

**MOVE-IN READY**

**FOR SALE**



**DEFINING INDUSTRIAL REAL ESTATE  
IN MARKHAM**

7755 Birchmount Road | Markham, ON

MARKETED BY  
**Colliers**

DEVELOPED BY  
**Beedie**



# CITI BLOCK

## 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?**

14th Ave

# SITE PLAN



## 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	PARKING
101				
<b>UNDER CONTRACT</b>				
102				
<b>SOLD</b>				
103				
<b>SOLD</b>				
105				
<b>SOLD</b>				
106				
<b>SOLD</b>				
107				
<b>UNDER CONTRACT</b>				

## 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



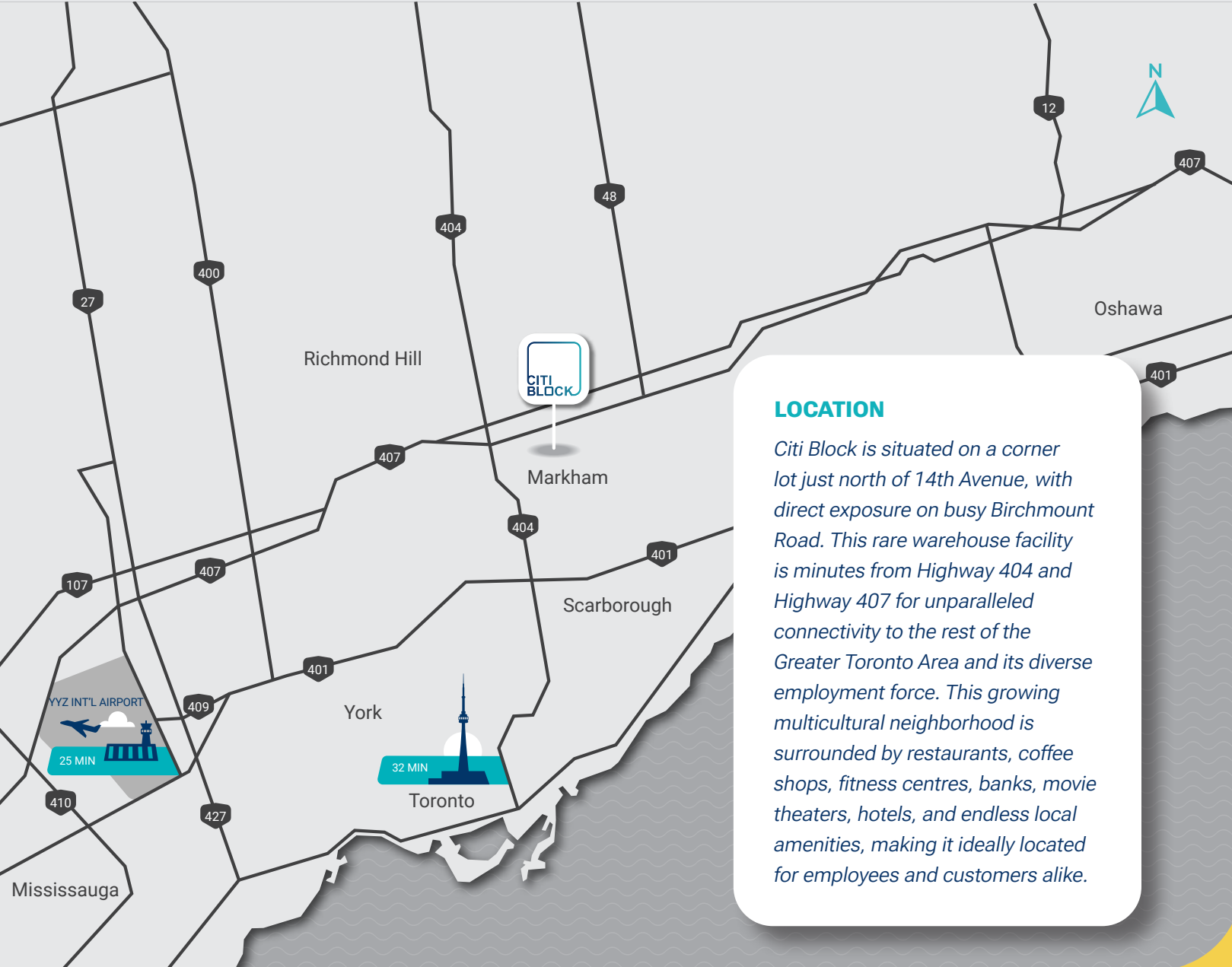
### PARKING

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



### 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.*

## 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.**



### 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.

## 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.



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

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## **COLLIERS**

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