

For Sale

# Maverick

BUSINESS CENTRE

180 & 190 Allstate Parkway, Markham, ON

Now 50% Subscribed Across Both Buildings



Developed By

Beedie/

Marketed By

CUSHMAN & WAKEFIELD

Located within the City of Markham, **Maverick Business Centre (“Maverick”)** offers users and investors the opportunity to own high-quality industrial space, with unit sizes ranging from 8,363 SF to 16,697 SF, and up to 82,810 SF of contiguous space. Developed by Beedie, one of Canada’s largest industrial developers, Maverick is unmatched in delivering industry-leading, best-in-class specifications, and cost-saving building design efficiencies. Through thoughtful and functional design, there’s no better time than now to own real estate that will further represent and elevate your business.

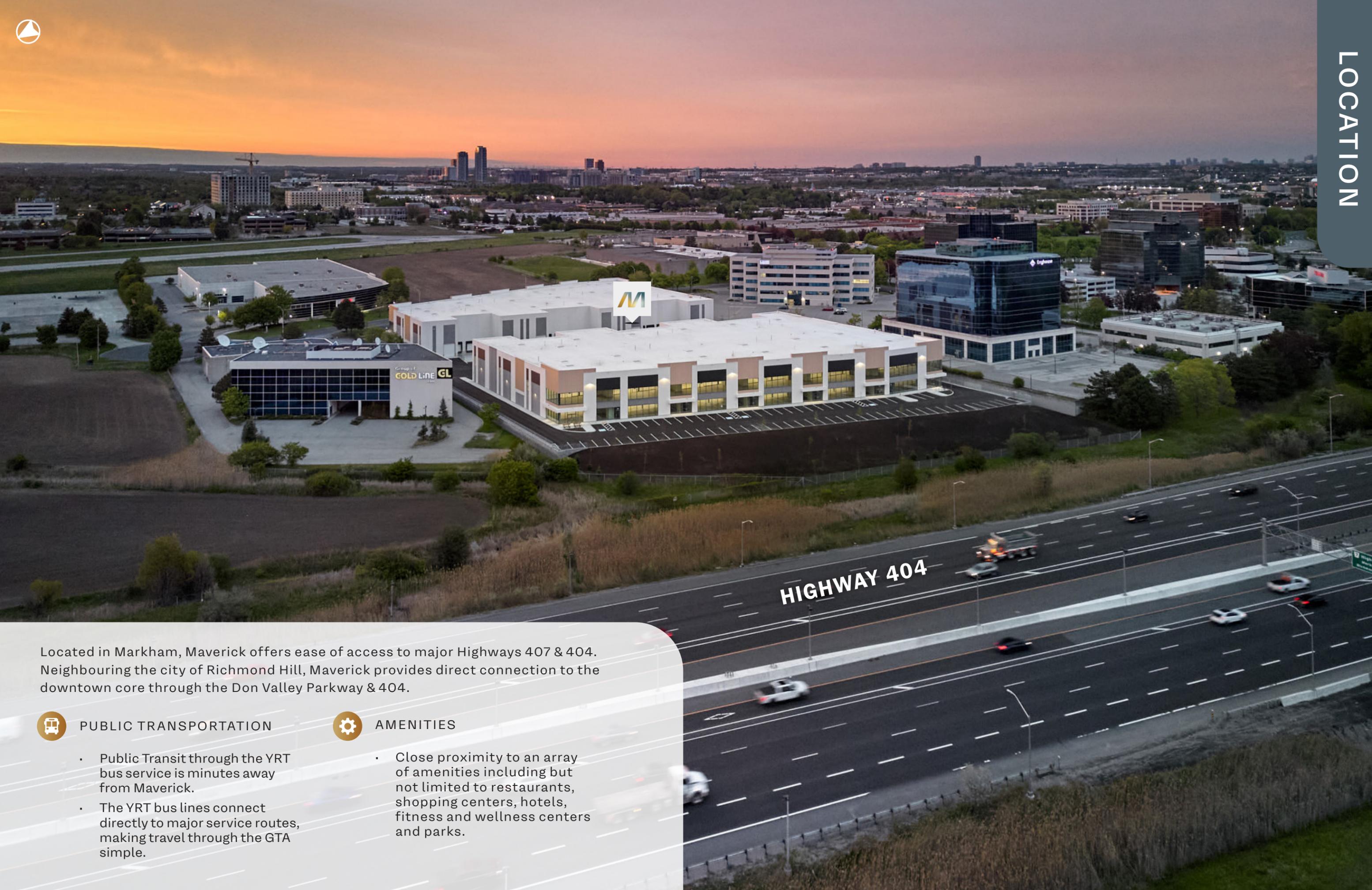


**ZONING**  
EMP-BP: EMPLOYMENT- BUSINESS PARK



**OCCUPANCY DATE**  
MOVE-IN READY





Located in Markham, Maverick offers ease of access to major Highways 407 & 404. Neighbouring the city of Richmond Hill, Maverick provides direct connection to the downtown core through the Don Valley Parkway & 404.



#### PUBLIC TRANSPORTATION

- Public Transit through the YRT bus service is minutes away from Maverick.
- The YRT bus lines connect directly to major service routes, making travel through the GTA simple.



#### AMENITIES

- Close proximity to an array of amenities including but not limited to restaurants, shopping centers, hotels, fitness and wellness centers and parks.

UNIT BREAKDOWN & SITE PLAN

BLDG B - 190 ALLSTATE PARKWAY | 82,810 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF*	Loading	Parking
101	14,629	2,068	16,697	-	2 D,1G	17
102	SOLD					
103	12,265	1,759	14,024	\$585	2 D,1G	14
105	11,626	1,830	13,456	\$590	2 D,1G	13
106	10,986	1,762	12,748	\$595	2 D,1G	12
107	9,633	1,591	11,224	-	1 D,1G	12

BLDG A - 180 ALLSTATE PARKWAY | 75,597 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF*	Loading	Parking
101	SOLD					
102	UNDER CONTRACT					
103	11,479	1,922	13,401	\$585	2 D,1G	13
105	SOLD					
106	SOLD					
107	SOLD					

\* Prices are subject to change without notice.

LEGEND = Under Contract = Sold

D = Dock Loading G = Grade Loading M = Mechanical Room E = Electrical Room MS = Monument Sign PMT = Pad-Mounted Transformer ⚡ = EV Conduit = Amenity Area



\*Total SF is inclusive of the Unit's proportionate share of common areas

BUILDING FEATURES

CONSTRUCTION

Pre-cast concrete

CEILING HEIGHT

32' clear

LOADING

Dock & grade loading per unit

FLOOR LOAD

700 lb PSF live load warehouse floor load capacity

SPRINKLERS

ESFR sprinkler system

LIGHTING

High efficiency LED fixtures

HEATERS

Gas-fired unit heaters

RECIRCULATION FANS

Ceiling fans located near loading doors

POWER

200 amps at 347/600 volts per unit

MEZZANINE

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

INTERIOR WAREHOUSE

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

EV CONDUIT

Underground conduit with pull string for future installation of EV chargers

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