



# THE DENISON

BOUTIQUE INDUSTRIAL CONDOS



# FOR SALE

147-193 Denison Street  
Markham, Ontario Canada







# BOUTIQUE INDUSTRIAL OFFERING

UNITS AVAILABLE FROM 709 TO 26,892 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 and drive in shipping units to accommodate a mix 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.



# BUILDING IMPROVEMENTS

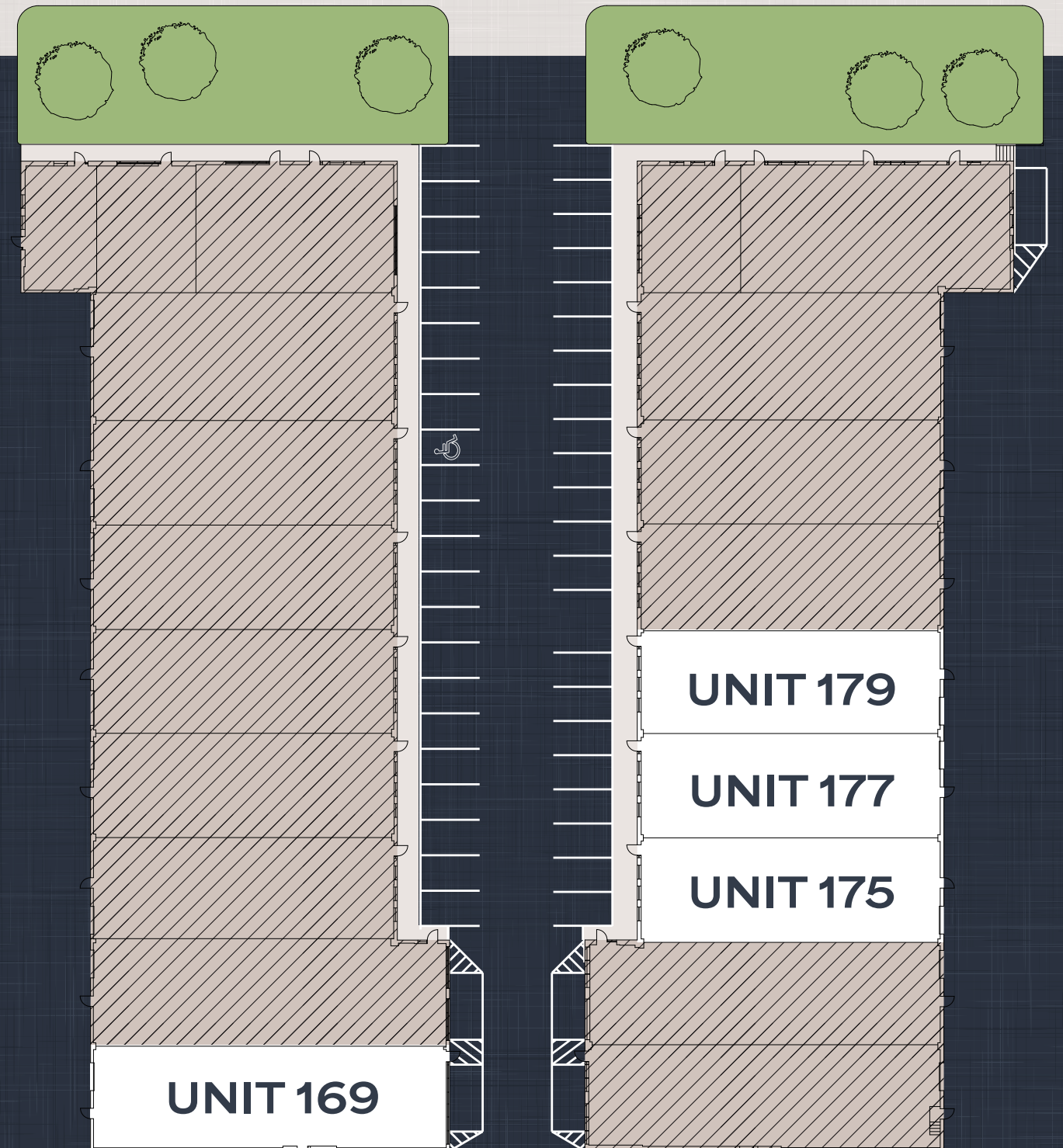
# SITE PLAN

DENISON STREET



## ALL UNITS WILL BE DELIVERED AS FOLLOWS:

- Exterior of building painted grey, with black window frames.
- Interior “white boxed” to provide clean & bright space.
- New signage and exterior lighting.
- Updated LED Lighting.
- Gas Forced Air hanging unit in warehouse.
- Rooftop mounted HVAC unit servicing the office area.
- Various office layouts available, with ability to customize.



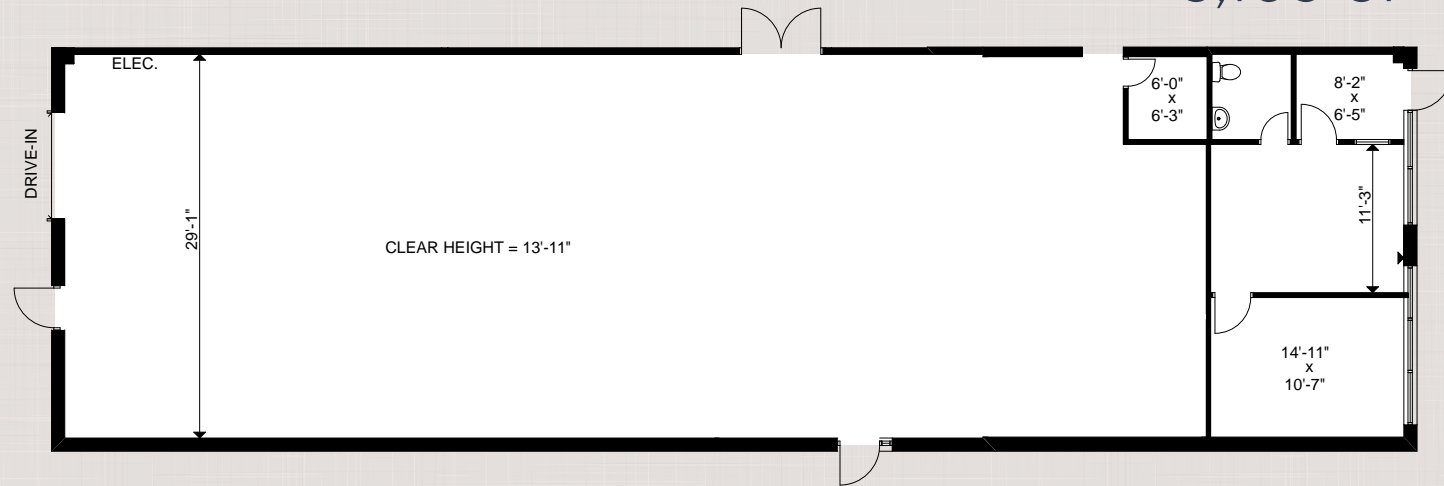
■ AVAILABLE UNITS

# FLOOR PLANS



**UNIT 169**

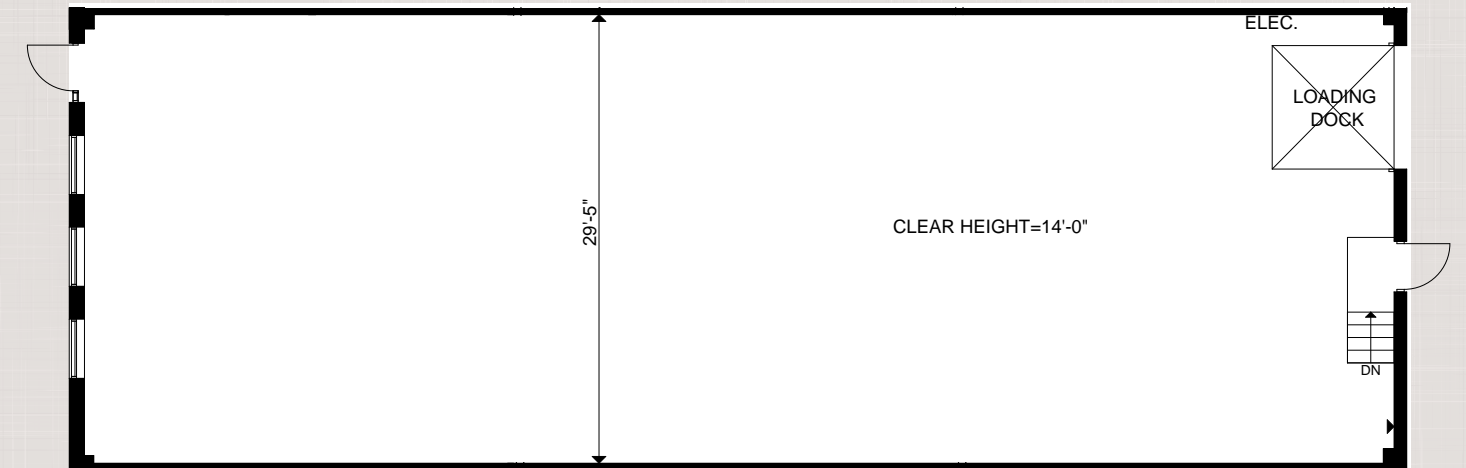
3,165 SF



OFFICE PERCENTAGE: 10%  
SHIPPING: 1 DRIVE IN DOOR

**UNIT 177**

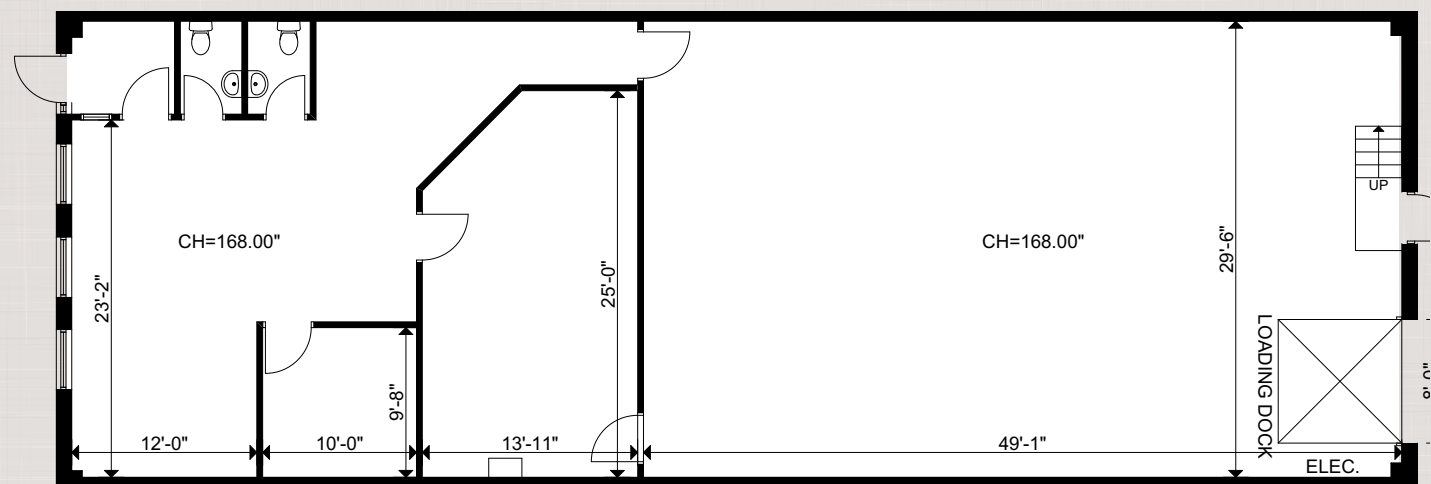
2,654 SF



OFFICE PERCENTAGE: NIL  
SHIPPING: 1 TRUCK LEVEL DOOR

**UNIT 175**

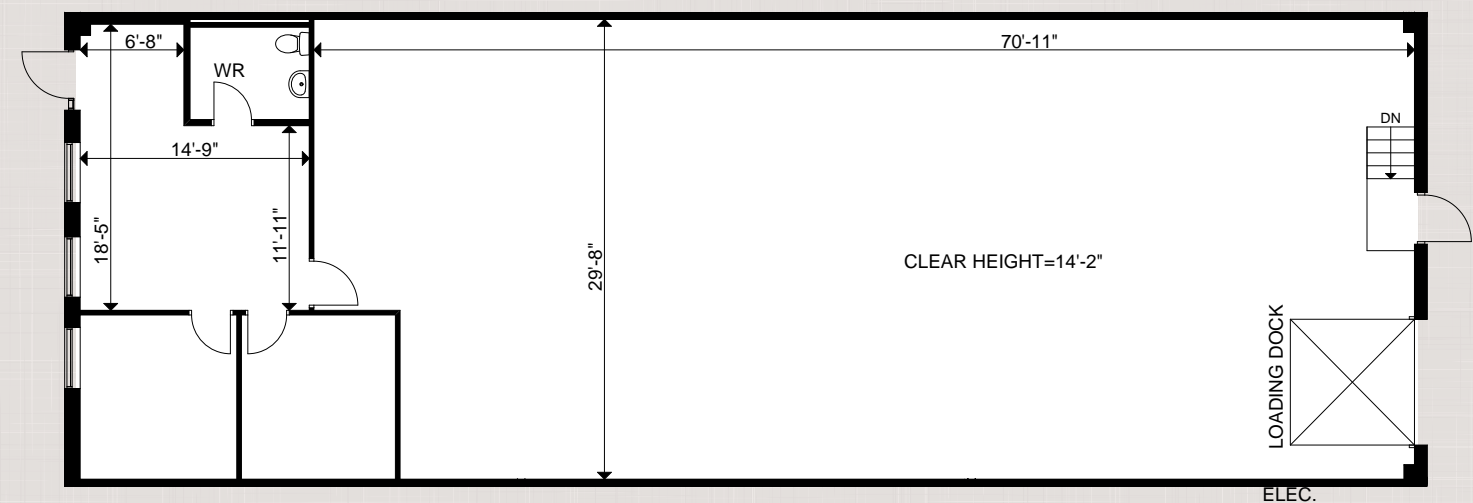
2,682 SF



OFFICE PERCENTAGE: APPROXIMATELY 42%  
SHIPPING: 1 TRUCK LEVEL DOOR

**UNIT 179**

2,669 SF



OFFICE PERCENTAGE: 20%  
SHIPPING: 1 TRUCK LEVEL DOOR





# 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.

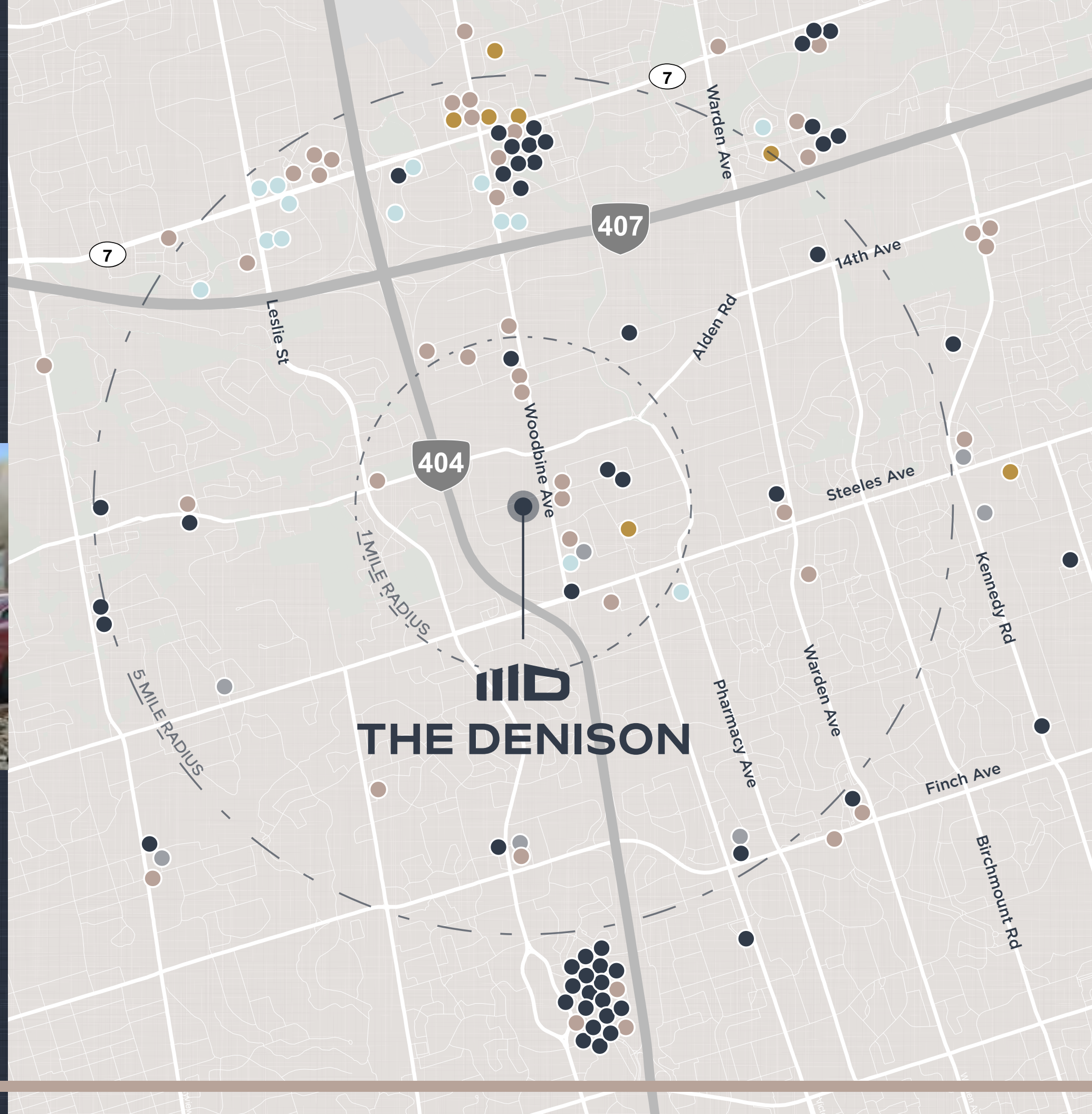


## AMENITIES WITHIN 5 KM

- 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 and demand imbalance remains in the Markham Industrial Market. With vacancy still under 2%, rental rates have risen at an incredibly fast pace, over the past few years. This makes ownership at The Denison the most effective way to combat further rising rents and take control of your future.



## 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 and resilient during this economic slowdown. Industrial vacancy is lower than most areas of the GTA, and rents are 3.6 % higher than the GTA average.



**1.9%**

Industrial Vacancy Rate



**\$19.27**

Average Asking Net Rent



**338,503**

Total Population



**\$135,635**

Average Household Income







# THE DENISON

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FOR MORE INFORMATION ABOUT THE DENISON, PLEASE CONTACT

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