For Sale

Maverick

BUSINESS CENTRE

180 & 190 Allstate Parkway, Markham, ON

Now Over 55% Subscribed Across Both Buildings

Limited-Time $20 PSF Price Reduction on the Next 2 Units Placed Under Contract



Developed By Beedie

Marketed By CUSHMAN & WAKEFIELD

OPPORTUNITY

Located within the City of Markham, **Maverick Business Centre (“Maverick”)** offers users and investors the opportunity to own high-quality industrial space, with unit sizes ranging from 12,748 SF to 16,697 SF, and up to 40,228 SF of contiguous space. Developed by Beedie, one of Canada’s largest industrial developers, Maverick is unmatched in delivering industry-leading, best-in-class specifications, and cost-saving building design efficiencies. Through thoughtful and functional design, there’s no better time than now to own real estate that will further represent and elevate your business.

ZONING

EMP-BP: EMPLOYMENT- BUSINESS PARK

OCCUPANCY DATE

MOVE-IN READY



Located in Markham, Maverick offers ease of access to major Highways 407 & 404. Neighbouring the city of Richmond Hill, Maverick provides direct connection to the downtown core through the Don Valley Parkway & 404.

PUBLIC TRANSPORTATION

- Public Transit through the YRT bus service is minutes away from Maverick.
- The YRT bus lines connect directly to major service routes, making travel through the GTA simple.

AMENITIES

- Close proximity to an array of amenities including but not limited to restaurants, shopping centers, hotels, fitness and wellness centers and parks.

UNIT BREAKDOWN & SITE PLAN

BLDG B - 190 ALLSTATE PARKWAY | 82,810 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF *	Loading	Parking
101	14,629	2,068	16,697	-	2 D, 1 G	17
102	SOLD					
103	12,265	1,759	14,024	$565*	2 D, 1 G	14
105	11,626	1,830	13,456	$570*	2 D, 1 G	13
106	10,986	1,762	12,748	$575*	2 D, 1 G	12
107	SOLD					

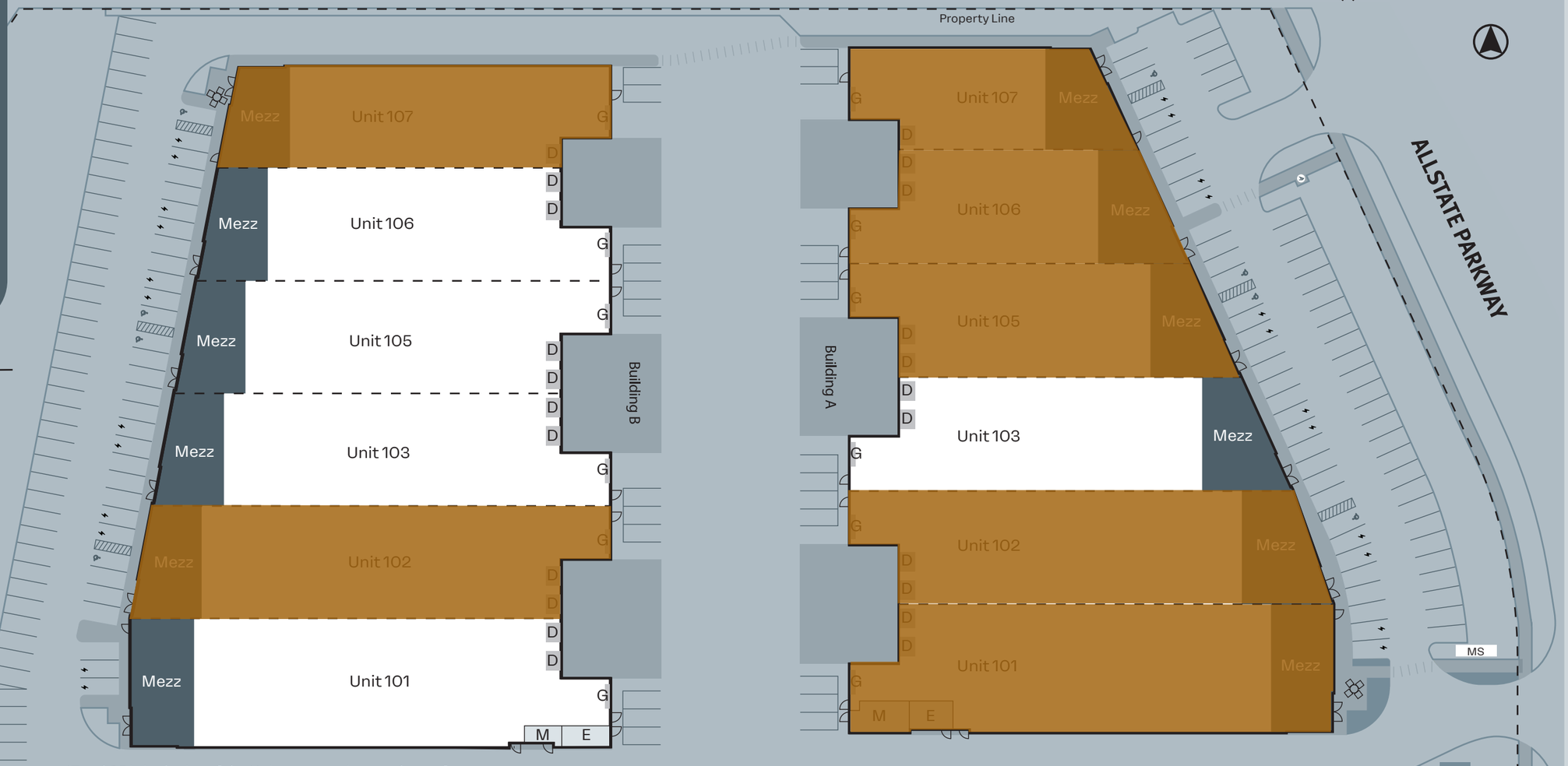
BLDG A - 180 ALLSTATE PARKWAY | 75,597 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF *	Loading	Parking
101	SOLD					
102	SOLD					
103	11,479	1,922	13,401	$565*	2 D, 1 G	13
105	SOLD					
106	SOLD					
107	SOLD					

LEGEND —— = Under Contract = Sold

* Including $20 PSF Incentive ** Prices are subject to change without notice.

D = Dock Loading G = Grade Loading M = Mechanical Room E = Electrical Room MS = Monument Sign PMT = Pad-Mounted Transformer =EV Conduit = Amenity Area



*Total SF is inclusive of the Unit's proportionate share of common areas

BUILDING FEATURES

CONSTRUCTION
Pre-cast concrete

CEILING HEIGHT
32' clear

LOADING
Dock & grade loading per unit

FLOOR LOAD
700 lb PSF live load warehouse floor load capacity

SPRINKLERS
ESFR sprinkler system

LIGHTING
High efficiency LED fixtures

HEATERS
Gas-fired unit heaters

RECIRCULATION FANS
Ceiling fans located near loading doors

POWER
200 amps at 347/600 volts per unit

MEZZANINE
Structural steel mezzanine complete with guard rail & designed to 100 lb PSF floor load capacity

INTERIOR WAREHOUSE
A minimum of two 6'x6' skylights per unit with interior walls painted white for greater illumination

EV CONDUIT
Underground conduit with pull string for future installation of EV chargers



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Marketed By

CUSHMAN & WAKEFIELD

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