

FOR SALE BRAND NEW WAREHOUSE SPACE IN MARKHAM'S INDUSTRIAL CORE



Birchmount Road & Citizen Court, Markham, ON

KEY FEATURES



CONSTRUCTION

Pre-cast concrete



UNIT SIZES

Starting at 14,894 SF



COMPLETION

Q3 2024



CLEAR HEIGHT

32' clear



MEZZANINE

100 lb PSF live load




ZONING

M.C.

MARKETING PLAN

CITIZEN COURT

LEGEND

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



UNIT BREAKDOWN

UNIT	WAREHOUSE SF	2ND FLOOR	TOTAL SF	PRICE PER SF	LOADING	PARKING
101	12,834	2,060	14,894	-	1G 2D	14
102	13,293	1,962	15,255	-	1G 2D	16
103	13,293	1,962	15,255	-	1G 2D	15
105	13,293	1,962	15,255	-	1G 2D	16
106	13,293	1,962	15,255	-	1G 2D	15
107	13,909	2,061	15,970	-	1G 2D	16

CONTACT

NEWTON LEUNG*
Senior Vice President
416-791-7202 | Newton.Leung@colliers.com

GORD COOK*
Vice Chairman
416-620-2831 | Gord.Cook@colliers.com

CHRISTIAN MAZZANTI
Senior Sales Representative
416-620-2893 | Christian.Mazzanti@colliers.com

THOMAS CATTANA*
Senior Vice President
416-620-2863 | Thomas.Cattana@colliers.com

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