

**MAJOR PRICE REDUCTION
ON ENTIRE PREMISES**



FOR LEASE / 9,302 TO 27,897 SF / MAIN STREET FRONTAGE

642-652 DENISON STREET
MARKHAM, ON



642 - 652 DENISON STREET MARKHAM, ON

BUILDING SPECS

Units	Total Size	Offices	Shipping
642	27,897 SF	4,000 SF (approx)	4 Truck Level (can be expanded to 8)
650	9,302 SF	5% (or built to suit)	3 Truck Level
652	18,595 SF	4,000 SF (approx.)	3 Truck Level (can be expanded to 5)
Warehouse Clear Height:		15 FT	
Sprinklers:		Standard Hazard	
Plant Heating:		Closed Flame Infrared	
Asking Net Rent:	642:		\$15.00 PSF
	650 & 652:		\$17.00 PSF
TMI:		\$4.59 PSF (2025)	
Occupancy:		Immediate Occupancy Available	



Position your business at the heart of one of Markham's most recognized commercial corridors. 642 Denison Street is a rarely offered size and location right in the middle of this vibrant retail and service focused street.

The property is ideally suited for companies that manufacture, service, or distribute products while also selling directly to the public, benefiting from a surrounding mix of complementary, retail-oriented businesses. Strong daily traffic flow provides excellent visibility, while ample street frontage allows for prominent signage and brand exposure. With size flexibility to suit many businesses, including offices to suit, we can accommodate many operations.

The warehouse is equipped with energy-efficient LED lighting and closed flame heating, helping reduce operating costs. Well-provided rear loading facilities support efficient operations, deliveries, and logistics, offering a functional and highly visible business location.

642 - 652 DENISON STREET

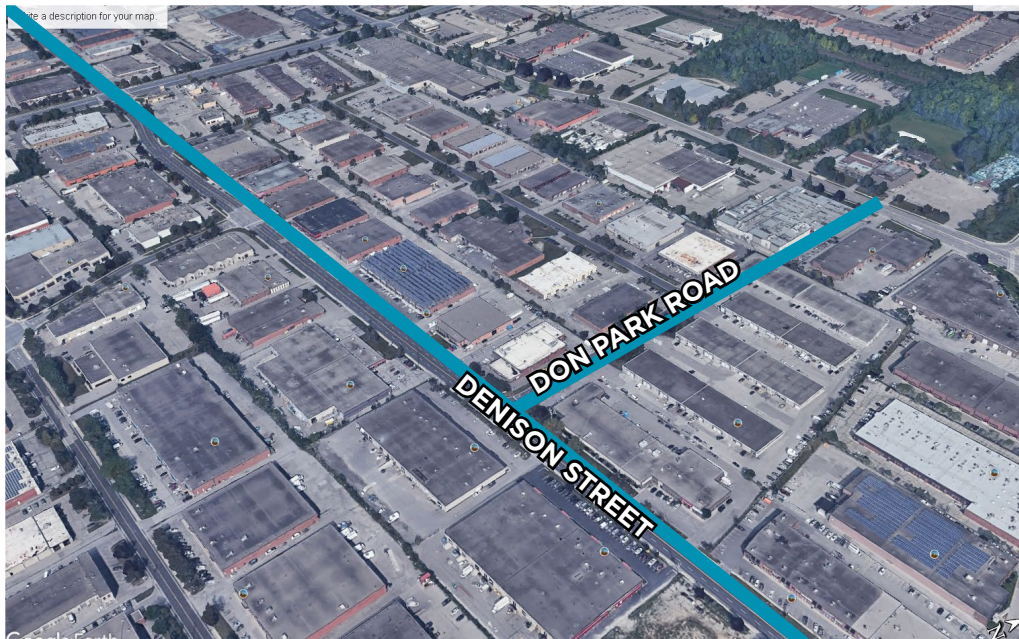
MARKHAM, ON



MAIN STREET EXPOSURE



REAR SHIPPING AREA



642 - 652 DENISON STREET
MARKHAM, ON

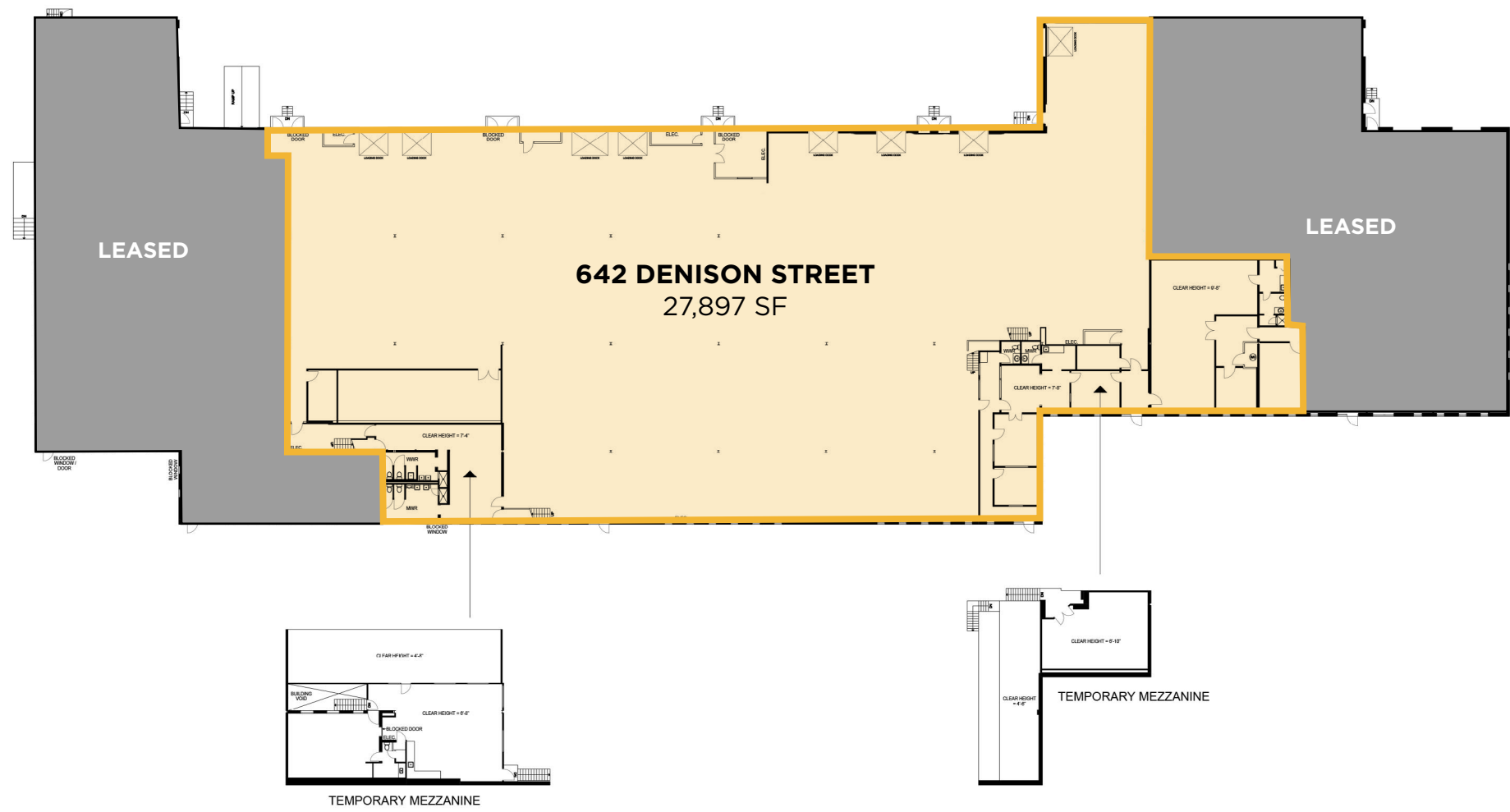


642 DENISON STREET

MARKHAM, ON



FLOOR PLAN

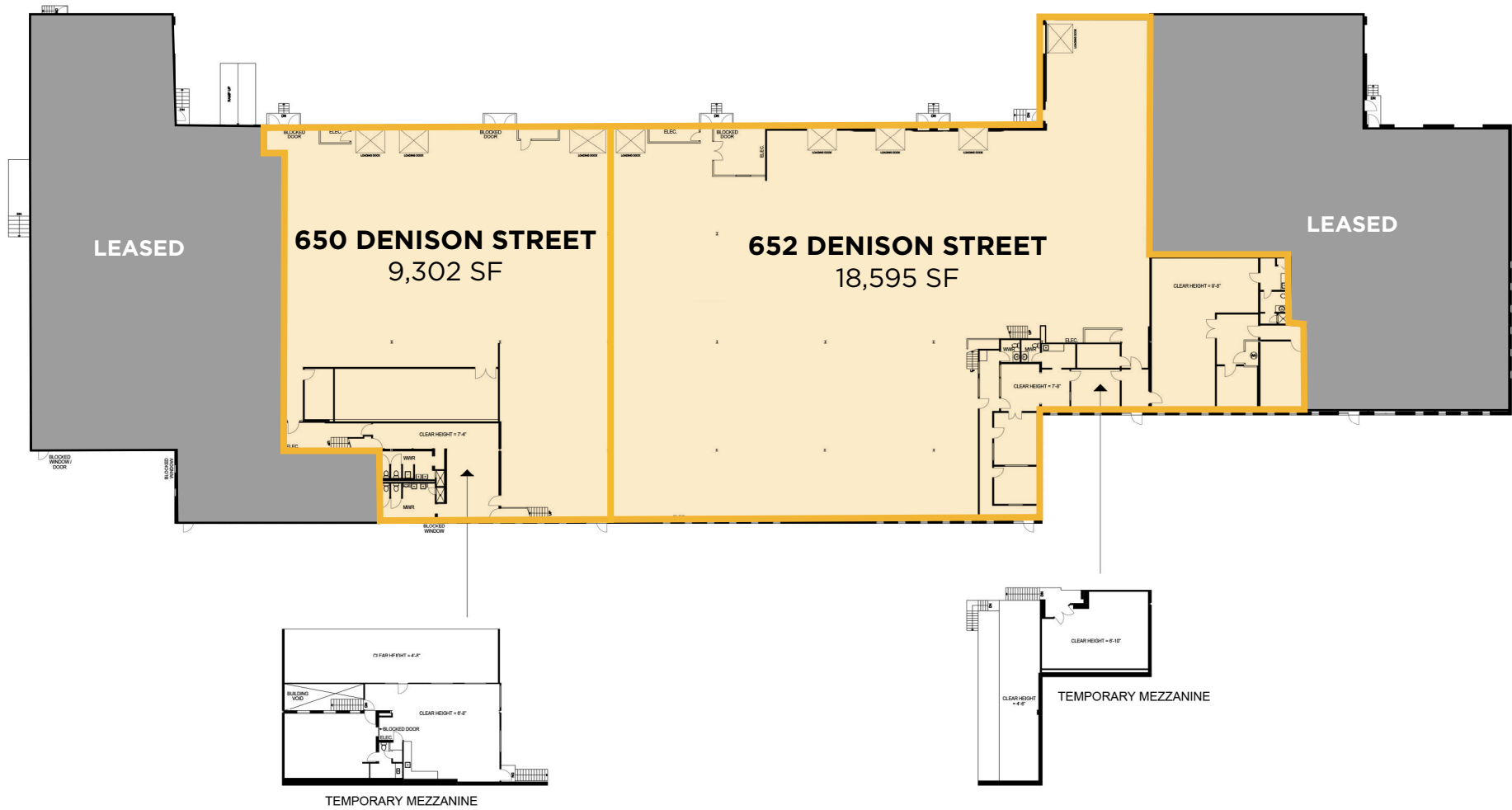


650 & 652 DENISON STREET MARKHAM, ON



FLOOR PLAN

(NOTE - DEMISED SIZES ARE NOT EXACT - TO BE MEASURED AND CONFIRMED)

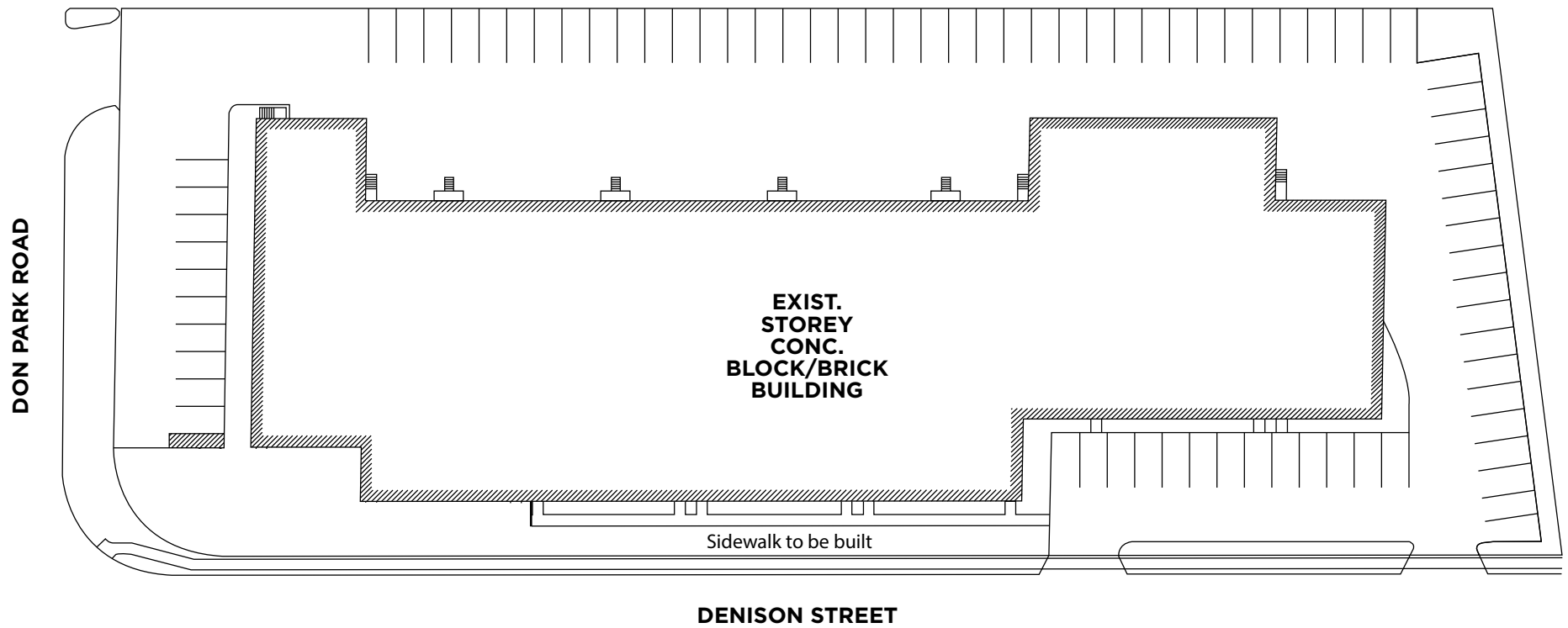


642 - 652 DENISON STREET

MARKHAM, ON



SITE PLAN AND PARKING PLAN

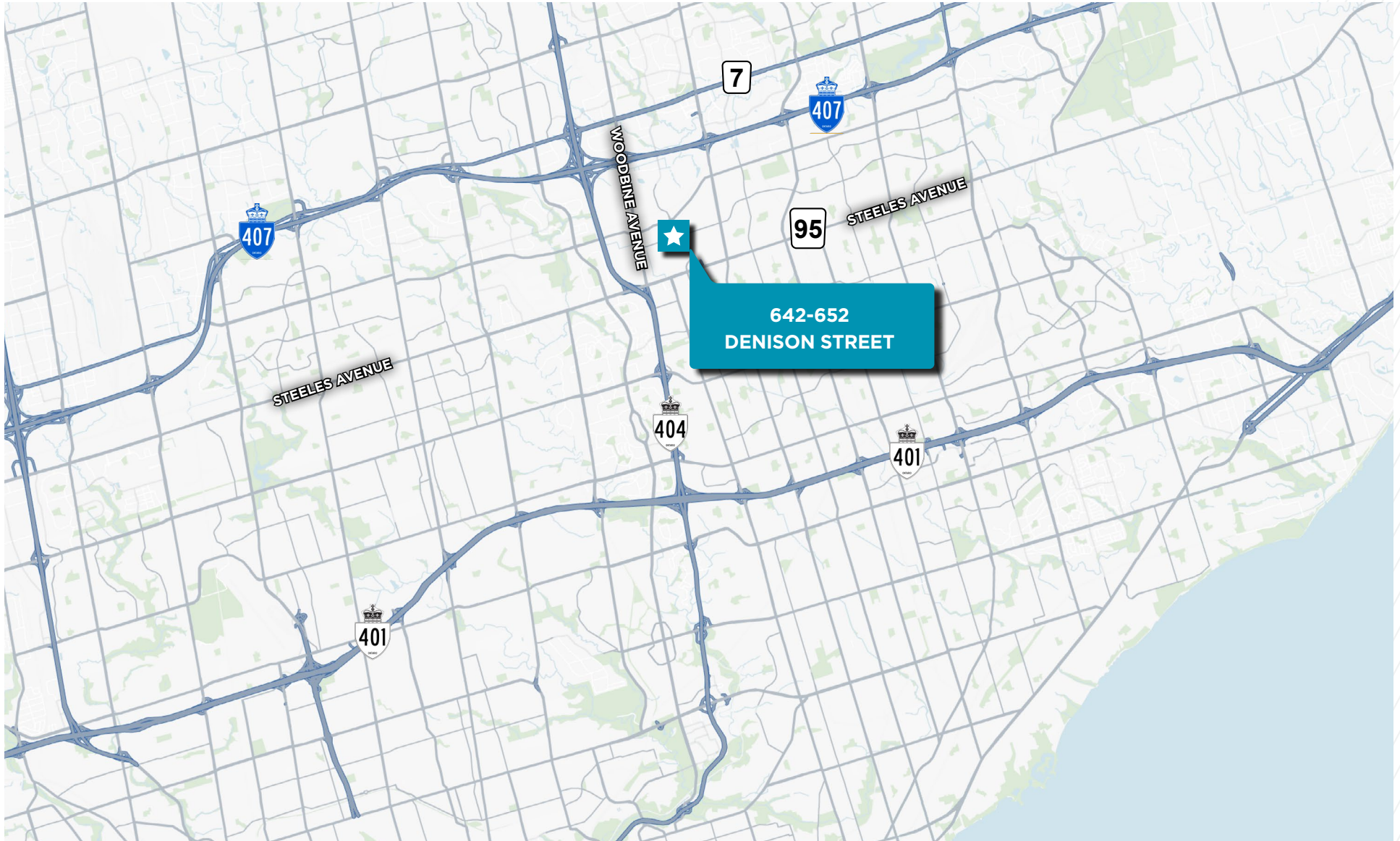


642 - 652 DENISON STREET

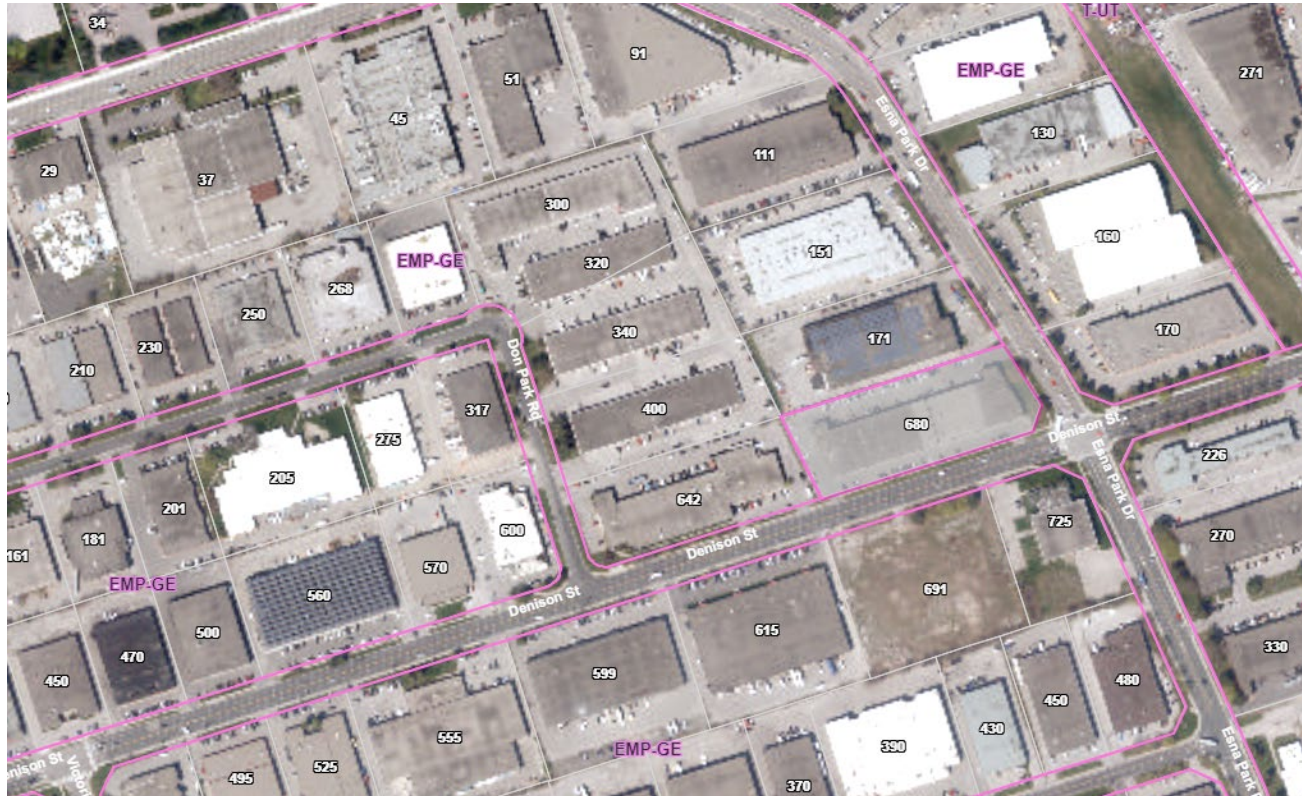
MARKHAM, ON



LOCATION MAP



642 - 652 DENISON STREET MARKHAM, ON



ZONING DESIGNATION: EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)

PERMITTED USES: THE GENERAL EMPLOYMENT DESIGNATION IS CHARACTERIZED BY LARGE PROPERTIES TO ACCOMMODATE SINGLE AND MULTIPLE UNIT MANUFACTURING, PROCESSING AND WAREHOUSING USES AND ACCESSORY OFFICE, RETAIL OR SERVICE USES.

INDUSTRIAL USE(1)
SERVICE AND REPAIR ESTABLISHMENT(3)
BUSINESS OFFICE(2)(4)
FILM STUDIO
RETAIL STORE(3)(5)

642 - 652 DENISON STREET MARKHAM, ON



IMMEDIATE NEIGHBOURS



642 - 652 DENISON STREET

MARKHAM, ON





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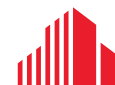
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