



THE DENISON

BOUTIQUE INDUSTRIAL CONDOS

★ NOW ★
REGISTERED



FOR SALE

147-193 Denison Street
Markham, Ontario Canada





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 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
- Buyers can take units "as-is" or vendor is willing to white box units
- Units can be combined to offer various size configurations

AVAILABLE UNIT IMPROVEMENTS

SITE PLAN



CONDOMINIUM UNITS CAN BE IMPROVED AS FOLLOWS:

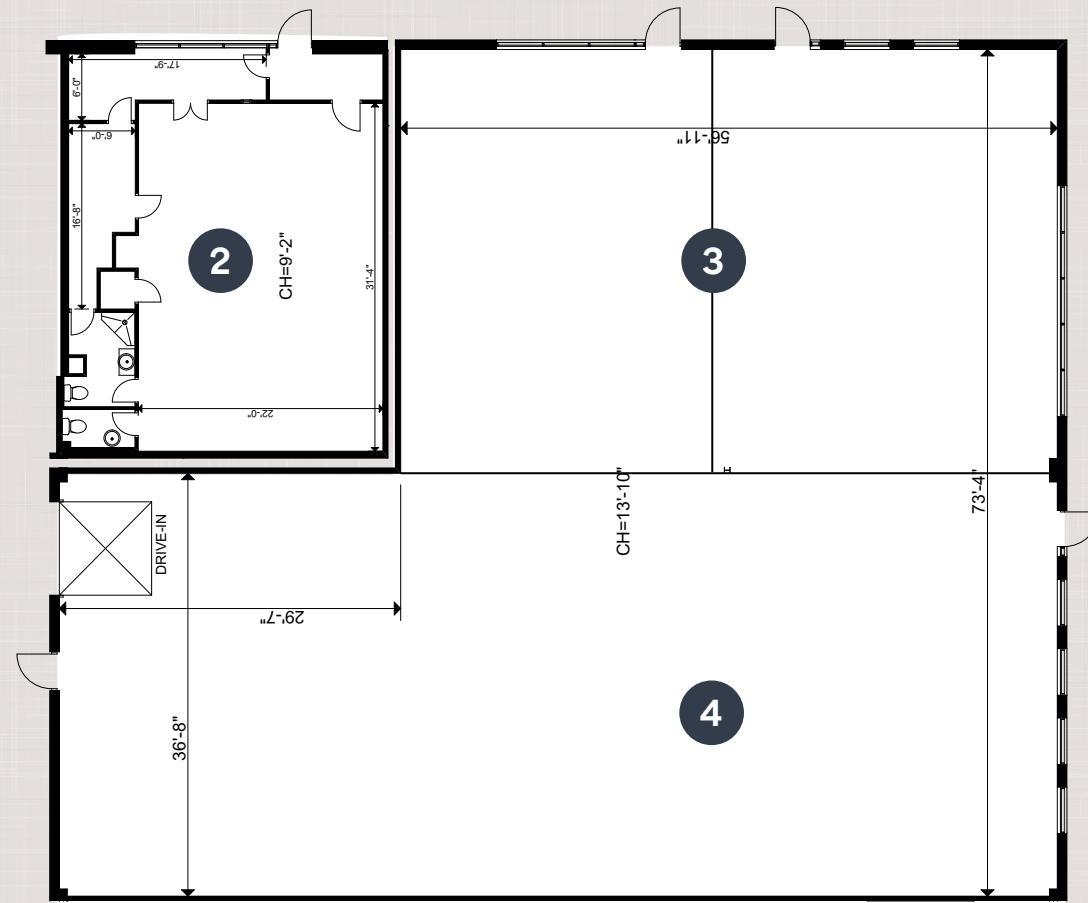
- Exterior of building painted grey, with black window frames
- Interior “white boxed” to provide clean and bright space
- Updated LED lighting
- Gas forced air handing unit in warehouse
- Rooftop mounted HVAC unit servicing office areas
- Various office layouts available, with ability to customize



FLOOR PLANS

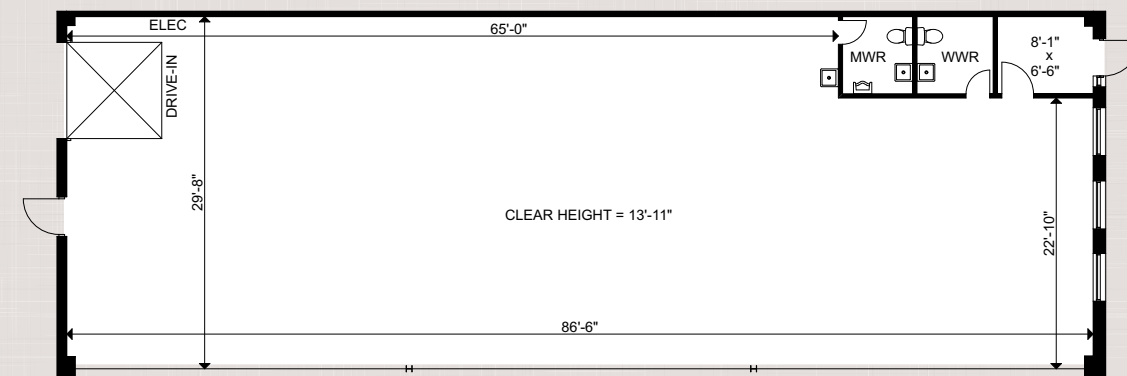
UNIT 2 AT 1,089 SF / UNITS 3-4 COMBINED AT 5,489 SF / UNITS 2-3-4 AT 6,578 SF

1 DRIVE IN SHIPPING DOOR



UNIT 8 | 2,669 SF

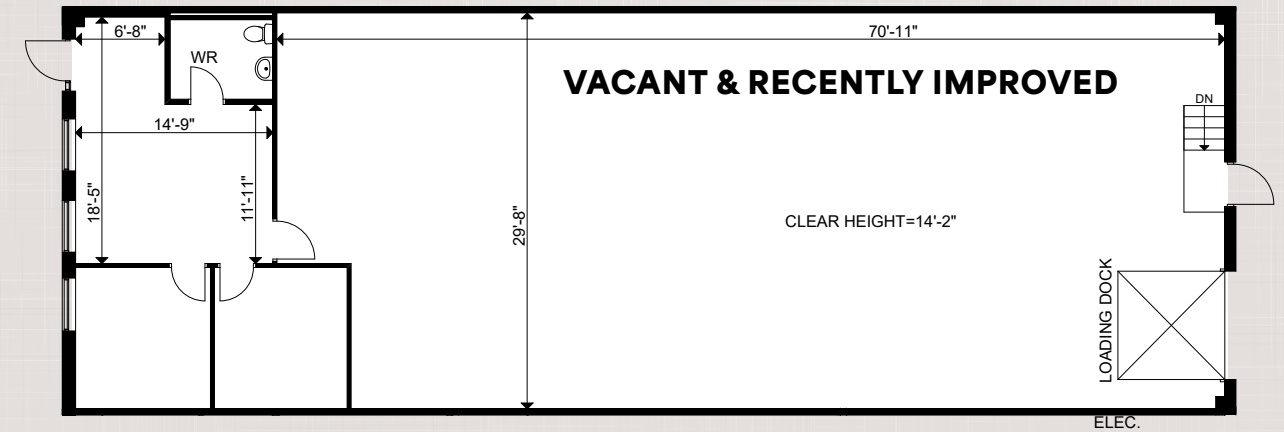
1 DRIVE IN SHIPPING DOOR



FLOOR PLAN NOT EXACTLY AS EXISTING

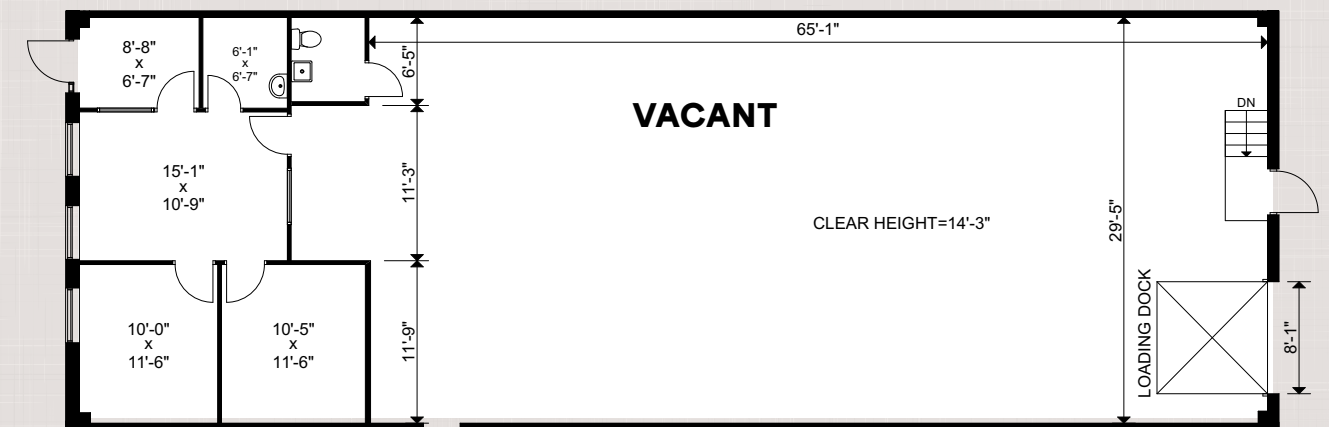
UNIT 16 | 2,669 SF

OFFICE PERCENTAGE: 20%
SHIPPING: 1 TRUCK LEVEL DOOR



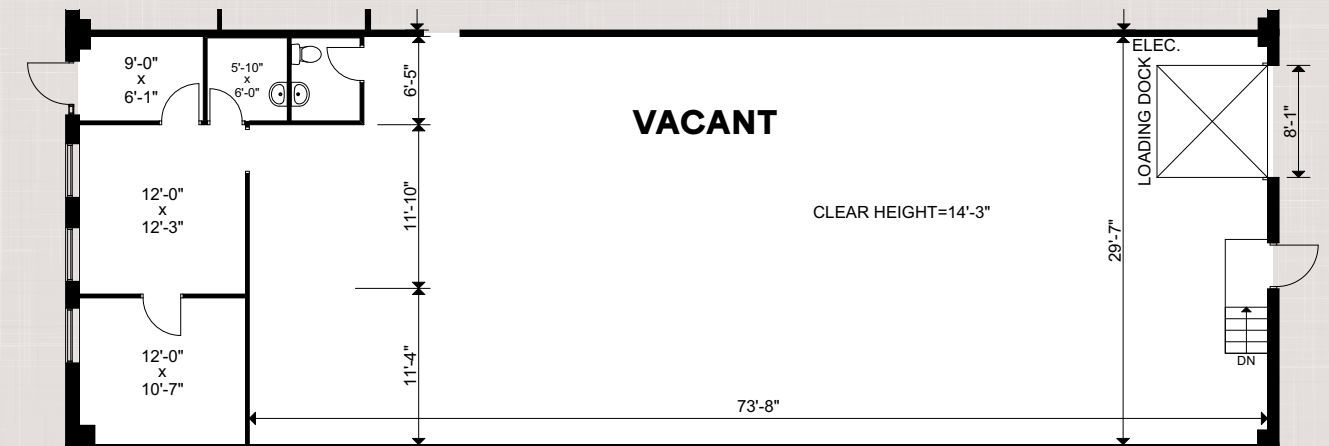
UNIT 17 | 2,661 SF

SHIPPING: 1 TRUCK LEVEL DOOR



UNIT 18 | 2,649 SF

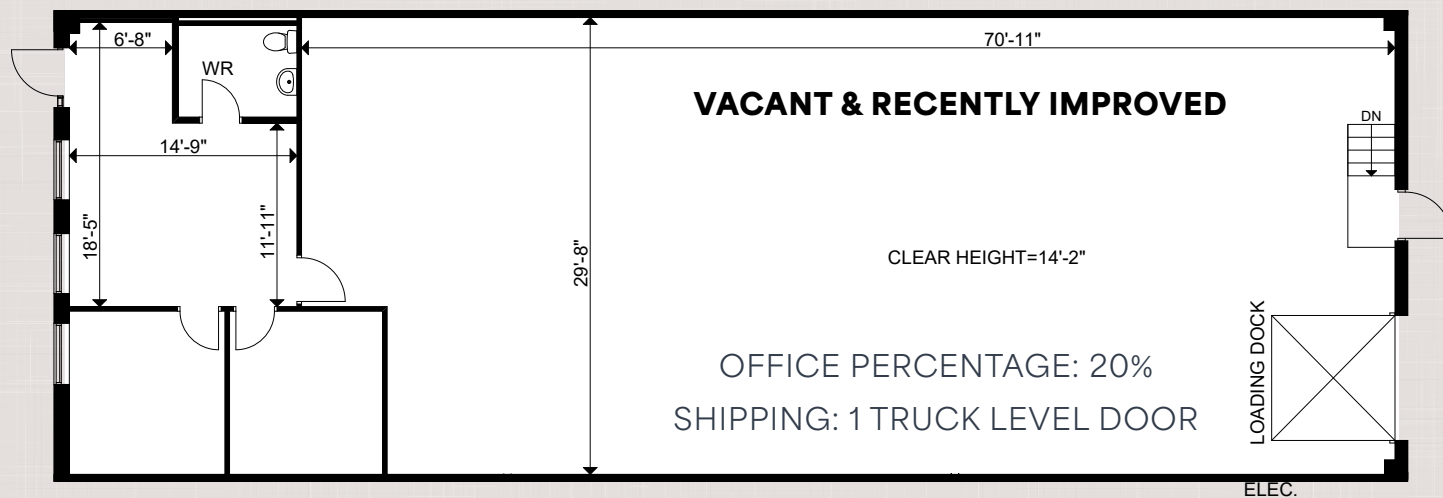
SHIPPING: 1 TRUCK LEVEL DOOR



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.



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THE DENISON

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 4.7%, 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.



4.7%

Industrial Vacancy Rate



\$16.88 psf

Average Asking Net Rent



338,503

Total Population



\$135,635

Average Household Income





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FOR MORE INFORMATION ABOUT THE DENISON, PLEASE CONTACT

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