MOVE-IN READY

FOR SALE

CITI BLOCK



DEFINING INDUSTRIAL REAL ESTATE IN MARKHAM

7755 Birchmount Road | Markham, ON

MARKETED BY
Colliers

DEVELOPED BY
Beedie



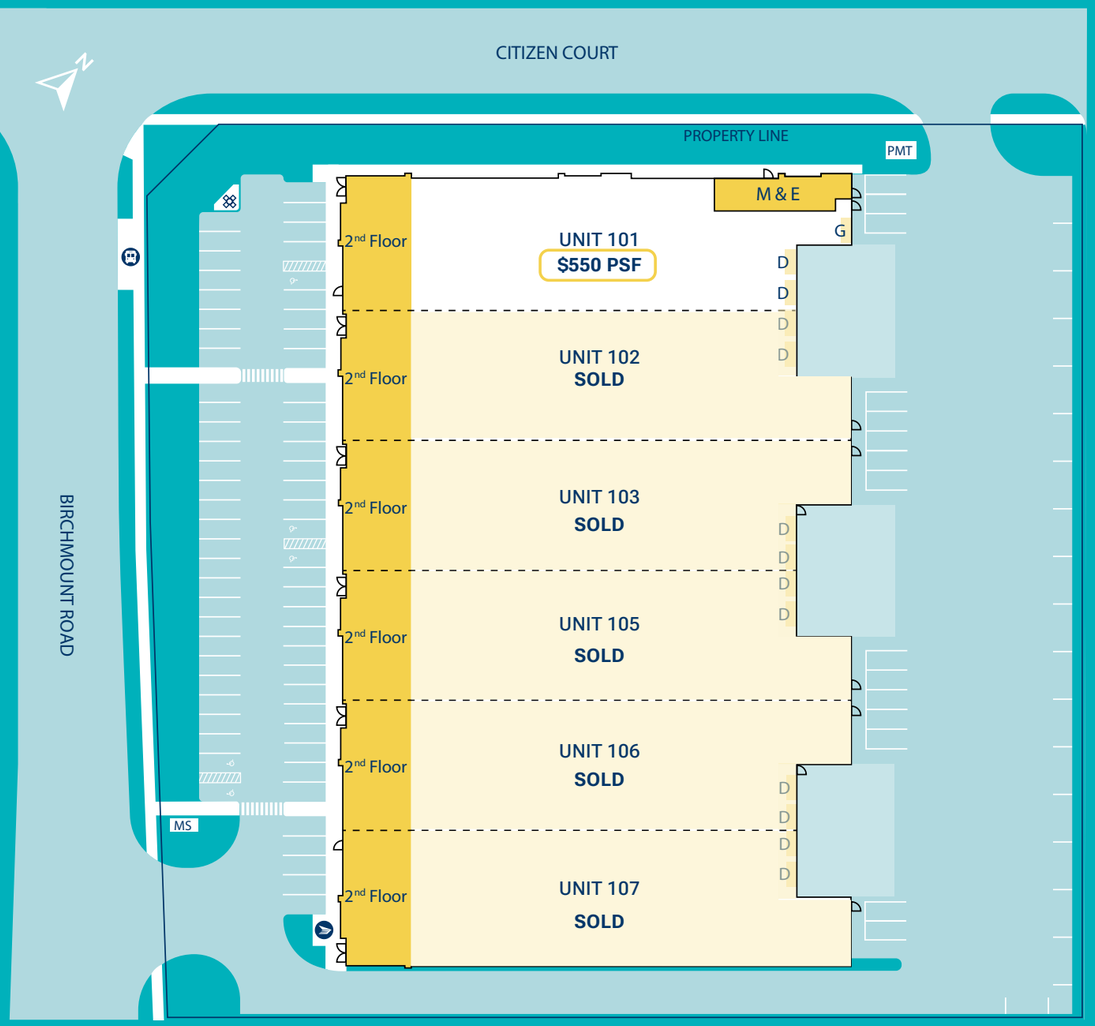
OPPORTUNITY

Located within walking distance to Downtown Markham, Citi Block offers an exceptional opportunity for occupiers and investors to purchase efficient and functional warehouse space, architecturally designed with modern curb appeal. Each industrial condo unit at Citi Block is equipped with premium finishes and offers two loading docks and one drive-in door for quick shipping, soaring 32' clear ceilings to maximize racking capacities and pre-built structural steel mezzanines for additional office or storage needs.

Are you ready to make your mark on the block?

SITE PLAN

CLICK FOR VIRTUAL TOUR



LEGEND

D = Dock Door
G = Grade Door
= Mailbox
= Bus Stop
MS = Monument Sign
PMT = Pad-Mounted Transformer
M&E = Mechanical & Electrical Room
= Sold
= Under Contract

UNIT BREAKDOWN & PRICING

UNIT	FOOTPRINT SF	WALK-UP 2ND FLOOR SF	TOTAL SF	PRICE PSF	PARKING
101	13,444	2,016	15,460	$550	14
102	SOLD				
103	SOLD				
105	SOLD				
106	SOLD				
107	SOLD				

BUILDING FEATURES

CONSTRUCTION
Pre-cast insulated concrete panels

DOCK & GRADE
Two dock & one grade loading per unit

CEILING HEIGHT
32’ clear warehouse
10’ clear under 2nd floor

WALK-UP 2ND FLOOR
Concrete, complete with guard rail & 100 lbs/SF floor load capacity

SPRINKLERS
ESFR sprinkler system

INTERIOR WAREHOUSE
Warehouse skylights & interior walls painted white for greater illumination

FLOOR LOAD
700 lbs/SF warehouse floor load capacity

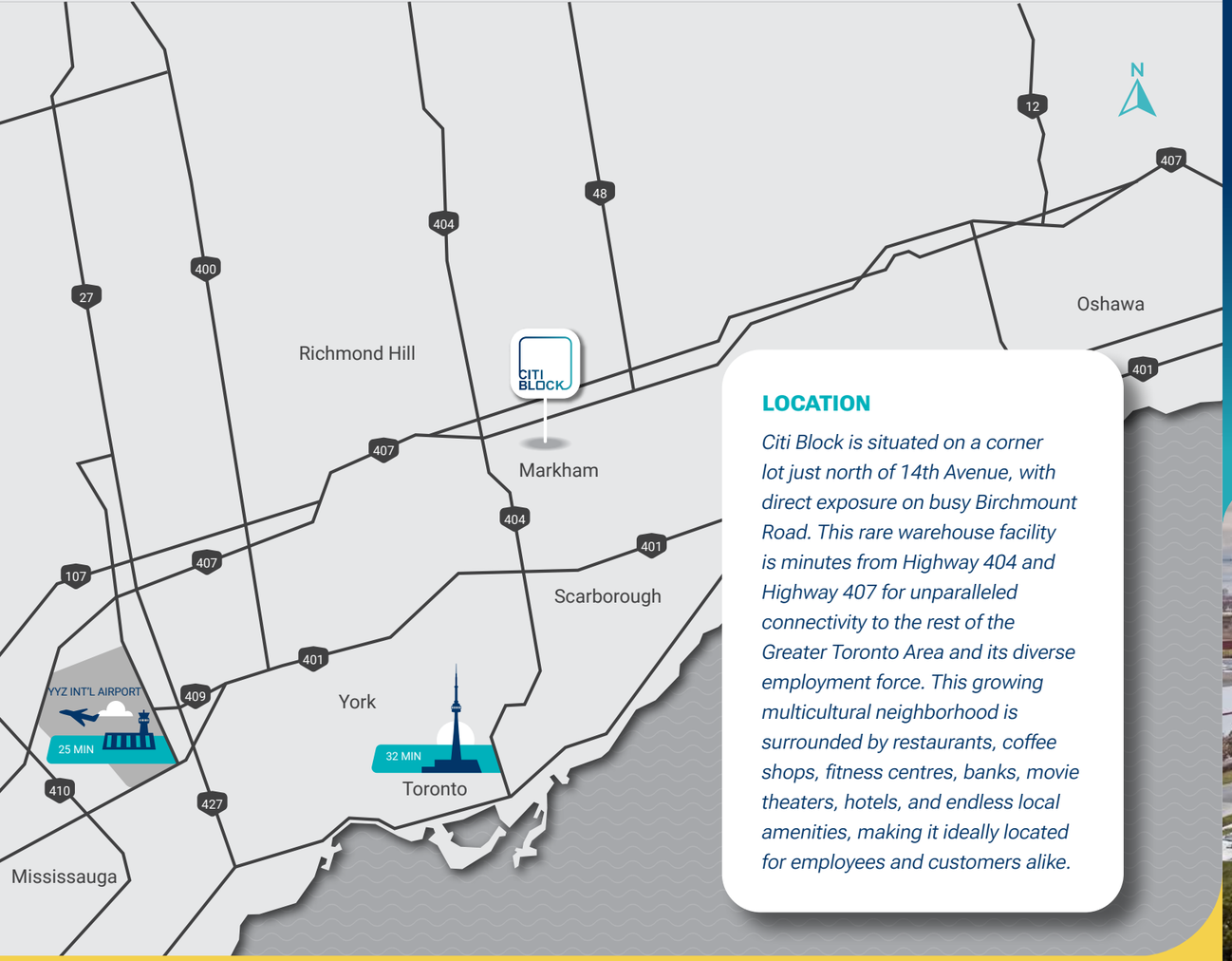
LIGHTING
High efficiency LED

RECIRCULATION FANS
Ceiling fans located near loading doors

PARKING
Ample on site vehicle parking & truck maneuvering room

POWER
Building: 1,200 amps at 600/347 volts
Each Unit: 200 amps at 600/347 volts

SERVICE PLUS
Minimum 12-month warranty on all material and workmanship defects



LOCATION

Citi Block is situated on a corner lot just north of 14th Avenue, with direct exposure on busy Birchmount Road. This rare warehouse facility is minutes from Highway 404 and Highway 407 for unparalleled connectivity to the rest of the Greater Toronto Area and its diverse employment force. This growing multicultural neighborhood is surrounded by restaurants, coffee shops, fitness centres, banks, movie theaters, hotels, and endless local amenities, making it ideally located for employees and customers alike.

PUBLIC TRANSPORTATION

This convenient location connects employees from home to the office with YRT / TTC bus stop right at their doorstep. Additional connections to Finch Station, Highway 7, and Unionville Go station are just a short distance away.

ZONING

EMP-GE: General Employment

OCCUPANCY

Move-In Ready

AMENITIES

Markham's bustling community atmosphere is attractive to new and established businesses and their employees. Known for its embrace of old-town nostalgia and nicknamed "The High-Tech Capital," visitors are drawn to Markham's energy and atmosphere. Markham is home to companies like IBM, Huawei, AMD, Tesla, Honda and many more, setting the pace for innovation, creative solutions, and ongoing growth. The city's slogan "The Mark of Excellence" reflects the city's commitment to fostering a healthy, vibrant, and inclusive community, where businesses can grow with confidence.

MARKHAM INDUSTRIAL MARKET OVERVIEW

With this property and location ideally positioned for growth, you won't want to miss out on the opportunity to own industrial real estate. Much like the rest of the GTA, limited availability is causing upward pressure on rental rates and increasing industrial values; however, Markham's industrial sector is supported by strong market fundamentals and continues to be in high demand. Citi Block is located on one of the few remaining parcels of land within Markham's prime industrial park. New construction of similar properties will be limited, which protects your investment and delivers appreciation. As the cost to lease continues to rise, be your own landlord and reduce disruptions to your operations while managing operating costs and building equity.

Customize your space and grow your business with confidence knowing that you control your real estate strategy.



ABOUT BEEDIE

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, they are one of Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and their legacy of relationship-building enables the company to deliver projects that drive commercial value. As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie

Built for today. Built for tomorrow. Built for good.

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