

# Marquee



**NOW SELLING**

**Where Your Business  
Takes the Spotlight.**

**3250  
Markham Rd.  
Scarborough**

Developed & Constructed by

**Beedie/**

Marketed by

**Colliers**



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Scarborough

# OPPORTUNITY

## Own Your Space in Scarborough's Newest Industrial Community

Marquee by Beedie ("Marquee") offers 11 premium industrial condo units ranging from 12,046 SF to 17,871 SF, totalling 155,733 SF. Each unit is thoughtfully designed with dual dock and single grade loading, 32' clear heights, and more.

Strategically located at Markham Road and Passmore Avenue, Marquee provides seamless access to Highway 401 and Highway 407 and sits within one of Scarborough's most established logistics and distribution corridors.

**Set the stage for your success.  
Make Marquee your business' next move.**



**ZONING**  
Employment E0.7



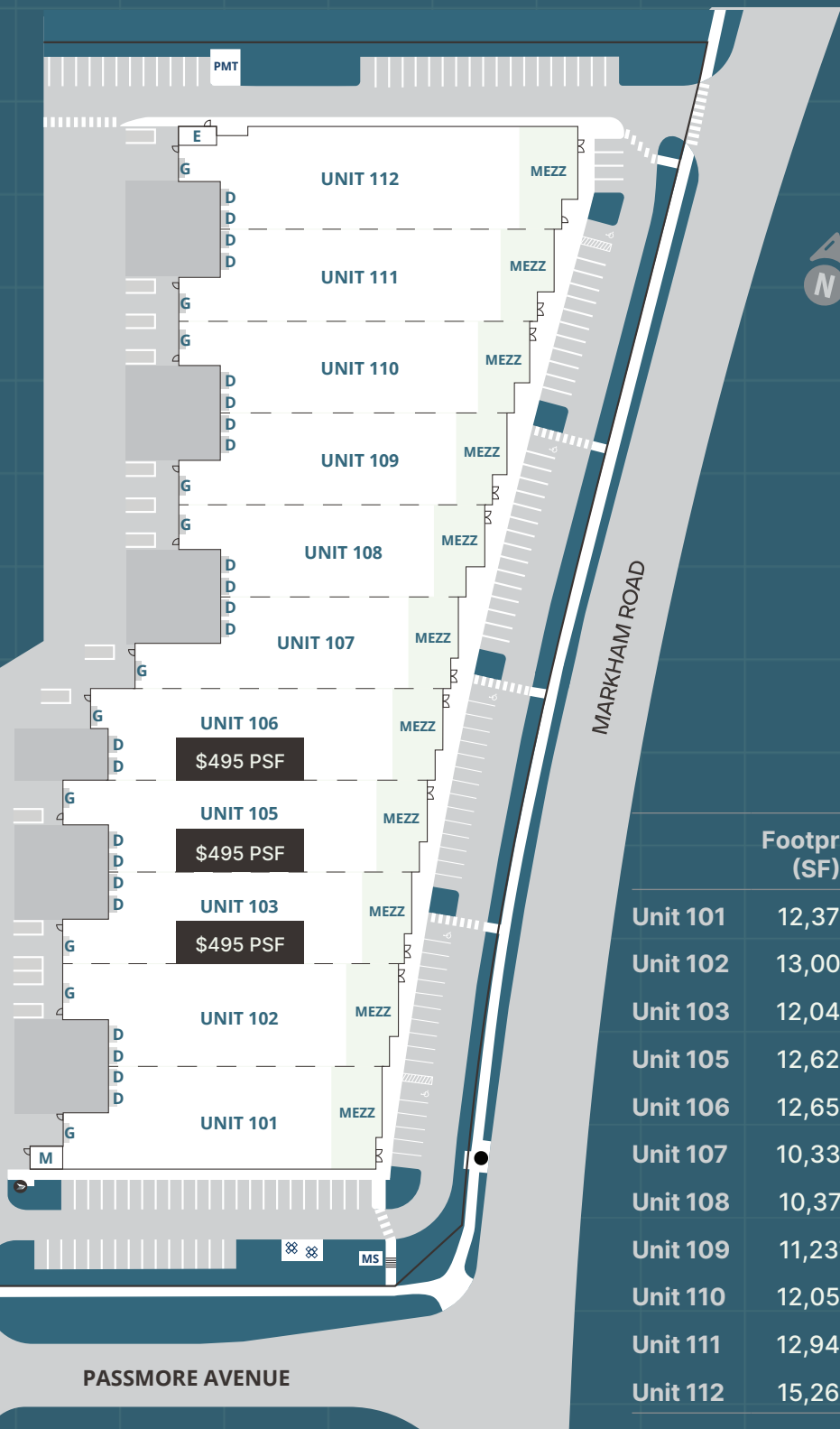
**ANTICIPATED COMPLETION**  
Q4 2026



 **Marquee**



# SITE PLAN



## UNIT BREAKDOWN

	Footprint (SF)	Mezzanine (SF)	Total (SF)	Parking Stalls	Pricing (PSF)
Unit 101	12,375	2,013	14,388	12	-
Unit 102	13,005	2,045	15,050	13	-
Unit 103	12,040	1,783	13,823	12	\$495
Unit 105	12,623	1,784	14,407	12	\$495
Unit 106	12,656	1,813	14,469	12	\$495
Unit 107	10,339	1,839	12,178	10	-
Unit 108	10,371	1,675	12,046	10	-
Unit 109	11,237	1,797	13,034	11	-
Unit 110	12,056	1,708	13,764	12	-
Unit 111	12,940	1,763	14,703	12	-
Unit 112	15,268	2,603	17,871	15	-
<b>Total</b>	<b>134,910</b>	<b>20,823</b>	<b>155,733</b>	<b>130</b>	<b>-</b>

Loading 2D 1G for All Units

# BUILDING FEATURES

**CONSTRUCTION** Pre-cast concrete

**CEILING HEIGHT** 32' clear

**RECIRCULATION FANS** 3 ceiling fans per unit

**HEATERS** Gas-fired unit heaters

**POWER** 200 amps at 347/600 volts per unit

## EV CONDUIT

One underground conduit with pull string for future installation of EV chargers per unit

## MEZZANINE

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

**UNIT SIZE RANGE** 12,046 SF - 17,871 SF

**LOADING** Dual dock and single grade loading per unit

**LIGHTING** High efficiency LED fixtures

**SPRINKLERS** ESFR sprinkler system

**FLOOR LOAD** 700 lbs PSF warehouse floor load capacity

## INTERIOR WAREHOUSE

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

## SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion



# LOCATION

Marquee is strategically positioned at the intersection of Markham Road and Passmore Avenue, offering prominent exposure along a key Scarborough arterial and seamless access to the Greater Toronto Area. Located within a well-established employment district, the site benefits from strong municipal infrastructure, a deep labour pool, and close proximity to surrounding commercial and industrial hubs.

Multiple points of access from both Markham Road and Passmore Avenue allow for efficient truck circulation and generous maneuvering space, supporting smooth day-to-day operations and long-term business performance.

## DRIVE TIMES

<b>7 mins</b>	Highway 407
<b>10 mins</b>	Highway 401
<b>12 mins</b>	Milliken GO Station
<b>14 mins</b>	Highway 404
<b>35 mins</b>	Downtown Toronto
<b>40 mins</b>	Pearson International Airport

## AMENITIES

Within 2 km:

- Retail: Walmart, Rona, Costco, LCBO, Home Depot, Metro, No Frills
- Banking: TD, RBC, BMO, Scotiabank branches along Markham Road and Ellesmere corridor
- Restaurants: Tim Hortons, A&W, Subway, plus local establishments serving a diverse workforce
- Medical: Walk-in clinics, dental offices, pharmacies throughout neighbourhood
- Scarborough Health Network Centenary Hospital: 10 minutes east on Ellesmere





# MARKET UPDATE

Toronto's industrial market is regaining momentum, with more than 4.1 million square feet of positive absorption recorded in Q4 2025 - the strongest quarterly result since Q4 2022. The development pipeline also slowed to 10.4 million square feet under construction, creating a more balanced environment for buyers.

Scarborough East remains one of the tightest industrial pockets in the market, with just 0.2% vacancy and 2.4% availability. In this context, ownership at Marquee offers a rare opportunity to secure modern space in a proven industrial corridor with limited supply and strong long-term fundamentals.

*Source: Colliers Toronto Industrial Market Report Q4 2025*

# ABOUT BEEDIE

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

[www.beedie.ca](http://www.beedie.ca)



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