



# FOR SALE

OCCUPIER / INVESTOR  
OPPORTUNITY

21,020 SQUARE FEET  
(HALF VACANT)

## 250

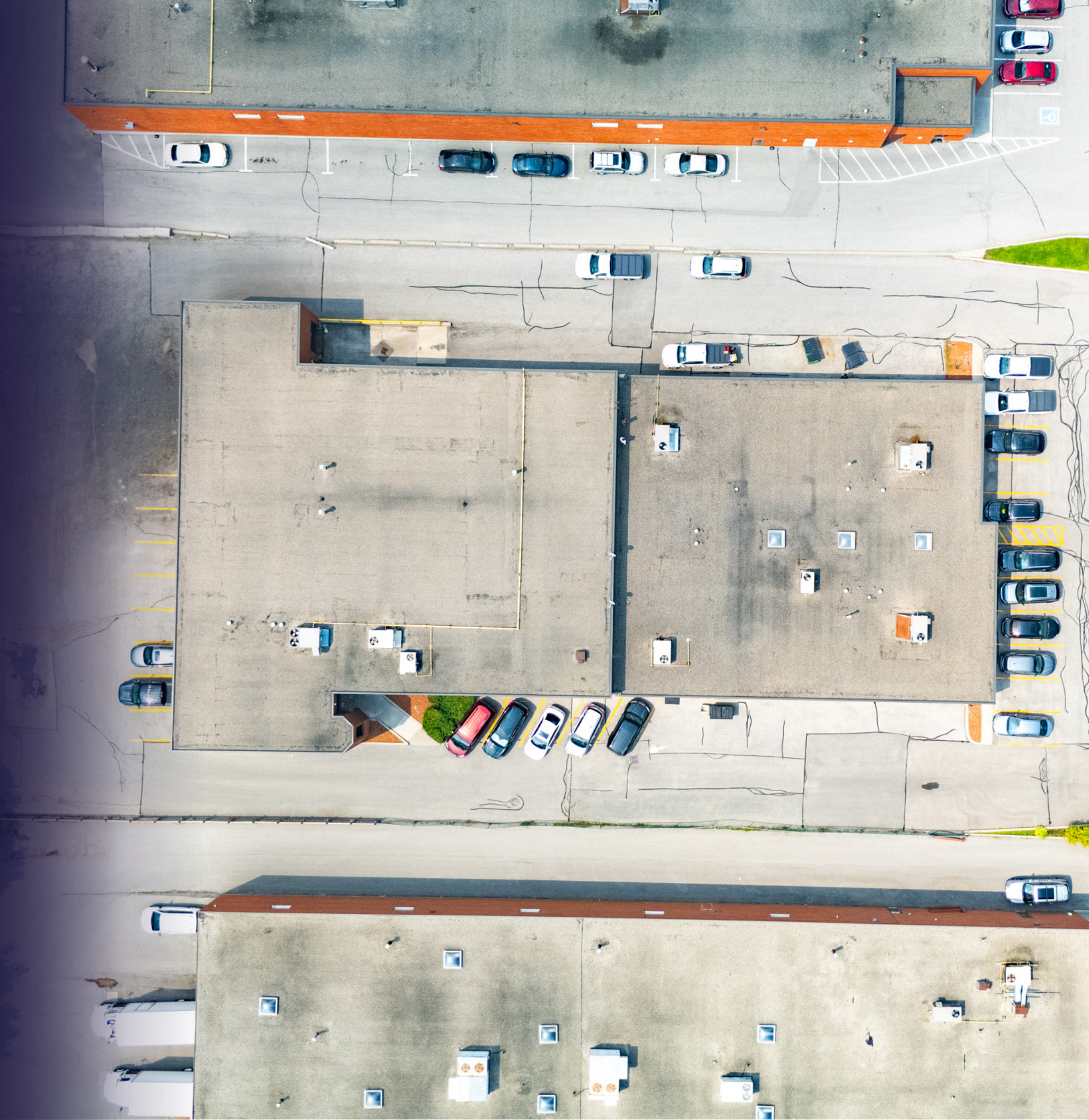
FERRIER STREET  
MARKHAM

ASKING PRICE  
\$9,689,000 (\$461)



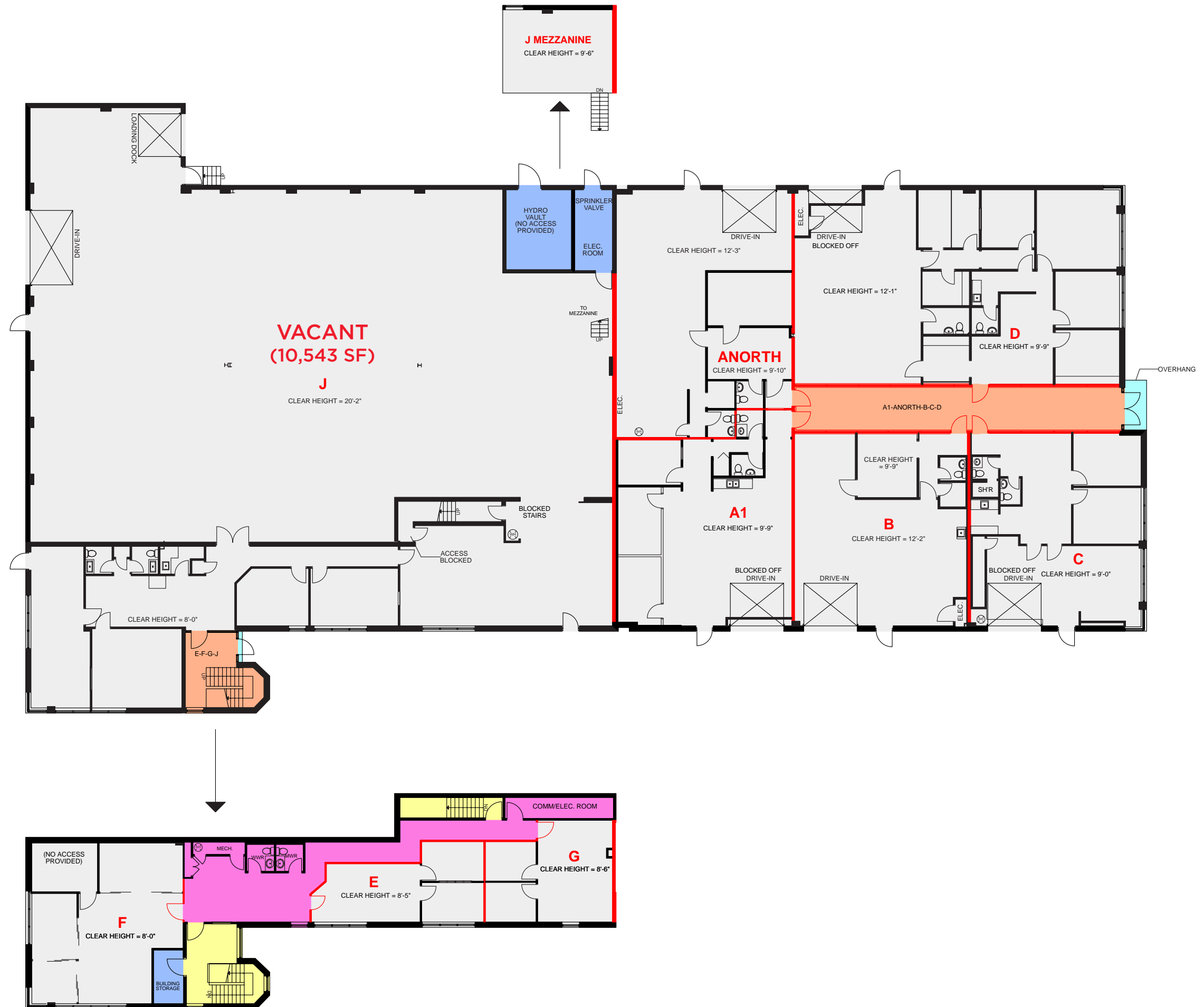
# OPPORTUNITY OVERVIEW

ADDRESS	250 Ferrier St, Markham ON L3R 2Z5
BUILDING TYPE	Multi – Unit Industrial (6 Tenants, 1 Vacancy)
SQUARE FOOTAGE (RENT ROLL / REMEASURE)	20,776 / 21,021 SF (+363 warehouse Mezz)
LAND AREA / BUILDING COVERAGE	1.35 acres / 38%
ADDITIONAL RENT (TMI)	\$6.25 – 2025 (utilities included)
ZONING	EMP – GE (General Employment)
SHIPPING	6 Drive In, 1 Truck Level Door
CLEAR HEIGHT	12’2” (10,000 SF) – 20’2” (10,000 SF)
BUILDING POWER	600 Volts / 600 Amps
NEAR TERM OCCUPANCY JUNE 2025	10,477 SF / 12’ Clear Height 5 Drive in Doors
UPDATED PROPERTY REPORTS & INCOME DETAILS	Upon execution of Confidentiality Agreement





## FLOOR PLAN





VACANT **SPACE** - UNIT J





OCCUPIED SPACE





# VACANCY PROFILE

UNIT	RENT ROLL (SF)	RE-MEASURE (SF)	LEASE EXPIRY	VACANT OCCUPANCY DATE
A1	1,579	1,439	12/31/2027	2/1/2027
C	1,349	1,405	12/31/2027	2/1/2027
D	2,608	2,628	12/31/2027	2/1/2027
A North	1,579	1,730	5/31/2028	10/1/2026
B	1,333	1,385	11/30/2026	11/30/2026
G	695	483	12/31/2027	4/30/2027
E	450	456	9/30/2027	1/20/2027
F	1,000	953	M2M	M2M
J	10,183	10,543	N/A	Vacant
J Mezzanine	0	366	N/A	Vacant
TOTAL	20,776	21,386		

# ZONING AND PERMITTED USES

EMP-GE (Employment – General Employment)

250 Ferrier is zoned “General Employment” and provides for a wide range of “typical” employment uses on site. Some of the permitted uses are as follows:

- Industrial – Warehousing and Manufacturing (not commercial storage or automotive)
  - With accessory outdoor storage
- Business office
- Film Production Studio
- Retail Store
- Service and repair establishment
  - Household articles, lawn & garden equipment, small engine devices, small electric motors and not automotive







## Lead Advisors:

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