

# MARKLAND CENTRE



**MODERN INDUSTRIAL & RECREATIONAL UNITS FOR SALE.**

Major Mackenzie Drive & HWY 404 in Markham



# YOUR BUSINESS. YOUR MARK. YOUR FUTURE.

## WHERE BUSINESS MOVES FORWARD

Markland Centre is more than just a business park, it's a strategic ownership opportunity in one of the GTA's most supply-constrained markets.

Located in the heart of Markham, this 8+ acre development delivers modern industrial and recreational space in a market where demand continues to outpace supply.

- 47 units across 5 modern buildings
- Industrial + recreational zoning flexibility
- High exposure to Highway 404

## A RARE OPPORTUNITY:

Markham has very limited new inventory of industrial and recreational buildings, creating strong demand from industrial users, fitness operators, sports facilities, and training studios.



# A SMARTLY DESIGNED BUSINESS COMMUNITY.

Markland Centre is thoughtfully planned to maximize access, visibility, and efficiency.

- 5 standalone buildings (A-E)
- Flexible unit configurations
- Exposure to Highway 404
- High Ceilings 24, 26 & 28 feet
- Minimal column obstructions
- Plenty of windows for more natural light
- Large Drive-In Doors

Floorplan layouts are designed for productivity and presence.

## FLEXIBLE SPACES FOR EVERY BUSINESS.

### **INDUSTRIAL USES:**

- Contractors & trades
- Warehousing & distribution
- Manufacturing

### **RECREATIONAL USES:**

- Gyms & fitness studios
- Sports courts
- Dance & yoga studios
- Golf simulators

Own a space that works as hard as you do.



## **BUILDINGS A, B & C - INDUSTRIAL UNITS:**

- 2,288 – 5,042 sq. ft.
- 24' clear height
- Functional mezzanine with rough-in drain
- Rear large 10 ft x 14 ft drive-in door
- Plenty of windows that provide ample natural light
- 100 amps, 600 volts power
- HVAC unit and warehouse heater



**BUILT FOR PERFORMANCE.**





BUILDING C - FRONT

**BUILT FOR PERFORMANCE.**



BUILDING C - REAR

### **BUILDING D - RECREATIONAL UNITS:**

- 8,836 sq. ft. to 10,973 sq. ft.
- 28' clear height
- Double door front entrance
- Column-free warehouse space
- Functional mezzanine with rough-in drain
- Plenty of windows that provides ample natural light
- 100 amps, 600 volts power
- HVAC unit and warehouse Heater
- Exposure to Hwy 404

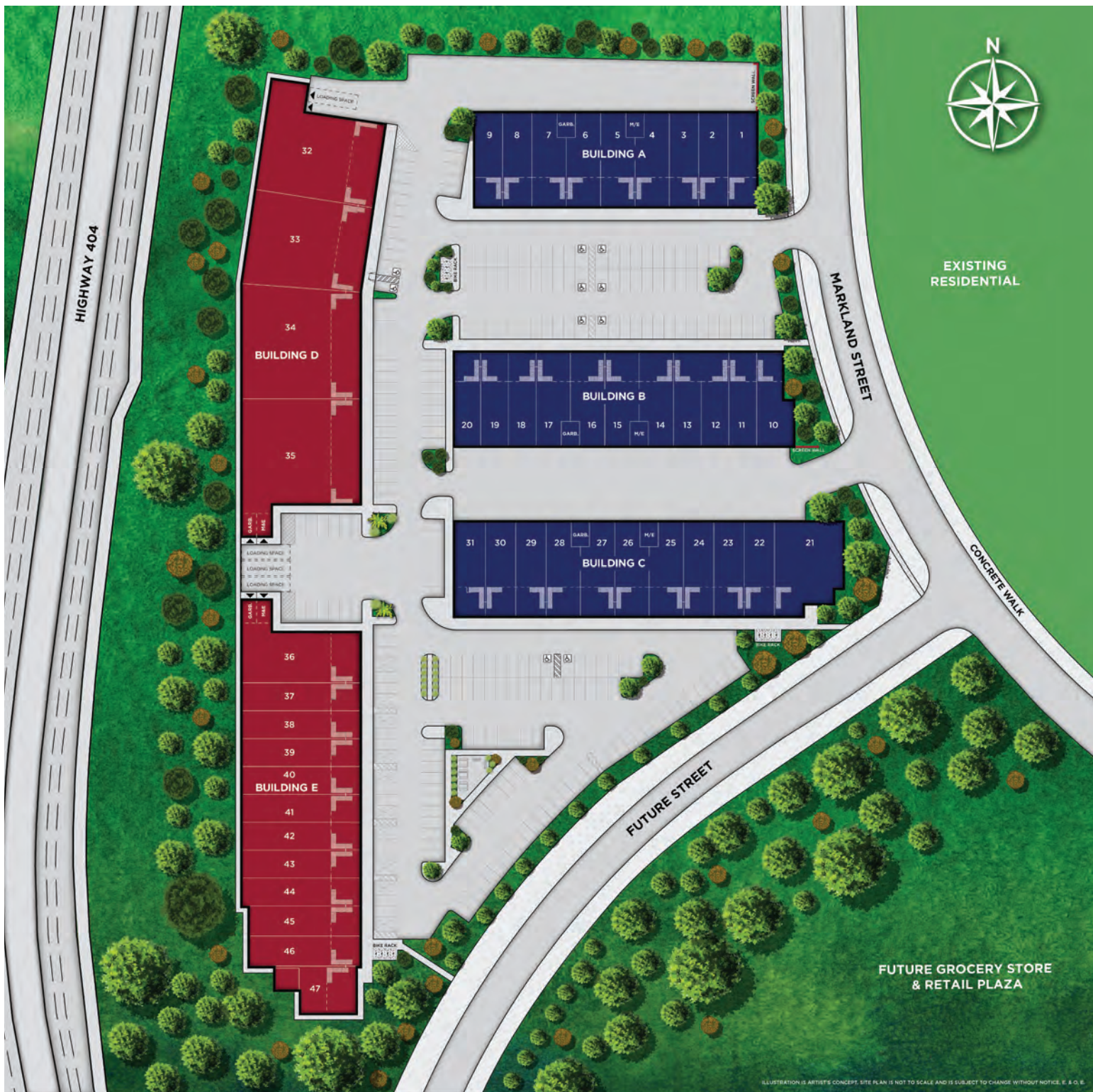


## **BUILT FOR PERFORMANCE.**

### **BUILDING E - RECREATIONAL UNITS:**

- 2,735 sq. ft. to 5,106 sq. ft.
- 26' clear height
- Front 10 ft. x 10 ft. drive-in door
- Functional mezzanine with rough-in drain
- Plenty of windows that provide ample natural light
- 100 amps, 600 volts power
- HVAC unit and warehouse Heater
- Exposure to Hwy 404





# MARKLAND CENTRE

## SITE PLAN

- 47 units across 5 modern buildings
- Industrial + recreational zoning flexibility
- Each unit has a functional second floor mezzanine.
- Flexible unit sizes
- 24 ft - 28ft Clear heights
- A prime location at a high-visibility intersection
- High exposure to Highway 404
- Zoned for industrial and recreational businesses.

# CONNECTED TO EVERYTHING THAT MATTERS.

**IMMEDIATE ACCESS  
TO HIGHWAY 404**

**MINUTES TO  
HIGHWAY 407  
& HIGHWAY 7**

**TRANSIT ACCESSIBILITY:**

- Close to GO Transit stations
- YRT bus routes along Major Mackenzie Drive

Surrounded by residential neighbourhoods and new retail developments.





# A STRONG MARKET TO GROW IN.

Population: **360,000+**

Households: **110,000+**

Median Household Income: **~\$104,000**

Average Household Income: **\$113,000+**

## HIGHLY EDUCATED WORKFORCE:

Over 57% of residents have post-secondary education.

A built-in customer base and workforce.

# OWN YOUR SPACE. CONTROL YOUR FUTURE.

- Build equity instead of paying rent
- Protection against rising rents
- Long-term appreciation
- Customize your space
- Generate rental income
- Business stability

## THE COST OF LEASING:

- No equity
- Rising rent
- Limited control

**STOP PAYING RENT.  
START BUILDING WEALTH.**

# A GREAT INVESTMENT OPPORTUNITY.

- Prime location
- Flexible zoning
- Modern design
- Hwy 404 exposure
- Quick highway access
- Growing community
- Limited availability



# BUILT BY EXPERIENCE.

ANOTHER PROJECT BY GTA DEVELOPMENT CORP., A TRUSTED DEVELOPER WITH DECADES OF EXPERIENCE DELIVERING HIGH-QUALITY INDUSTRIAL AND COMMERCIAL DEVELOPMENTS ACROSS THE GREATER TORONTO AREA.

CONFIDENCE YOU CAN BUILD ON.





THE MARK OF A **SMART** INVESTMENT

Secure your space today.

**MarklandCentre.com**



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