

INCREDIBLE USER / INVESTOR OPPORTUNITY!

525 COCHRANE DRIVE

MARKHAM, ON



HWY 404
ONRAMP

CBRE

MULTI-UNIT "FLEX"
OFFICE / INDUSTRIAL
BUILDING FOR SALE

INVESTMENT HIGHLIGHTS

CBRE Limited is thrilled to present an exceptional opportunity to acquire a 100% freehold interest in 525 Cochrane Drive, Markham (the "Property"). The Property consists of a meticulously maintained 2-storey multi-unit building situated on approximately 3.47 acres of land. The Property offers a blend of office and warehouse tenancies offering a diversified holding and a great addition to your investment portfolio. With approximately 3,931 square feet of office space available for occupancy, this property presents a compelling opportunity for a user/investor.

STABLE CASHFLOW

The Property is over 90% leased to AAA tenants with a steady income stream. The potential for future rent growth is immense presenting an incredible opportunity for increased returns.

PRIME LOCATION

Situated in the highly coveted area of north Markham, the Property benefits from its prime location near Highway 404 and Highway 7. This area is renowned for its unrivaled access to major highways, an abundance of amenities, and excellent public transit options.

MODERN & SUSTAINABLE DESIGN

Impeccably crafted with modern design specifications, this building radiates contemporary elegance and allure. Its sleek architecture and stylish interiors create an environment that is both visually stunning and highly desirable. The property is a true testament to sustainability with the inclusion of electric charging stations and energy-efficient features. With its cutting-edge design and visionary approach, the Property is destined to captivate tenants for many years to come.

PROPERTY DETAILS

Total Area	~3.47 ac.
Building Area	~57,377 sq. ft.
Office Area	~27,625 sq. ft.
Industrial Area	~24,978 sq. ft.
Storage Area	~4,774 sq. ft.
Frontage	~205.91 ft.
Zoning	EMP-BP (O)
Year Built	2016
Pin	030310066
Legal Description	PCL 2-1 SEC 65M2073; LT 2 PL 65M2073; MARKHAM
Year Built	2016
Parking	124 free surface stalls (8 accessible, 2 electric stalls with charging station, 8 reserved for carpooling)
Sale Price	\$18,950,000
Annual Taxes	\$168,452 (2024)



BUILDING SPECIFICATIONS

INDUSTRIAL AREA

CLEAR HEIGHT	9'8" to 18'3" clear height to underside of roof deck and 17'7" to 16'2" clear height to underside of roof joists.
LIGHTING	T4 LED lighting fixtures.
SHIPPING	6 drive-in doors.

OFFICE AREA

CLEAR HEIGHT	9' clear height.
LIGHTING	Efficient LED sensor lighting throughout.
WASHROOMS	4 common washrooms.
PUBLIC ELEVATOR	Yes.

STRUCTURAL

CONSTRUCTION	Structural steel, part slab on grade, 7,772 square foot basement.
EXTERIOR WALLS	Architectural stone/brick veneer – concrete block and galvalume siding.
WINDOWS	The windows are aluminum-framed, double-glazed units. All windows include only fixed glazing and are operable.
ROOF CONSTRUCTION	The building is covered by a built-up sloped, asphalt and gravel membrane roof. The roof drainage is via an interior collection system.
FLOOR SYSTEMS	The finished floor coverings consist primarily of ceramic tile and carpet. Otherwise are concrete floors with epoxy finish.
STANDARD CEILINGS	Open web steel joists.
SPRINKLER SYSTEM	The entire building is being served by a sprinkler system.

ELECTRICAL

CONSTRUCTION	The electrical service to the building is via a transformer vault located at the northeast of the building. The transformer vault is inaccessible. This equipment is typically the responsibility of the electrical utility provider. The building is equipped with a 1,200-amp, 347/600-volt, three-phase, four-wire service. This capacity was determined by the size of the main switchgear frame.
LOW VOLTAGE DISTRIBUTION	There are approximately 12 base-building transformers located throughout the building that step a portion of the 600-volt service down to 120/208-volts for main building panels and localized low-voltage distribution. Most transformers are sized at 75-kVA.
UTILITY USAGE	Metered system which allows for easy tracking.
LIGHTING	LED cost saving lighting throughout. Watt stopper lighting control system with motion sensors/auto dimming throughout.

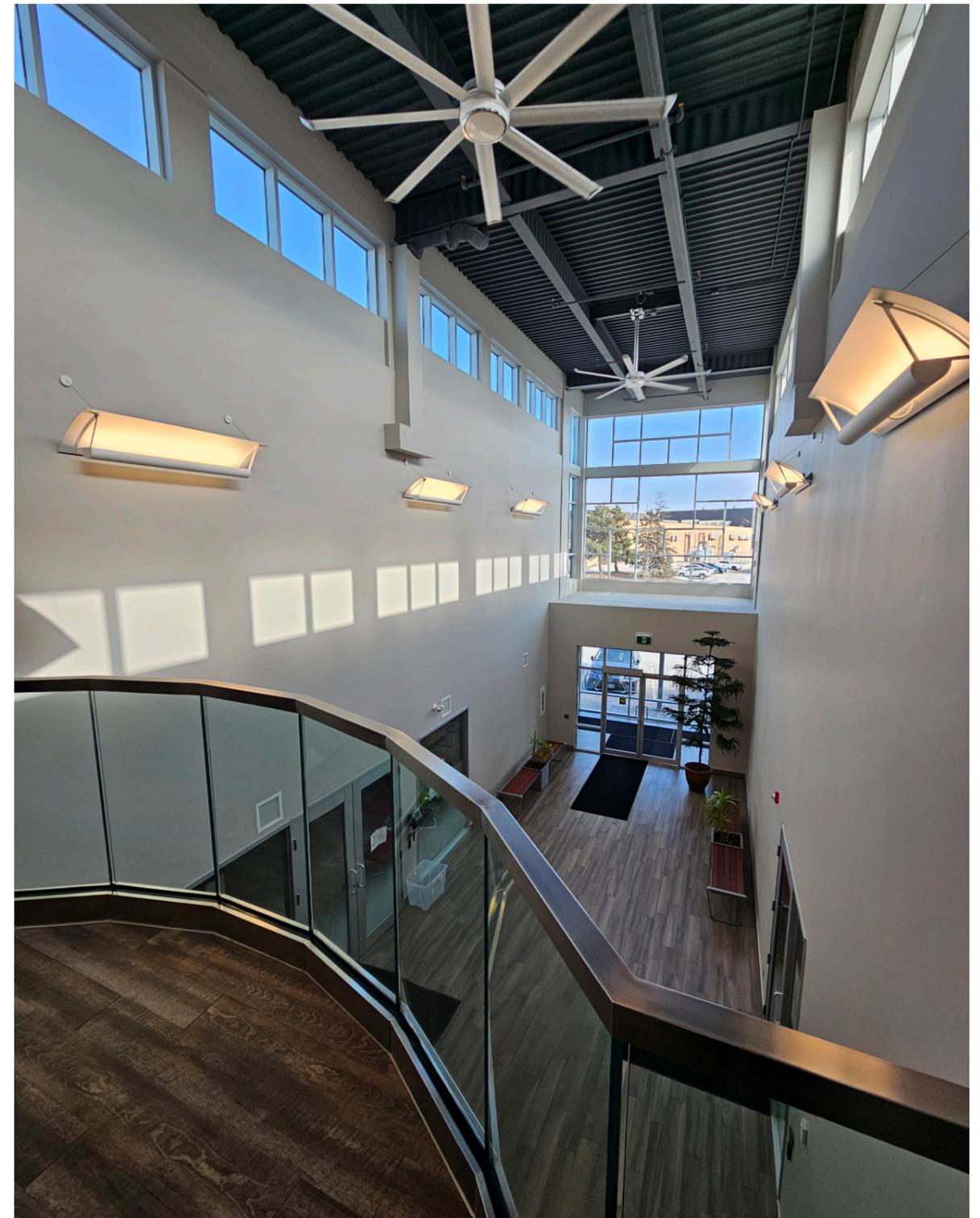
PLUMBING

WATER SUPPLY	Municipal.
WASHROOMS AND JANITORIAL	Superior washroom finishes with touchless/autosensor fixtures. Janitor room on all floors.
HOT WATER SYSTEM	Domestic Hot Water (DHW) for the facility is provided by a variety of Electric Domestic Hot Water Tanks including a main 285-litre Electric DHWT, two (2) 170-litre Electric DHWTs, and a smaller 20-litre Electric DHWTs.
CHILLED WATER	The Domestic Cold Water (DCW) for the facility is provided through a single two-inch-diameter, plastic domestic water supply line to the building. The incoming pipe is mated to a one-inch-diameter, copper pipe for domestic water distribution inside the building.

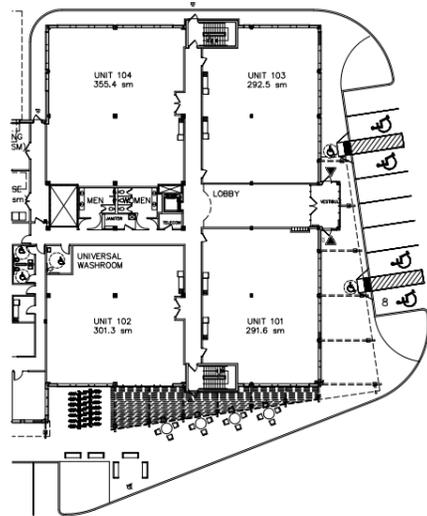
HEATING AND COOLING

HVAC

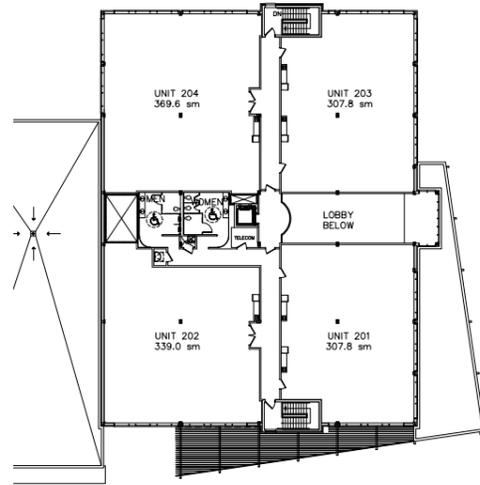
Equipped with Trane high efficiency airside equipment, complete with variable frequency compressor control in order to provide occupants with precise comfort control. Integrated with state of the art controls and automation, the HVAC can handle varying loads with optimal control and efficiency. Combined, the system operates to specifically adjust to occupant comfort control and maintain the highest efficiency.



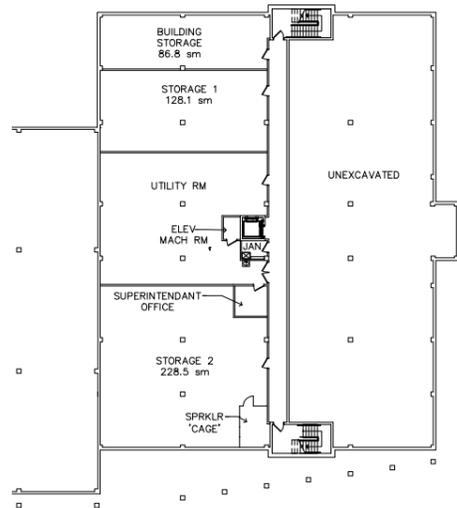
FIRST FLOOR



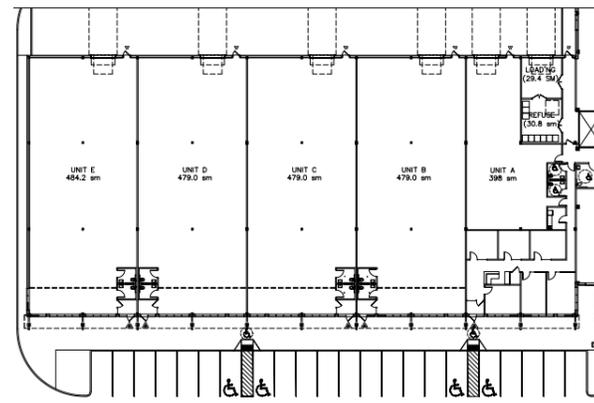
SECOND FLOOR



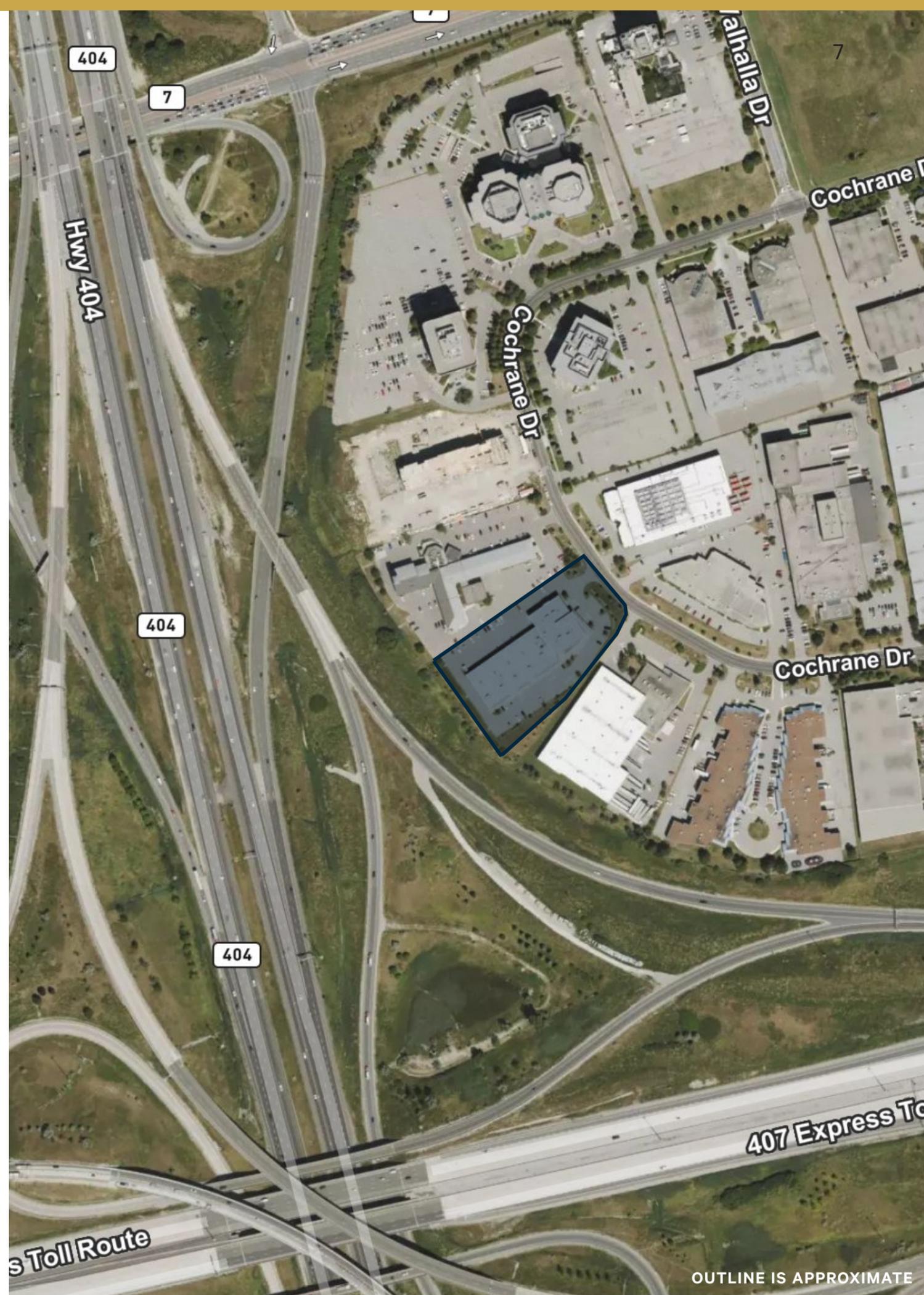
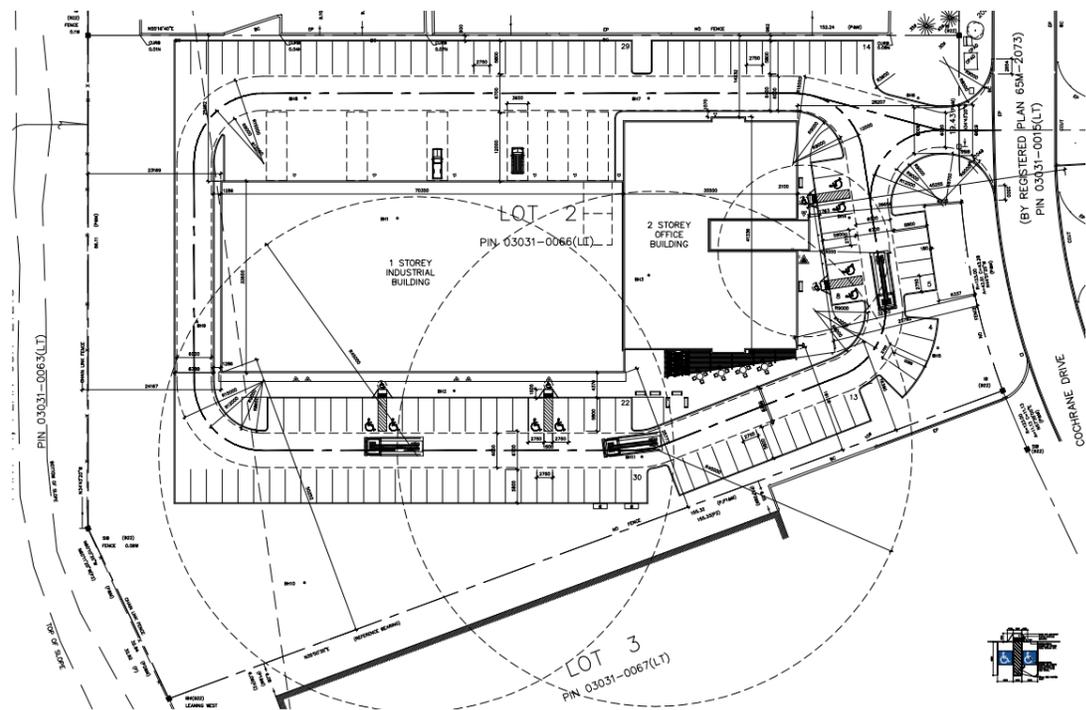
BASEMENT



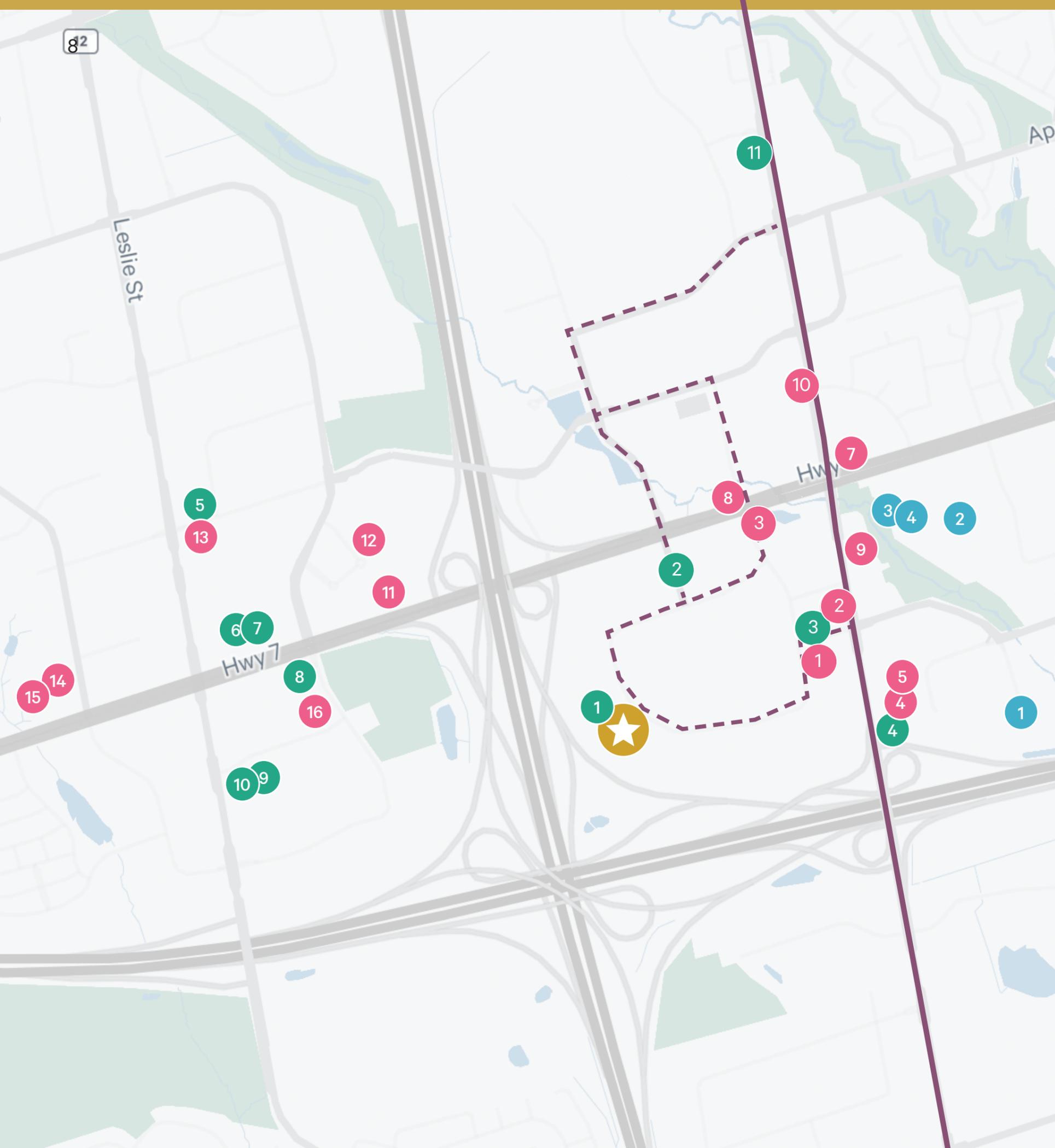
INDUSTRIAL AREA



SITE SURVEY



OUTLINE IS APPROXIMATE



LOCATION MAP

 Subject Property

24 Woodbine Bus
 South to Don Mills Subway Station / CF Fairview Mall
 North to Honda Boulevard

 Monday-Sunday
 Rush Hour Only

Restaurants

- | | |
|---------------------------|----------------------------|
| 1. Dragon Legend | 9. Providential 9 |
| 2. Café N One | 10. Chipotle Mexican Grill |
| 3. Novita Italian Cusine | 11. Scaddabush |
| 4. Koke Teppanyaki & BBQ | 12. The Keg |
| 5. Skyview Fusion Cuisine | 13. Isaan Der |
| 6. Starbucks | 14. Yu Seafood |
| 7. Pizza Nova | 15. Shinta Japanese BBQ |
| 8. Burger King | 16. Duo Pâtisserie & Café |

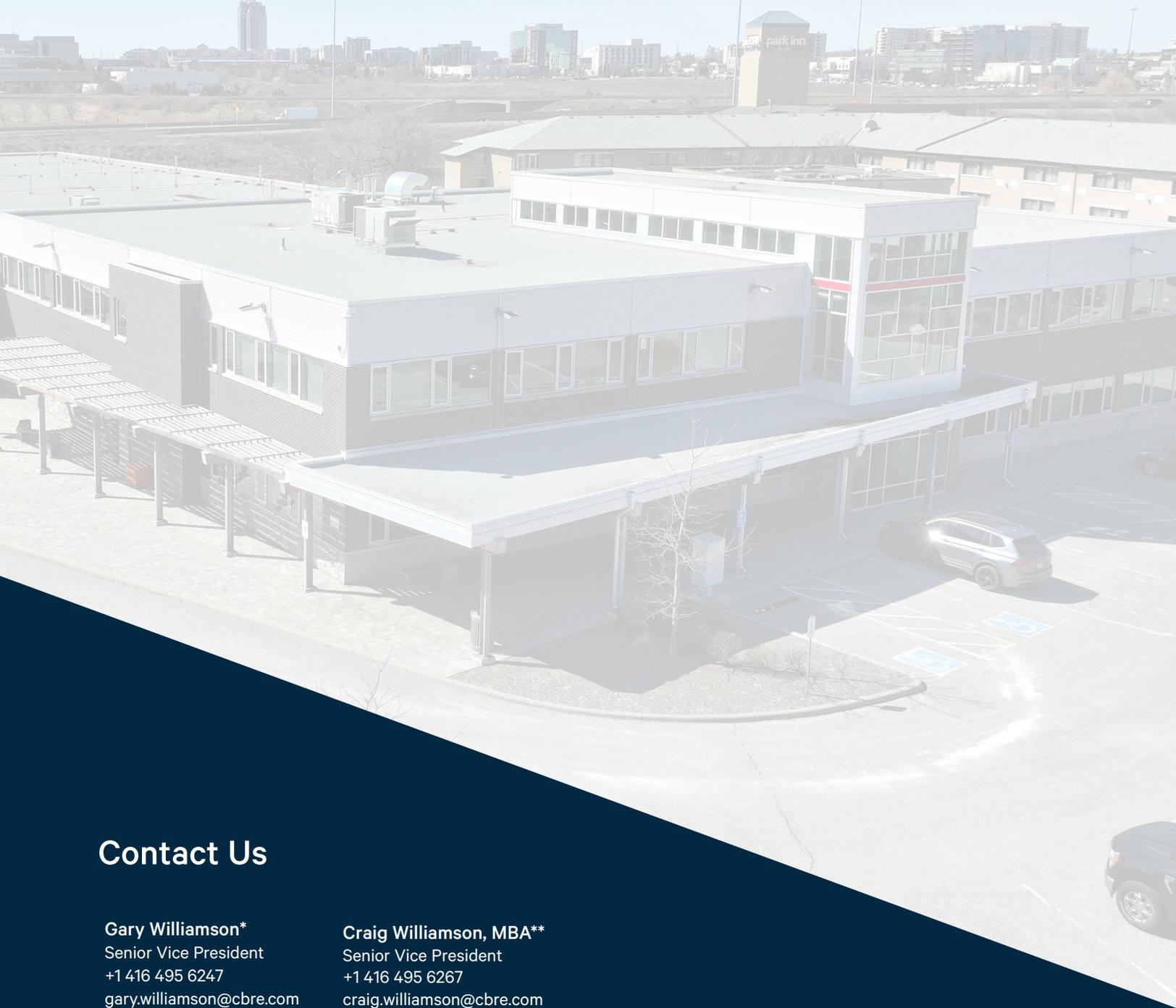
Hotels

- | | |
|----------------------|-----------------------------|
| 1. Park Inn | 9. Residence Inn by Marriot |
| 2. Delta Hotels | 10. Courtyard by Marriot |
| 3. Comfort Inn | 11. Monte Carlo Inn |
| 4. Hampton Inn | |
| 5. Holiday Inn | |
| 6. Sheraton Parkway | |
| 7. Best Western | |
| 8. Hilton Garden Inn | |

Shopping

1. Costco
2. Staples
3. LCBO
4. Longos

For more information on the Property, please request a confidentiality agreement from the listing team. Any purchasers interested in additional information are required to execute and submit the vendor approved confidentiality agreement. Offers will be reviewed as they are received.



Contact Us

Gary Williamson*
Senior Vice President
+1 416 495 6247
gary.williamson@cbre.com

Craig Williamson, MBA**
Senior Vice President
+1 416 495 6267
craig.williamson@cbre.com

*Sales Representative **Broker | All outlines approximate | CBRE Limited Brokerage
2005 Sheppard Ave E., Suite 800 | Toronto ON M2J 5B4 | www.cbre.ca

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