

For Sale

# Maverick

BUSINESS CENTRE

180 & 190 Allstate Parkway, Markham, ON

Now Over 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.

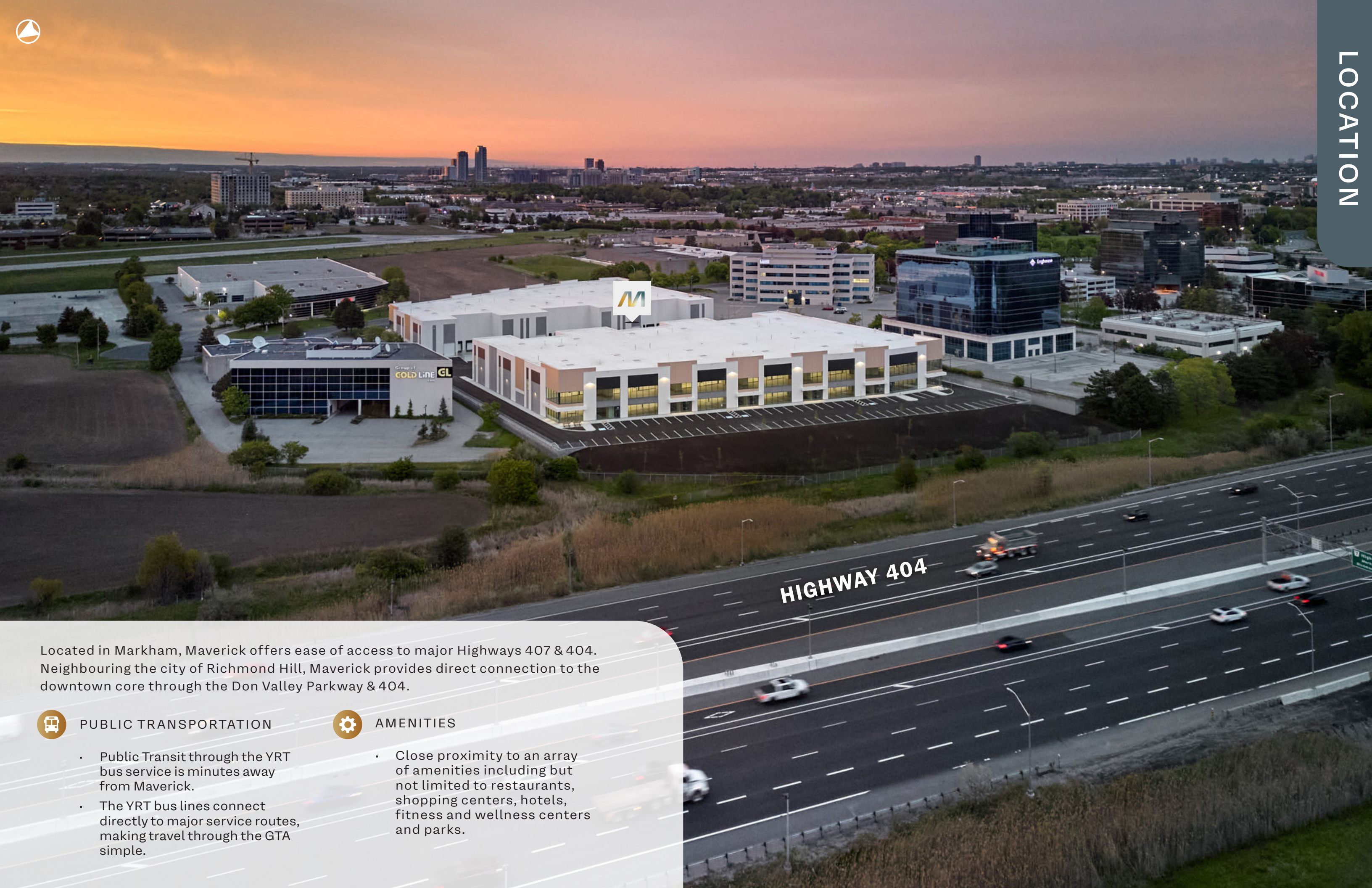


**ZONING**  
EMP-BP: EMPLOYMENT- BUSINESS PARK



**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	UNDER CONTRACT					
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

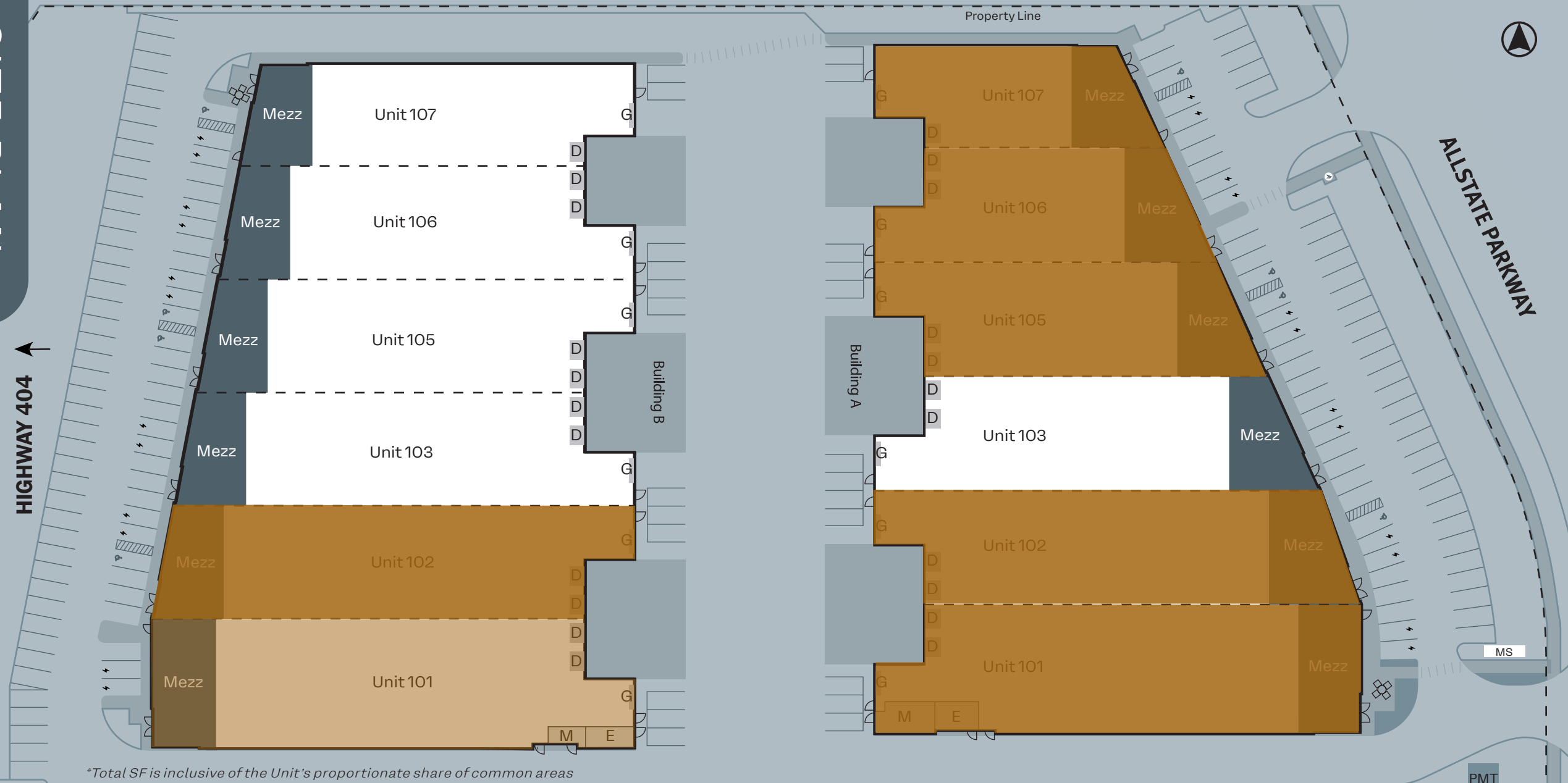
BLDG A - 180 ALLSTATE PARKWAY | 75,597 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF*	Loading	Parking
101	SOLD					
102	SOLD					
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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Marketed By



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