

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. Opportunities at Citi Block start from 15,257 SF, with the option to acquire contiguous units up to 31,230 SF.

Are you ready to make your mark on the block?

14th Ave



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

M.C. (40%)

COMPLETION DATE

Q4 2024

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.

CONTACT

NEWTON LEUNG*

Senior Vice President
416.318.8056
newton.leung@colliers.com

CHRISTIAN MAZZANTI*

Senior Sales Representative
416.910.7343
christian.mazzanti@colliers.com

THOMAS CATTANA*

Senior Vice President
416.620.2863
thomas.cattana@colliers.com

GORD COOK*

Vice Chairman
416.726.8525
gord.cook@colliers.com

[citiblockbybeedie.com](https://www.citiblockbybeedie.com)

MARKETED BY

Colliers

DEVELOPED BY

Beedie/

COLLIERS

401 The West Mall #800,
Toronto, ON M9C 5J5

E.&O.E.: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage. *Sales Representative.

