

For Sale

Maverick

BUSINESS CENTRE

180 & 190 Allstate Parkway, Markham, ON

Elevate your business with ultimate warehouse efficiency.



Developed By

Marketed By

Beedie/

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. 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



ANTICIPATED COMPLETION

BUILDINGS A & B: Q2 2025





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.

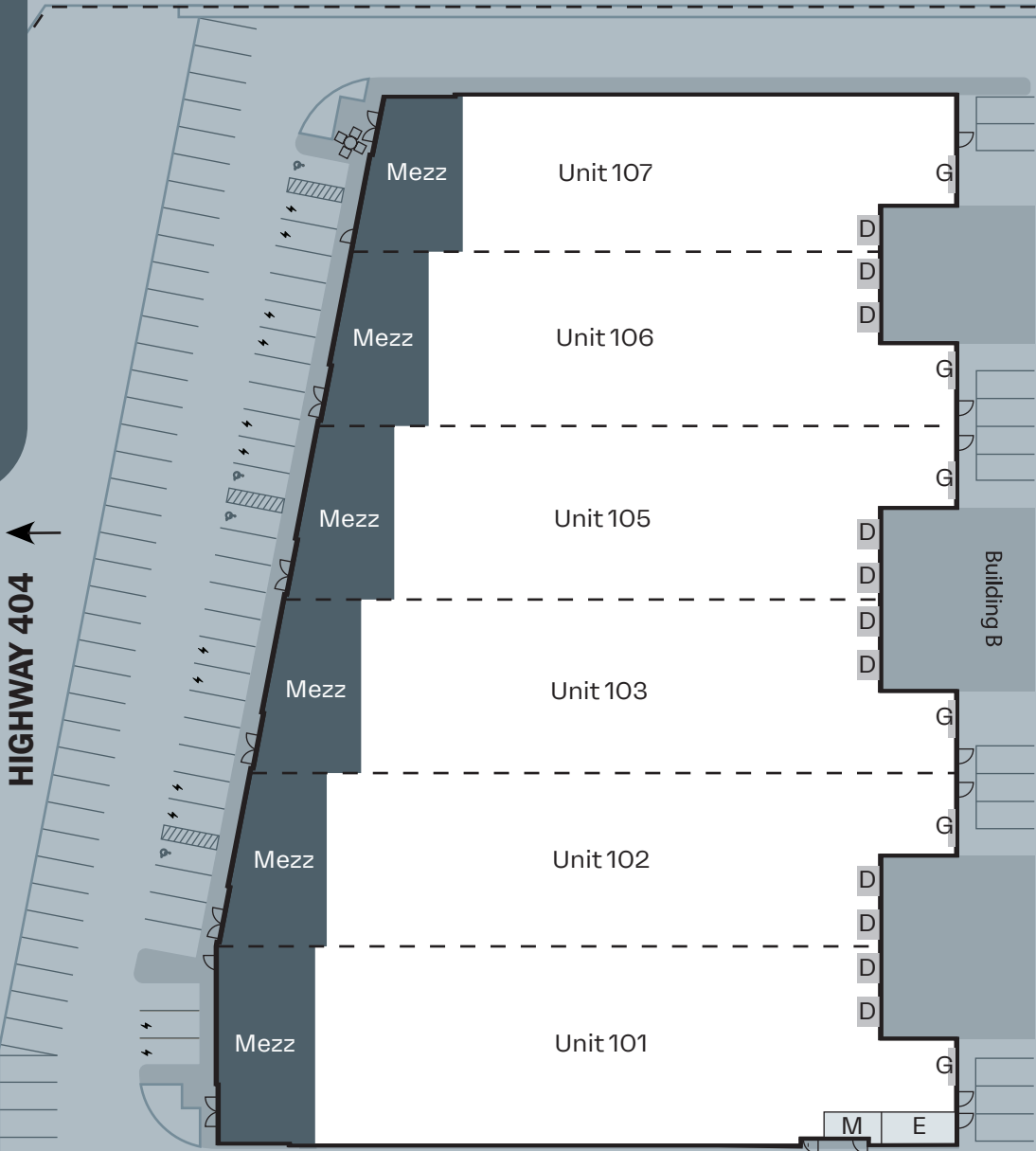
UNIT BREAKDOWN & SITE PLAN

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	12,899	1,762	14,661	\$580	2 D,1G	14
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

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

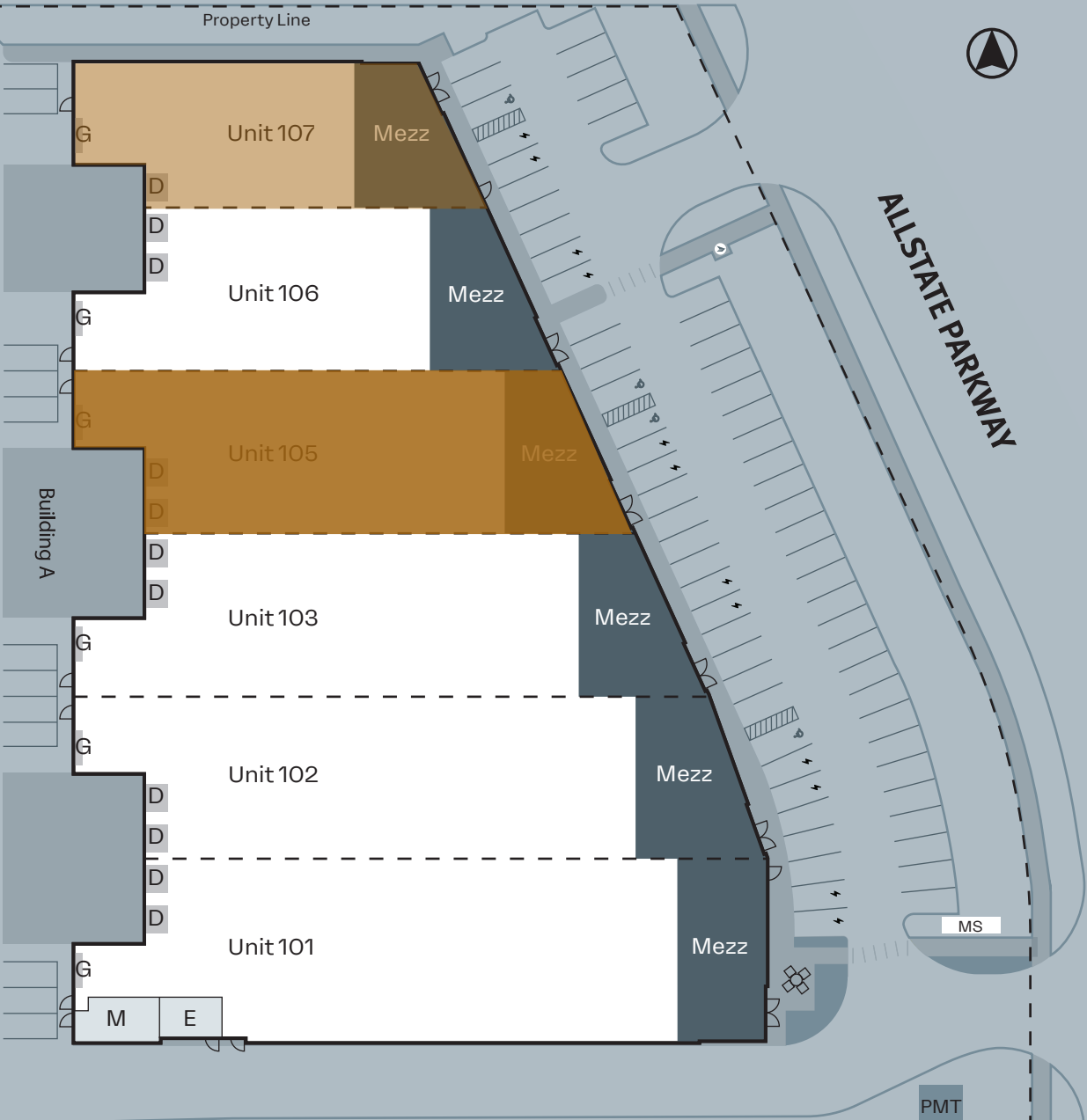


*Total SF is inclusive of the Unit's proportionate share of common areas

BLDG A - 180 ALLSTATE PARKWAY | 75,597 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF *	Loading	Parking
101	14,483	2,113	16,596	-	2 D,1G	16
102	12,847	2,127	14,974	\$580	2 D,1G	15
103	11,479	1,922	13,401	\$585	2 D,1G	13
105	SOLD					
106	8,449	1,937	10,386	\$600	2 D,1G	10
107	UNDER CONTRACT					

* Prices are subject to change without notice.



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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