

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 8,442 SF to 16,867 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
IG – Industrial General



ANTICIPATED COMPLETION
BLDG A: Q1 2025, BLDG 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 | 83,407 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF*	Loading	Parking
101	14,786	2,081	16,867	-	2 D, 1G	17
102	12,996	1,754	14,750	-	2 D, 1G	14
103	12,361	1,763	14,124	-	2 D, 1G	14
105	11,716	1,763	13,479	-	2 D, 1G	13
106	11,072	1,763	12,835	-	2 D, 1G	12
107	9,747	1,605	11,352	-	1 D, 1G	12

BLDG A - 180 ALLSTATE PARKWAY | 76,155 SF

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF*	Loading	Parking
101	14,594	2,080	16,674	-	2 D, 1G	16
102	12,947	2,117	15,064	\$625	2 D, 1G	15
103	11,592	1,938	13,530	\$630	2 D, 1G	13
105	SOLD					
106	8,517	1,937	10,454	-	2 D, 1G	10
107	6,619	1,823	8,442	-	1 D, 1G	8

* 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

James Mildon
Vice President, Industrial & Office
416 756 5463
james.mildon@cushwake.com

Dan Hubert
Senior Vice President, Industrial & Office Leasing
416 859 4879
daniel.hubert@cushwake.com

Peter Schmidt
Executive Vice President, Industrial & Office
416 756 5460
peter.schmidt@cushwake.com

D'Arcy Bak
Associate Vice President, Industrial & Office
416 756 5415
darcy.bak@ca.cushwake.com



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