

Marquee



FOR SALE

**Where Your Business
Takes the Spotlight.**

**3250
Markham Rd.
Scarborough**

Developed & Constructed by

Beedie/

Marketed by

Colliers



3250
Markham Rd.
Scarborough

 Marquee

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.**

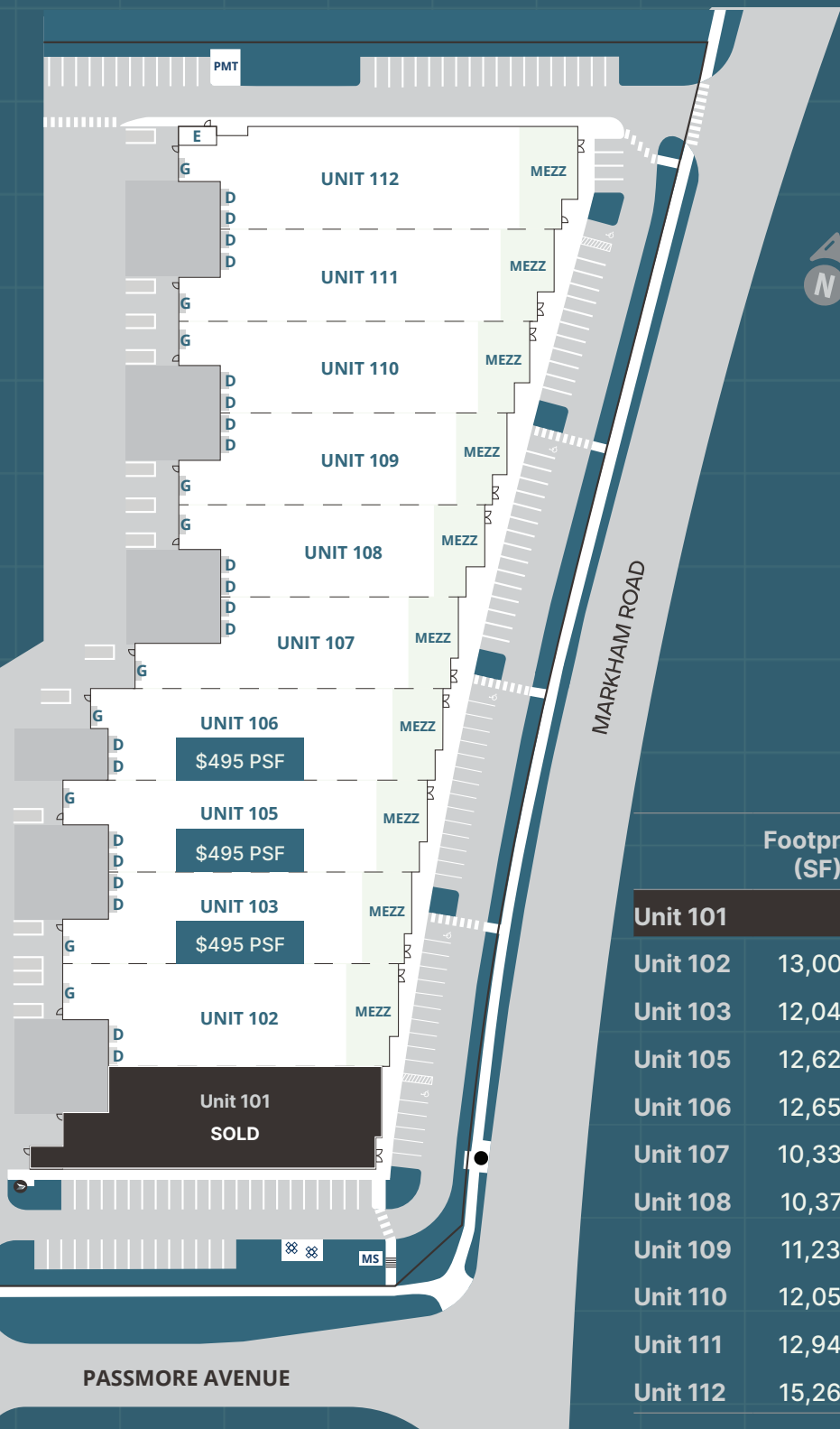


ZONING
Employment E0.7



ANTICIPATED COMPLETION
Q4 2026

SITE PLAN



UNIT BREAKDOWN

	Footprint (SF)	Mezzanine (SF)	Total (SF)	Parking Stalls	Pricing (PSF)
Unit 101					SOLD
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	-
Total	122,535	18,810	141,345	118	-

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

7 mins	Highway 407
10 mins	Highway 401
12 mins	Milliken GO Station
14 mins	Highway 404
35 mins	Downtown Toronto
40 mins	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



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