



# 75 DENISON ST., MARKHAM

**FOR LEASE: 41,424 SQUARE FEET**

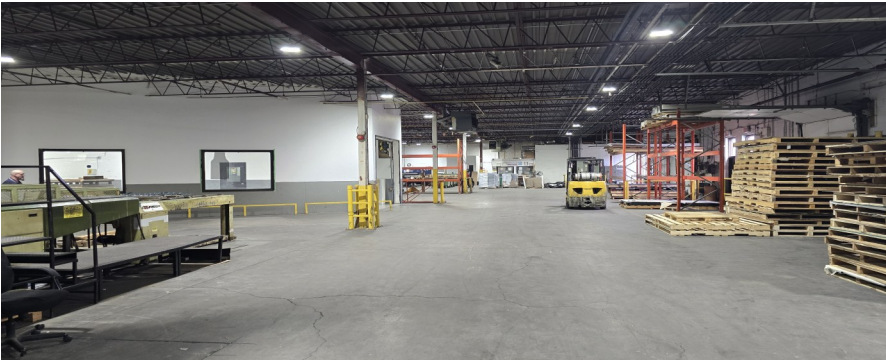
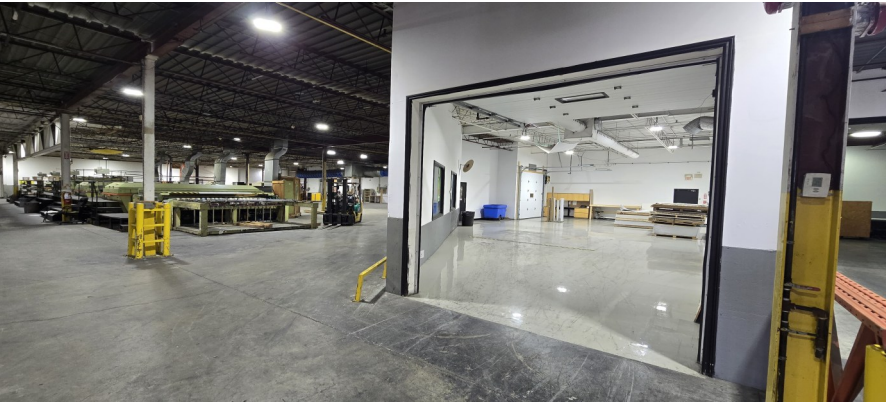
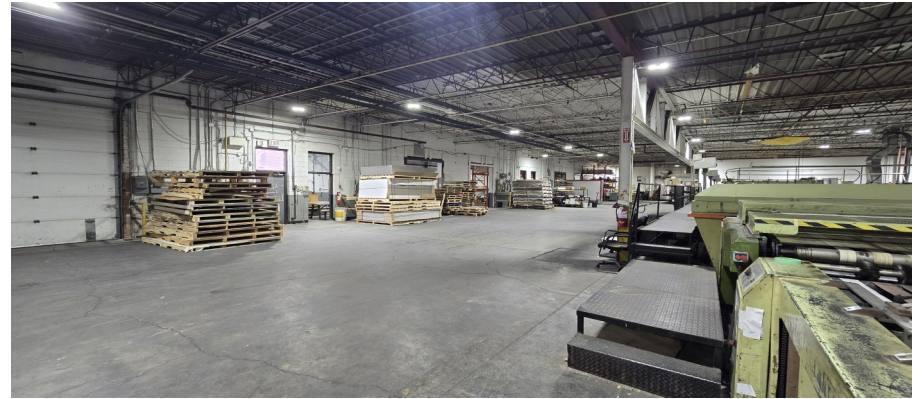


# BUILDING DETAILS

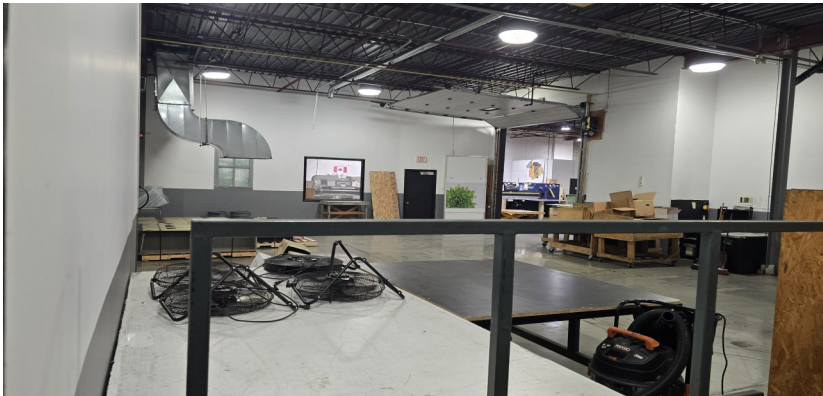
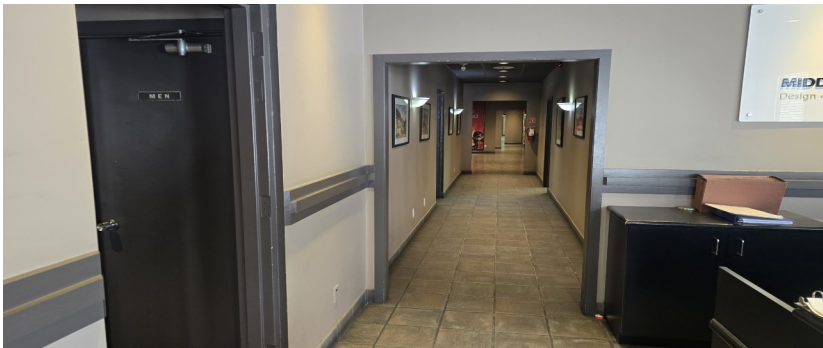
<b>TOTAL AREA:</b>	<b>41,424 SF</b>
<b>OFFICE AREA:</b>	20% APPROX
<b>CLEAR HEIGHT</b>	14'
<b>SHIPPING:</b>	5 TL
<b>ZONING:</b>	EMP-GE
<b>POSSESSION:</b>	JULY 2026 (TBA)
<b>ASKING RATE:</b>	\$16.95 PSFN
<b>REALTY TAX:</b>	\$62,548.04
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• 1600 Amp heavy power supply</li><li>• Space can be de-mised</li><li>• Ample parking</li></ul>



# WAREHOUSE AREA



# OFFICE AREA

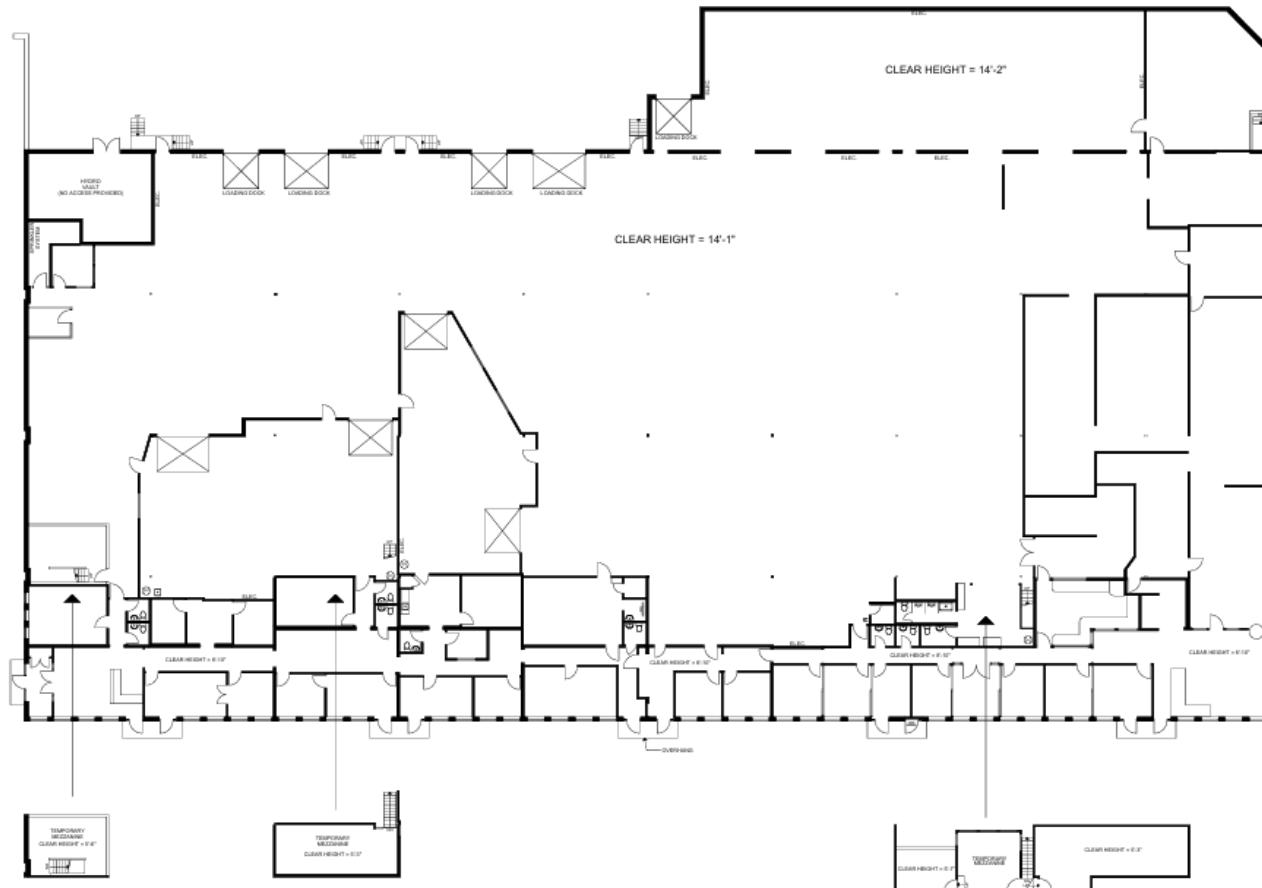


# BUILDING EXTERIOR





# FLOOR PLAN



Client: Downsvlew Lumber and Supply Limited

**Downsvlew Lumber and Supply Limited**

Version <b>FP1A</b>	Prepared: 18/02/2026 Measured: 10/02/2026
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75 Denison Street  
Markham, Ontario, Canada

**Entire Building**

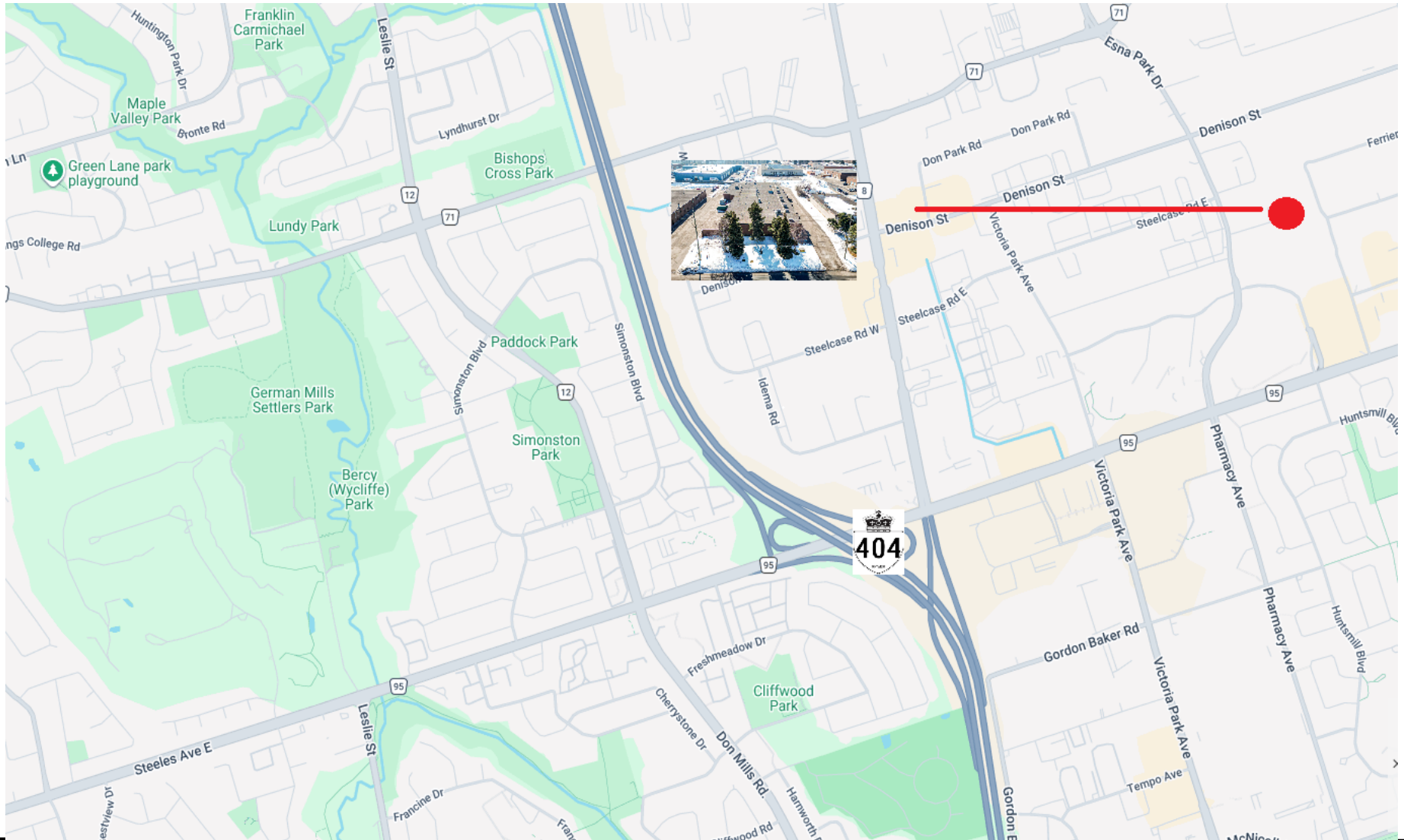


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www.xmeasures.com

# LOCATION



## **ZONING: EMP-GE**

**Below is an excerpt from the zoning By-Law, for more information visit [www.markham.ca](http://www.markham.ca)**

**The Following are permitted uses in the EMP-GE zoning bylaw:**

- Industrial use
- Business office
- Film studio
- Retail store
- Service & repair establishment

The following uses that legally existed on the lot on the date of the passing of the current By-law

- Restaurant
- Artist studio
- Commercial school
- Business office
- Motor vehicle and body shop
- Crematorium
- Asphalt Plant
- Concrete batching plant



**FOR MORE INFORMATION, CONTACT:**

**MASSIMO FARINA, BROKER**

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