

2600

JOHN ST
MARKHAM

*Modernized
Industrial Condos*

FOR SALE

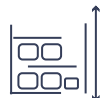


Contemporary INDUSTRIAL SPACE for your Business to Thrive

Introducing 2600 John Street, a distinguished development featuring over 156,000 square feet of modernized industrial condo units. Recently revitalized with exterior upgrades, offering users and investors the opportunity to own a part of an irreplaceable project. Boasting a prime Markham location, this building offers convenience and accessibility to an abundance of nearby amenities, skilled labor force and transportation.



UNITS RANGE:
1,200 SF +



CLEAR HEIGHT:
18"



**DRIVE-IN &
TRUCK LEVEL
SHIPPING
OPTIONS**



**AMPLE
PARKING**



UNITS WITH
**JOHN STREET
OR HWY 404
EXPOSURE**

2600

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Over 156,000 Square Feet
of Modernized Industrial Condos



ZONING

The subject property is zoned:

EMP-GE (Employment- General Employment)

Click here to view the full zoning description



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UNIT Availabilities

BUILDING A

UNITS	SIZE	OFFICE %	SHIPPING	PRICE	CONDO FEES + HST
103	1,580 SF	50%	DRIVE-IN	\$940,00	\$270.21 + HST
119-121	8,096 SF	30%	3 TRUCK LEVEL	\$4,452,800	\$1,384.54 + HST
122	3,896 SF	25%	2 TRUCK LEVEL	\$2,240,200	\$666.26 + HST

BUILDING B

UNITS	SIZE	OFFICE %	SHIPPING	PRICE	CONDO FEES + HST
203	4,984 SF	30%	TRUCK-LEVEL	\$2,865,800	\$852.33 + HST
207	3,341 SF	80%	DRIVE-IN	\$1,987,895	\$571.37 + HST
211	2,756 SF	20%	DRIVE-IN	\$1,584,700	\$471.31 + HST
219	2,687 SF	30%	DRIVE-IN	\$1,545,025	\$459.51 + HST

 UNIT AVAILABLE

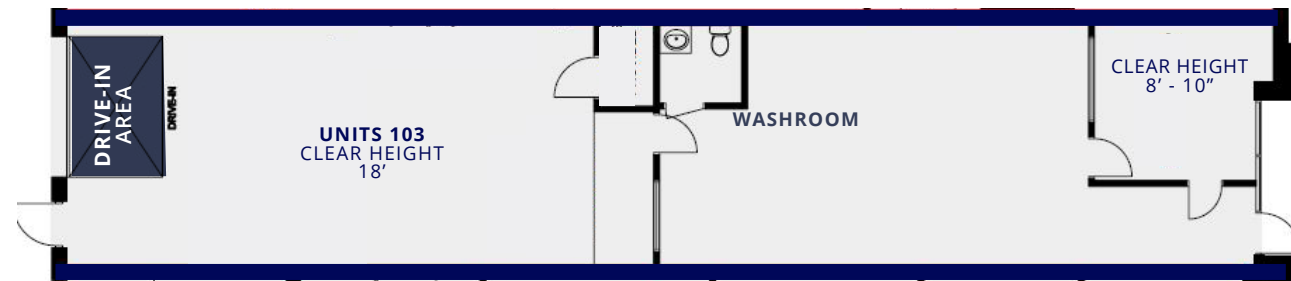
 DRIVE IN

 TRUCK LEVEL



FOR SALE

Unit 103

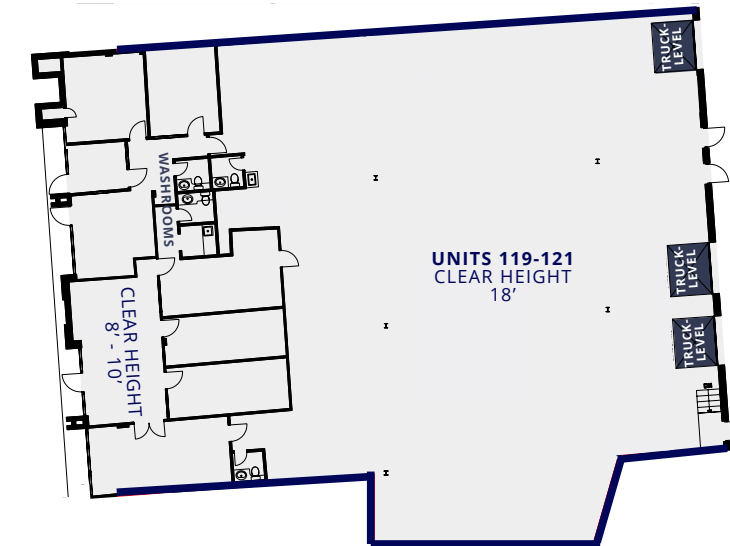


PROPERTY Features

						
1,580 SF TOTAL AREA	60 AMPS POWER	\$270.21 + HST CONDO FEE	18' CLEAR HEIGHT	IMMEDIATE OCCUPANCY	1 DRIVE-IN DOOR	\$940,100 PRICE

FOR SALE

Unit 119-121

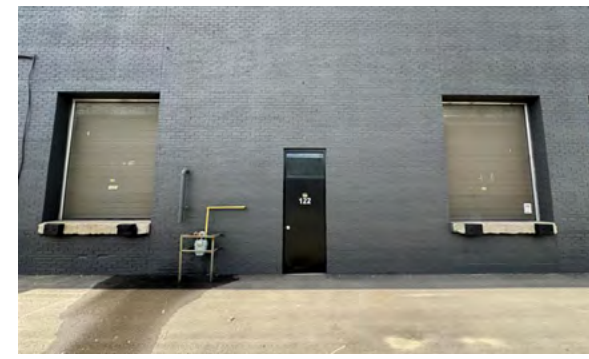
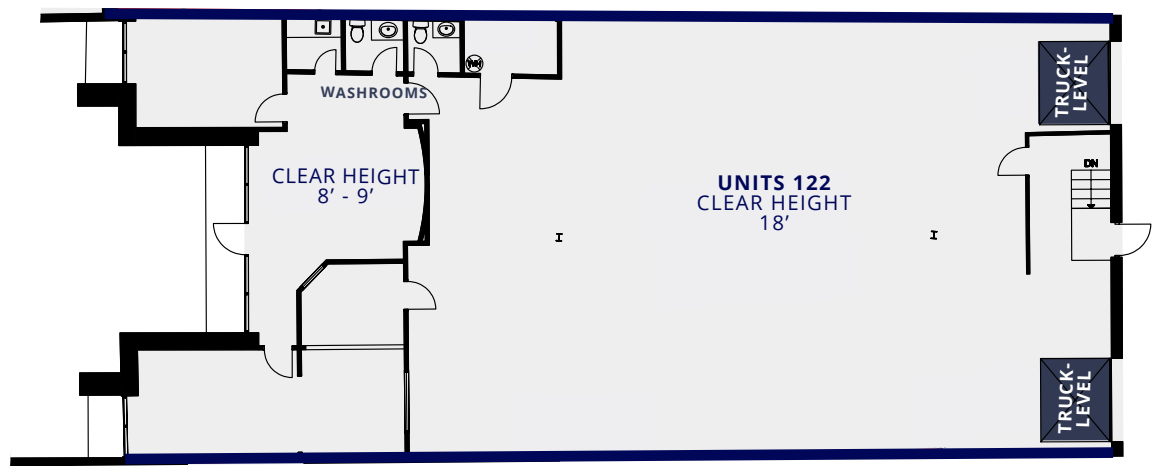


PROPERTY Features

						
8,096 SF TOTAL AREA	200 AMPS POWER	\$1,384.54 + HST CONDO FEE	18' CLEAR HEIGHT	IMMEDIATE OCCUPANCY	3 TRUCK LEVEL DOORS	\$4,452,800 PRICE

FOR SALE

Unit 122



PROPERTY Features

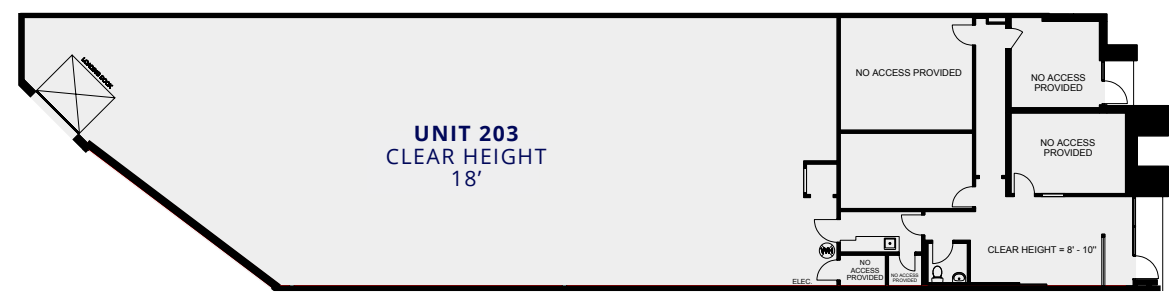
 3,896 SF TOTAL AREA	 60 AMPS POWER	 \$666.26 + HST CONDO FEE	 18' CLEAR HEIGHT	 IMMEDIATE OCCUPANCY	 2 TRUCK LEVEL DOORS	 \$2,240,200 PRICE
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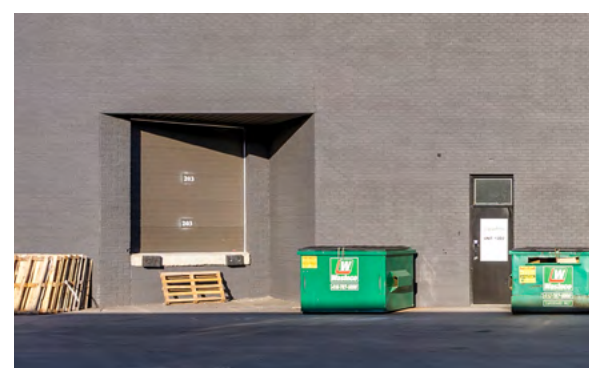
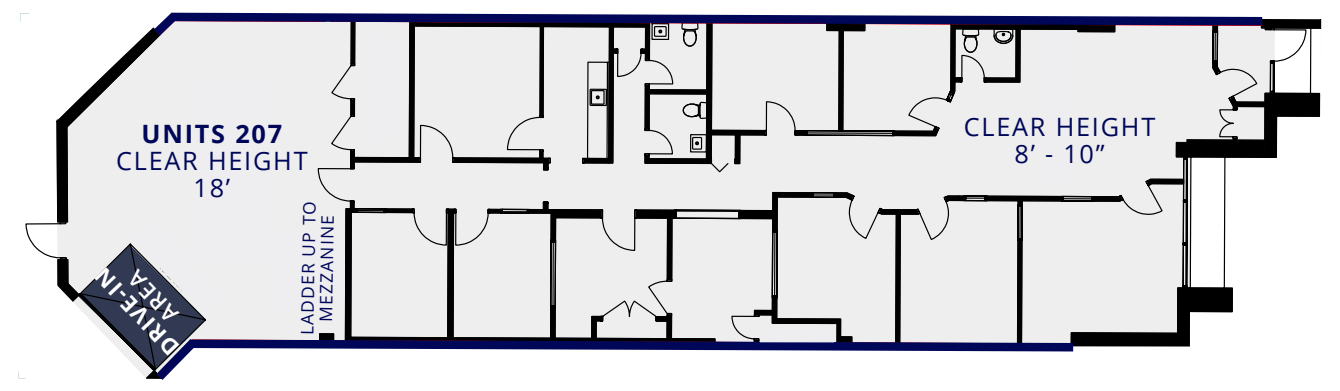
FOR SALE

Unit 203



FOR SALE

Unit 207



PROPERTY Features

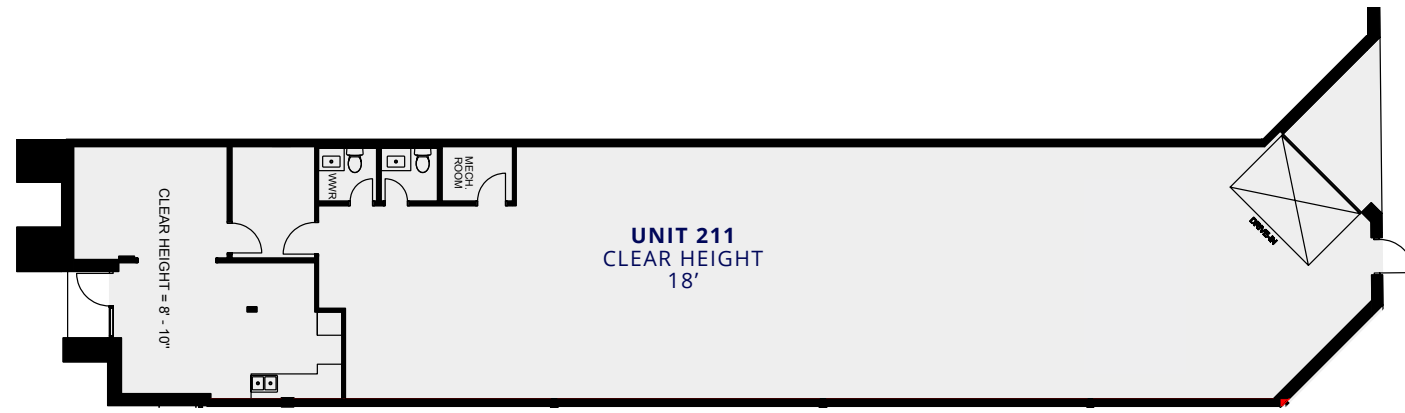
4,984 SF TOTAL AREA	60 AMPS POWER	\$852.33 + HST CONDO FEE	18' CLEAR HEIGHT	IMMEDIATE OCCUPANCY	1 TRUCK-LEVEL DOOR	\$2,865,800 PRICE

PROPERTY Features

3,341 SF TOTAL AREA	60 AMPS POWER	\$571.37 + HST CONDO FEE	18' CLEAR HEIGHT	IMMEDIATE OCCUPANCY	1 DRIVE-IN DOOR	\$1,987,895 PRICE

FOR SALE

Unit 211



FOR SALE

Unit 219



PROPERTY Features

2,756 SF TOTAL AREA	60 AMPS POWER	\$471.31 + HST CONDO FEE	18' CLEAR HEIGHT	IMMEDIATE OCCUPANCY	1 DRIVE-IN DOOR	\$1,584,700 PRICE

PROPERTY Features

2,687 SF TOTAL AREA	60 AMPS POWER	\$459.51 + HST CONDO FEE	18' CLEAR HEIGHT	IMMEDIATE OCCUPANCY	1 DRIVE-IN DOOR	\$1,545,025 PRICE

LOCATION






A Thriving and Well-Established Business Community

Experience the dynamic industrial core of Markham, where global corporations and local enterprises converge.

Nestle in the heart of Markham's commercial district, 2600 John Street offers a prime location for businesses. Providing seamless connectivity to other parts of the Greater Toronto Area through its proximity to Highway 404 & 407. Also well served by public transportation, the area is accessible for commuters. The vibrant and multicultural community of Markham contributes to the lively atmosphere, creating an environment for living.

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Demographics (10KM Radius)

				
1,085,901	\$130,114	42	579,038	90.5%
POPULATION 2023	AVG HOUSEHOLD INCOME	MEDIAN AGE	WORKFORCE POPULATION	EMPLOYMENT RATE

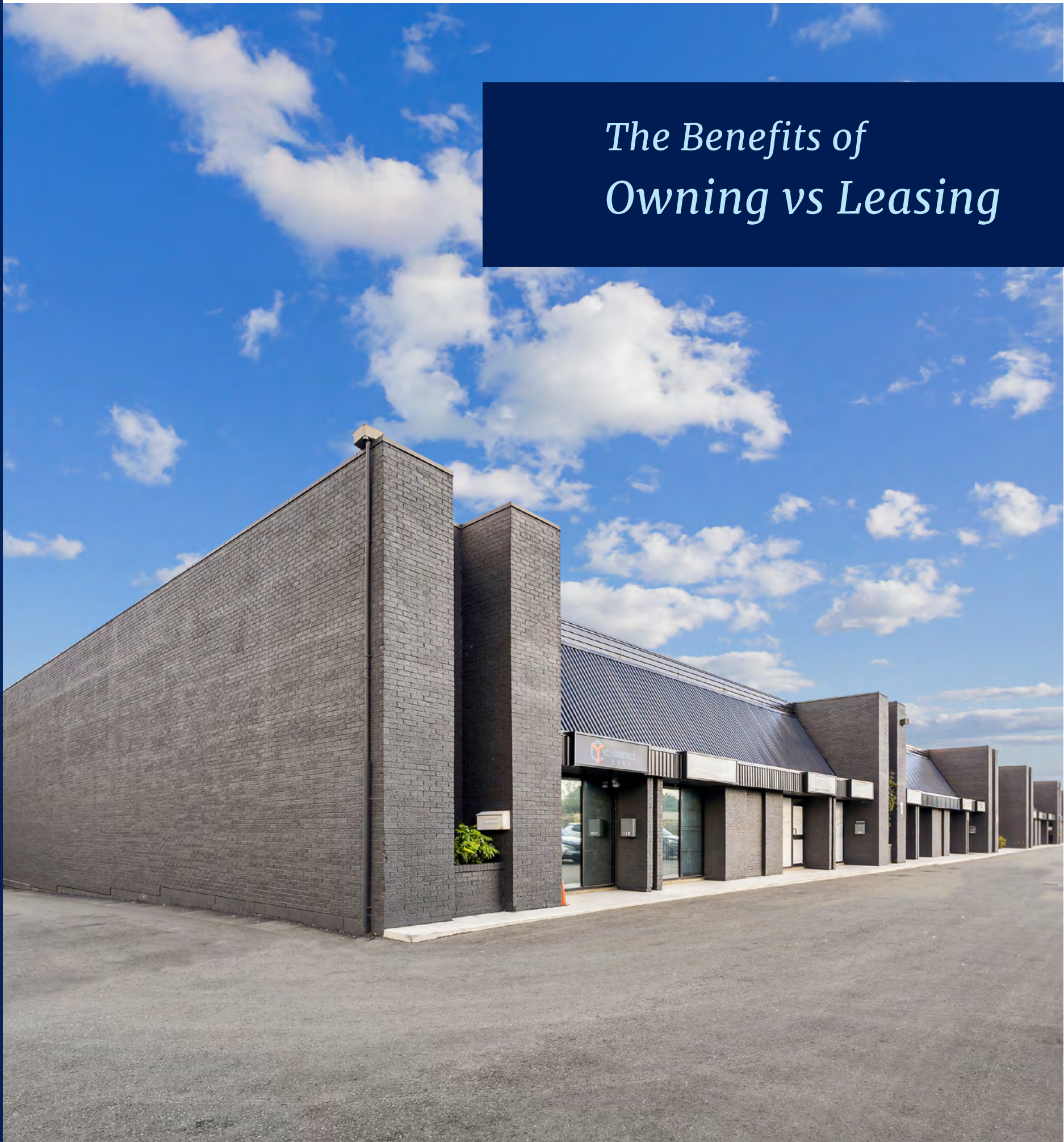




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BUS ROUTES

53 2 24



The Benefits of Owning vs Leasing

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OWN VS. LEASE



Security

Grow your own business with confidence knowing you are in control of your real estate strategy in one of North America's top Industrial markets with a proven investment class.



Equity

Have greater control over your operating costs, build equity and reap the tax benefits.



Flexibility

Be your own landlord and run your business with full control of your property.

TRUSTED *Developer*



Berkshire Axis is a trusted leader in development with over 25 years of experience in delivering award winning projects across the GTA. With our rich history, industry experience and commitment to quality, integrity, and accountability, we are dedicated to deliver through our entrepreneurial and innovative approaches, highly efficient execution, and focus on results.



24
 CONDOS



600+
 UNITS



30,000,000
 TOTAL SF

RECENT PROJECTS:

11050 WOODBINE AVE, MARKHAM

Type: **Industrial**
 Number of Buildings: **2**
 Sq Ft Range: **2,100 to 7,800 SF**



311 BOWES RD, VAUGHAN

Type: **Industrial**
 Number of Buildings: **2**
 Sq Ft Range: **1,500 to 20,000 SF**



28 & 30 FULTON WAY, RICHMOND HILL

Type: **Industrial & Commercial/Office**
 Number of Buildings: **2**
 Sq Ft Range: **3,000 - 13,000 SF**



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TEAM *of Experts*



We are enterprising.

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the power of property, wherever our clients do business.

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