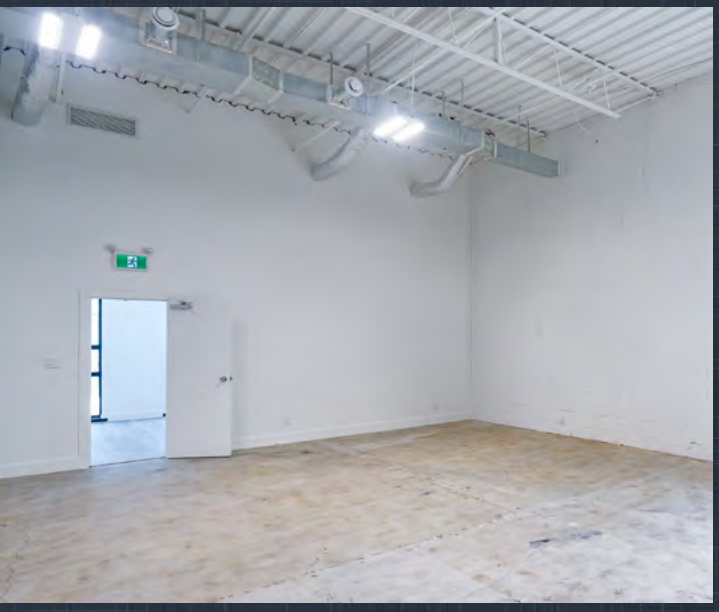
FAX
REAL ESTATE

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 improvement industry. The property is conveniently located with excellent access to major highways.







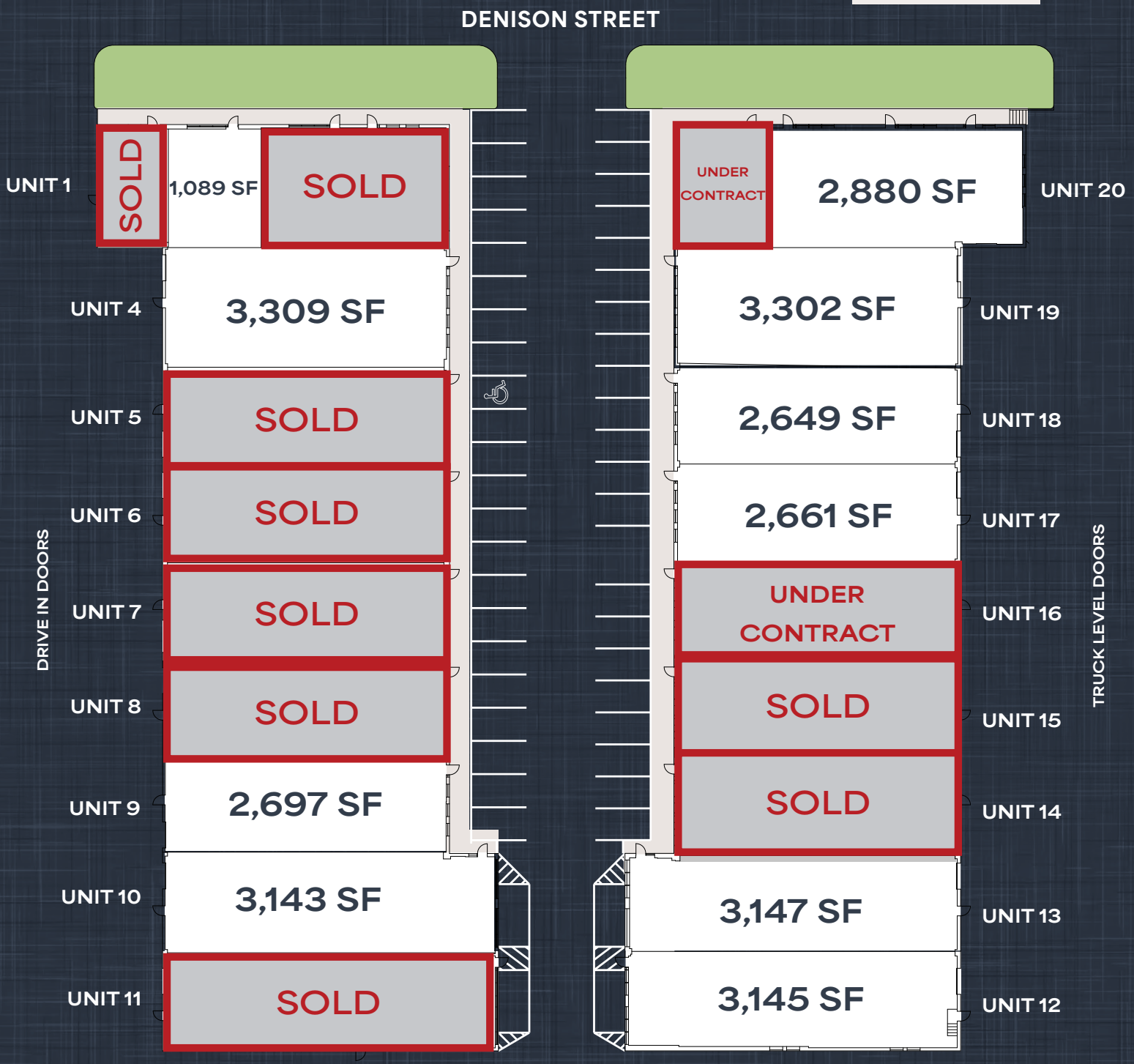


OPPORTUNITY HIGHLIGHTS

- Quiet, boutique style building
- Location on high traffic Denison Street
- Great proximity to highways, with easy access to Highway 404 & 407
- A mix of units with either truck level or 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

SITE PLAN

SCAN TO VIEW FLOOR PLANS



DRIVE-IN SHIPPING UNITS

UNIT #	SIZE	AVAILABLE DATE
~~Unit 1~~	~~709 SF~~	~~SOLD~~
Unit 2	1,089 SF	Vacant & Available
~~Unit 3~~	~~2,180 SF~~	~~SOLD~~
Unit 4	3,309 SF	Vacant & Available
~~Unit 5~~	~~2,685 SF~~	~~SOLD~~
~~Unit 6~~	~~2,674 SF~~	~~SOLD~~
~~Unit 7~~	~~2,675 SF~~	~~SOLD~~
~~Unit 8~~	~~2,669 SF~~	~~SOLD~~
Unit 9	2,697 SF	Vacant & Available
Unit 10	3,143 SF	Vacant & Available
~~Unit 11~~	~~3,165 SF~~	~~SOLD~~

TRUCK LEVEL SHIPPING UNITS:

UNIT #	SIZE	AVAILABLE DATE
Unit 12	3,145 SF	Vacant & Available
Unit 13	3,147 SF	Available November 1st, 2026
~~Unit 14~~	~~2,682 SF~~	~~SOLD~~
~~Unit 15~~	~~2,654 SF~~	~~SOLD~~
Unit 16	2,669 SF	UNDER CONTRACT
Unit 17	2,661 SF	Tenanted but Available in 60-90 Days
Unit 18	2,649 SF	Vacant & Available
Unit 19	3,302 SF	Tenanted but Available in 60-90 Days
Unit 20	2,880 SF	Vacant & Available
Unit 21	1,103 SF	UNDER CONTRACT

Side by side units can be combined to create larger units.

AVAILABLE UNIT IMROVEMENTS



CONDOMINIUM UNITS CAN BE IMPROVED AS FOLLOWS:

- Exterior of building painted grey, with black window frames, for a clean, modern look
- Unit interiors can be “white boxed” to provide, clean & bright space
- Lighting can be taken “as-is” or upgraded to LED Lighting
- Gas forced air handling unit in warehouse
- Rooftop mounted HVAC servicing the office area
- Various office layouts available, with the ability to customize







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.

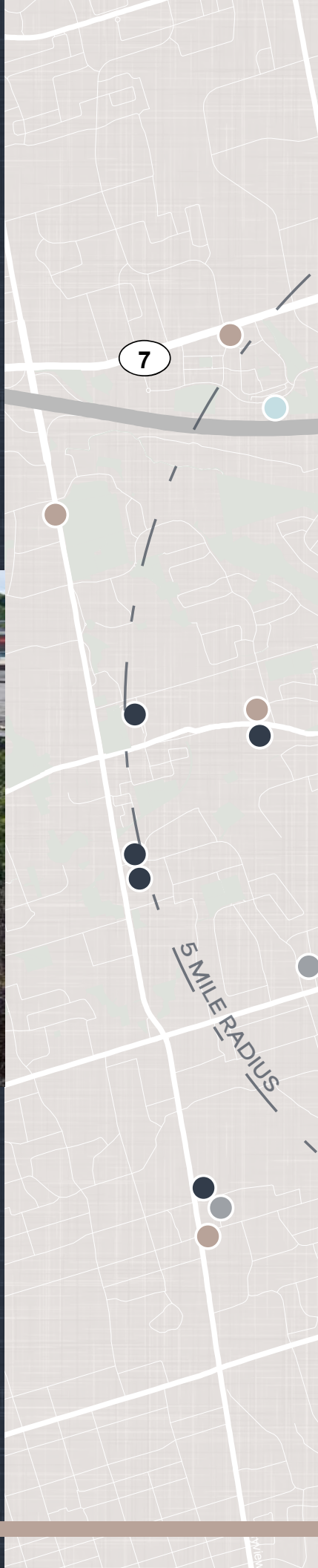


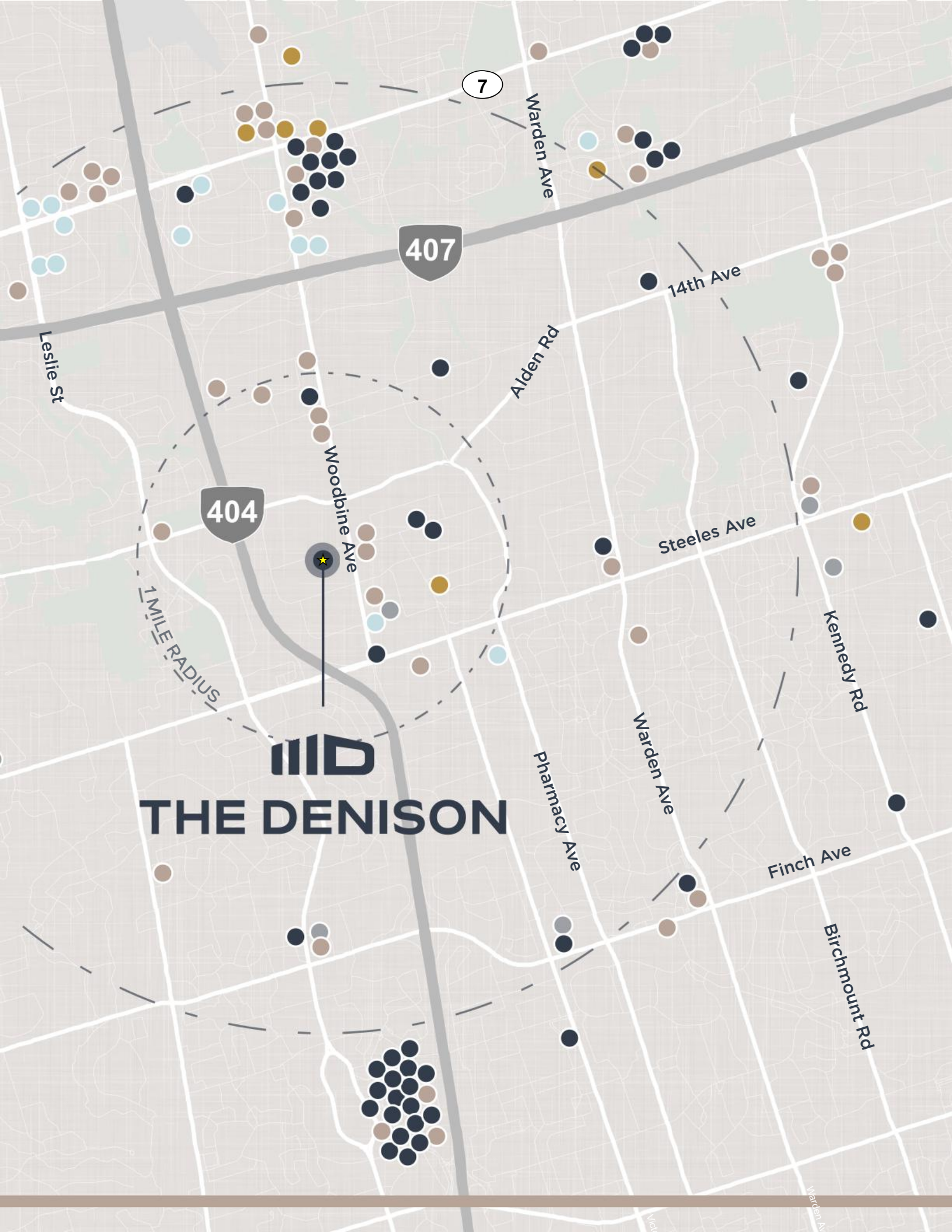
AMENITIES WITHIN 5 KM

- 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




7
Warden Ave
407
14th Ave
Leslie St
Alden Rd
Woodbine Ave
404
Steeles Ave
1 MILE RADIUS
Kennedy Rd
THE DENISON
Pharmacy Ave
Warden Ave
Finch Ave
Birchmount Rd

A HEALTHY MARKHAM INDUSTRIAL MARKET

The GTA North industrial market continues to perform well during these uncertain times. At 4.5 % vacancy, the GTA North is outperforming the remainder of the GTA. The small bay market remains tight and the GTA North continues to lead the way in terms of average rental rate. Ownership at The Denison is an opportunity to gain cost certainty during uncertain times



GTA NORTH STATISTCS

With higher-than-average household income and a rising population, the GTA North and Markham specifically, is an ideal location to locate your business. The GTA North Industrial market has remained strong & resilient during the recent economic uncertainty.

4.5%
GTA North Vacancy Rate

$17.69 psf
Markham Net Rent Average

338,503
Markham Population

$135,635
Average Markham Household Income

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. The GTA has the fourth lowest vacancy rate of all the major North American markets.



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FOR MORE INFORMATION ABOUT THE DENISON, PLEASE CONTACT

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