



# FOR SALE

**OCCUPIER / INVESTOR  
OPPORTUNITY**

21,020 SQUARE FEET  
(HALF VACANT)

**250**

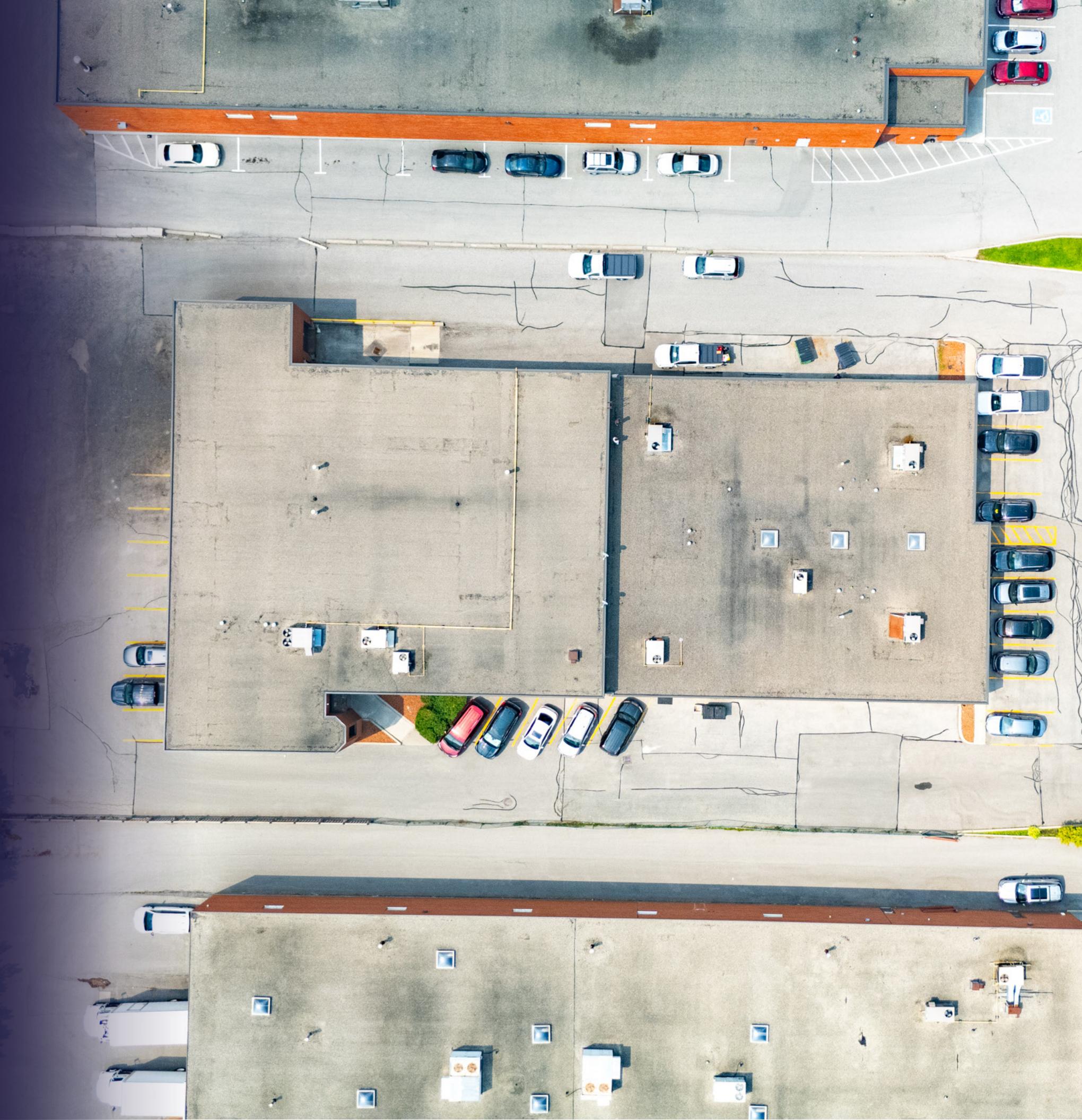
**FERRIER STREET  
MARKHAM**

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



# OPPORTUNITY OVERVIEW

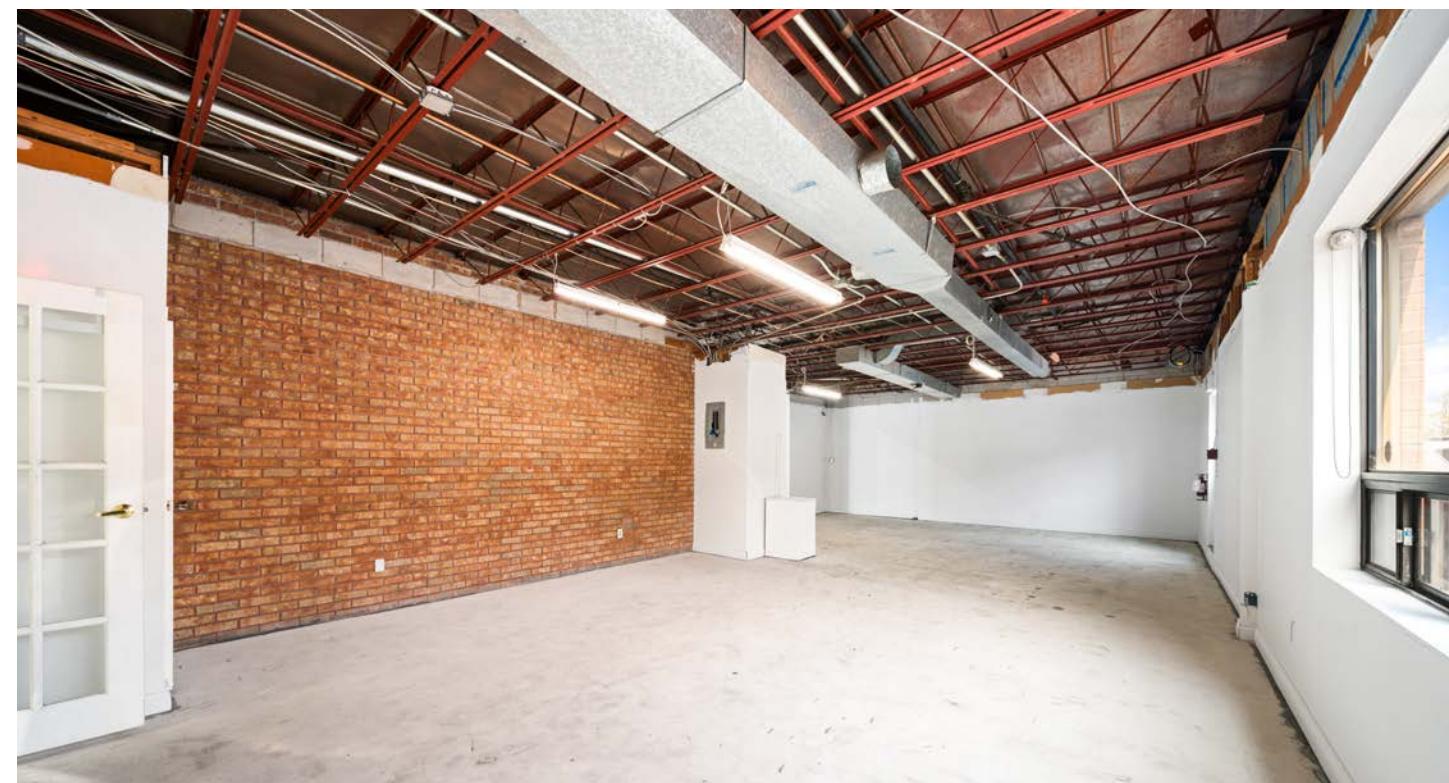
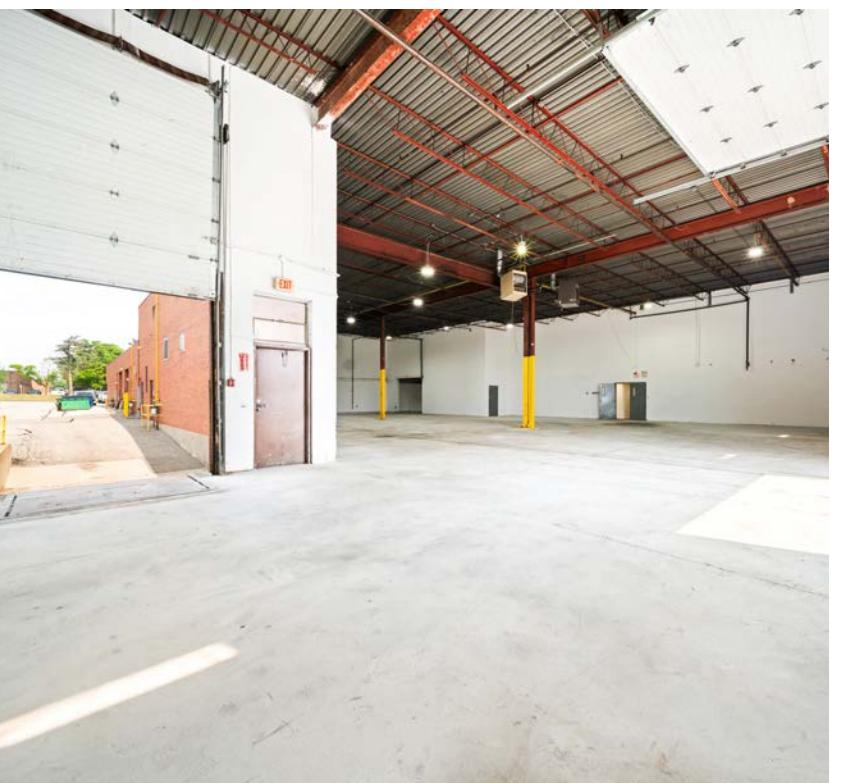
<b>ADDRESS</b>	250 Ferrier St, Markham ON L3R 2Z5
<b>BUILDING TYPE</b>	Multi - Unit Industrial (6 Tenants, 1 Vacancy)
<b>SQUARE FOOTAGE (RENT ROLL / REMEASURE)</b>	20,776 / 21,021 SF (+363 warehouse Mezz)
<b>LAND AREA / BUILDING COVERAGE</b>	1.35 acres / 38%
<b>ADDITIONAL RENT (TMI)</b>	\$6.25 - 2025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



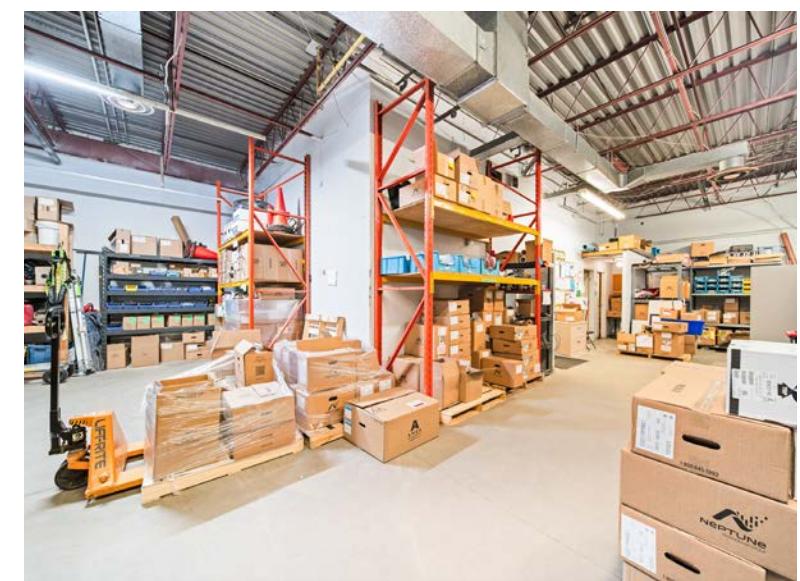
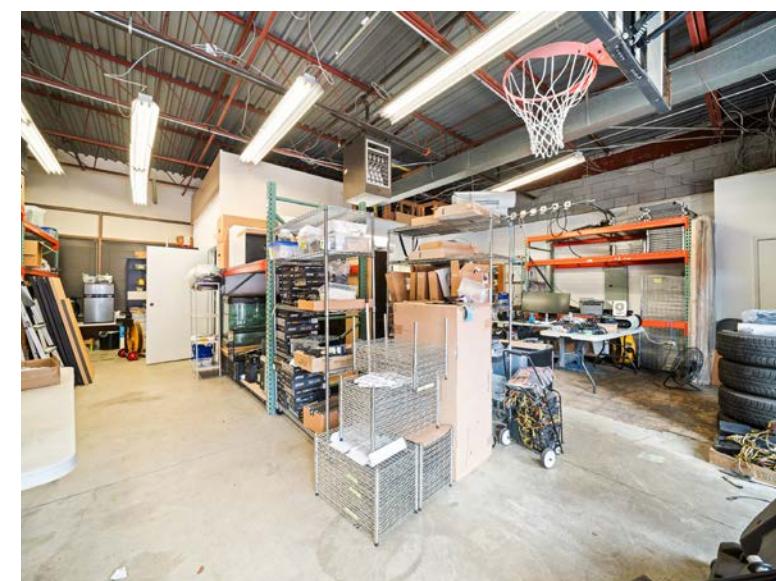
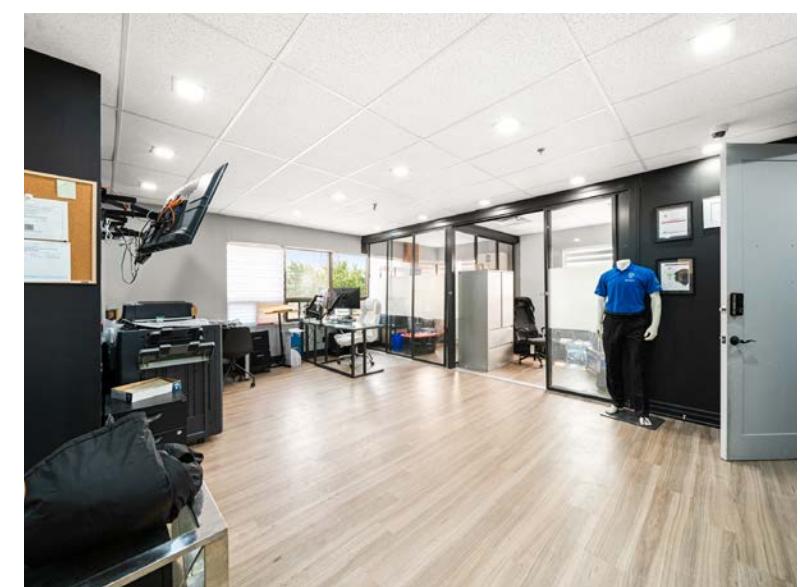
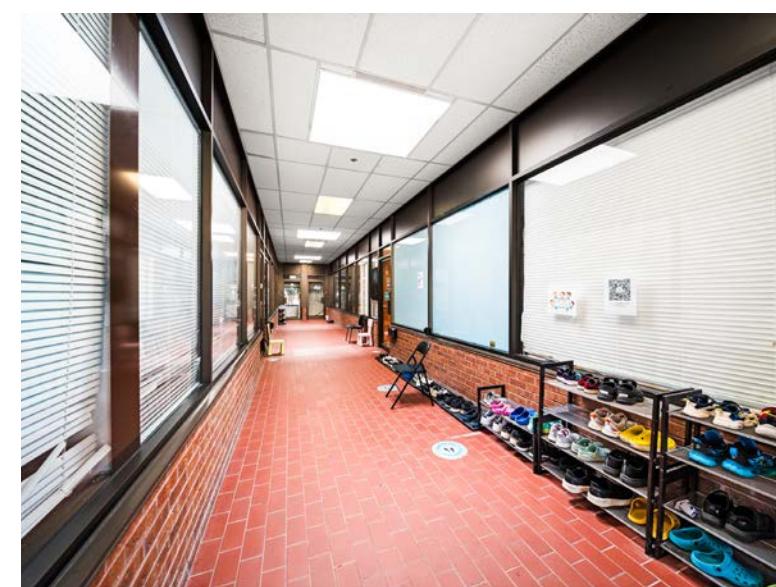
## FLOOR PLAN



## 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
<b>TOTAL</b>	<b>20,776</b>	<b>21,386</b>		

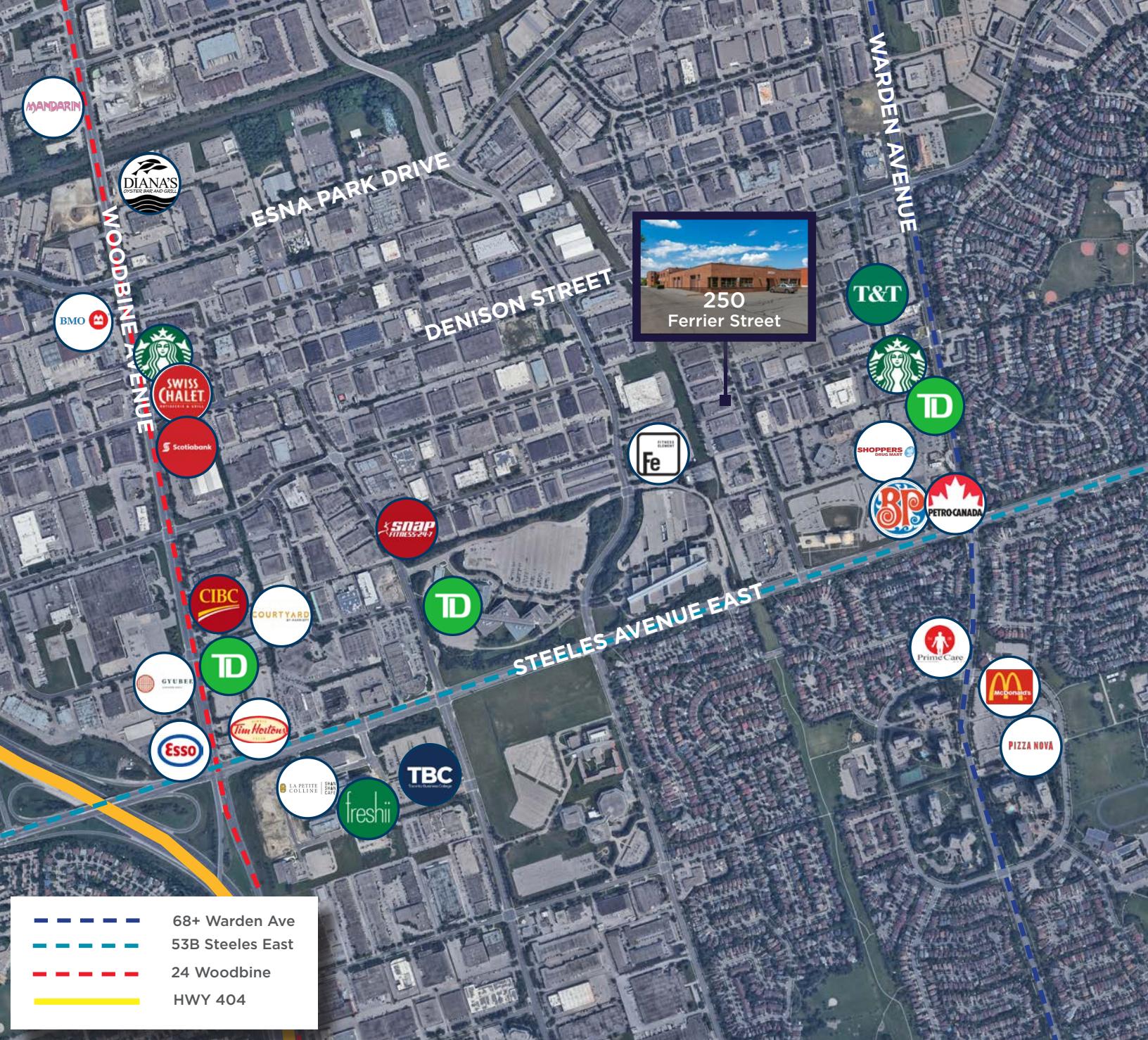
## ZONING AND PERMITTED USES

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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