CATHEDRAL VIEW
BUSINESS PARK

Up to 571,290 sf of prime industrial space for lease

Woodbine Avenue | Markham, ON

Substantially Complete & Ready For Tenant Fixturing

Targeting Zero Carbon Building Design Certification

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AVISON YOUNG

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State-of-the-art logistics facilities

Introducing Cathedral View Business Park, a state-of-the-art, modern industrial complex targeting Zero Carbon Building Design Certification. Nestled in the heart of Markham, this 46-acre best-in-class site is positioned within a core industrial node, commanding attention and unparalleled visibility with over 2,600 feet of prime Highway 404 exposure. Colliers will deliver three buildings totaling 891,545 square feet designed to meet the diverse needs of clients and offering size options from 91,000 square feet, which feature expansive clear heights of 40', abundant shipping doors and many building upgrades.

Property specifications

10490 Woodbine Ave	479,976 sf
10430 Woodbine Ave	204,052 sf
10390 Woodbine Ave	207,517 sf
Clear height	40'
Parking	560 total
Lighting	LED with motion sensors
Sprinklers	ESFR sprinkler system
Truck court depth	131'
Marshalling bay size	60' deep
Zoning	BP - Business Park
Certification	Targeting Net Zero Building Design Certification
Heating	Electric Energy Recovery Ventilator Units (ERV)

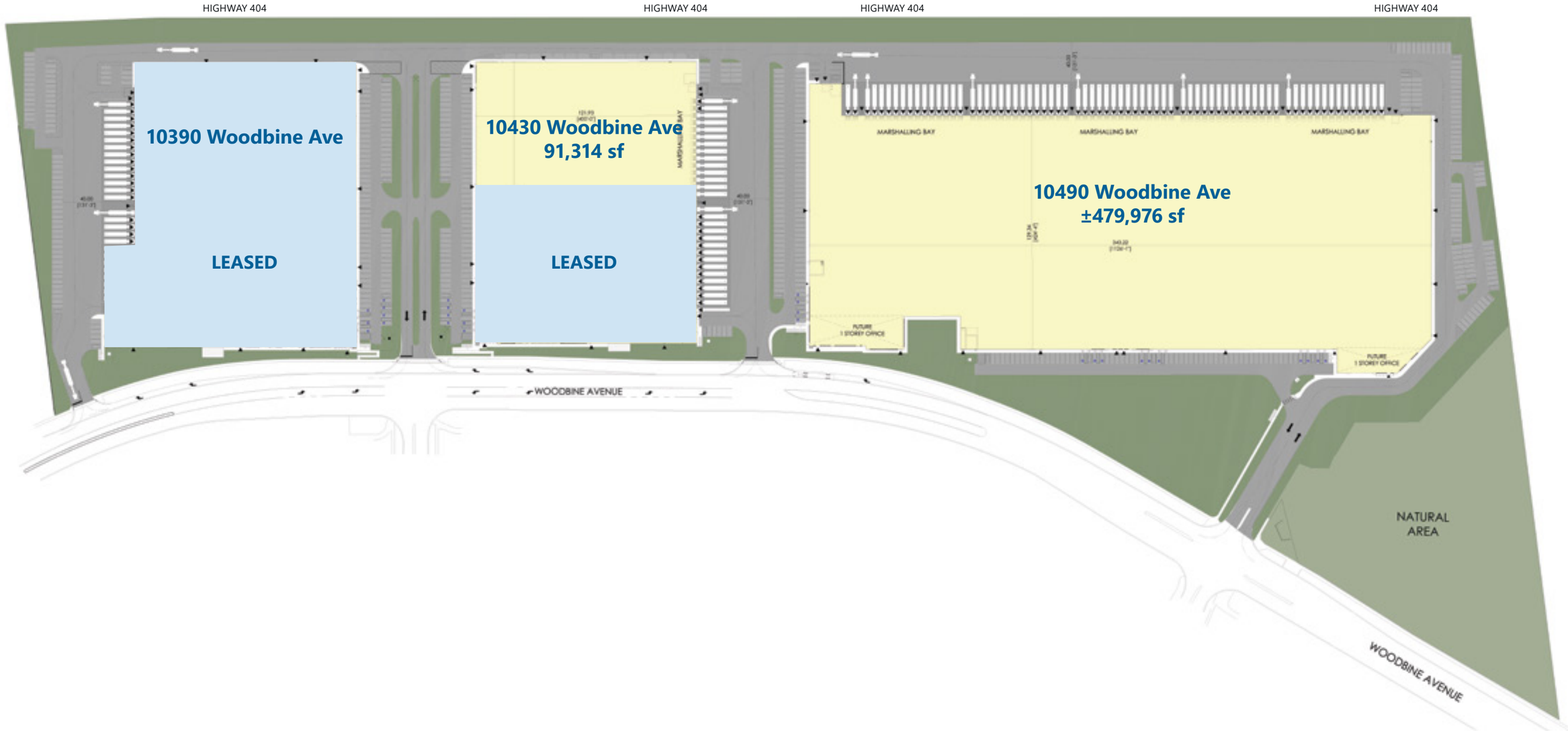
Site plan

This three building project is situated on 46 acres with over 2,600 feet of Highway 404 exposure, offering exceptional signage opportunities, ample parking, an abundance of shipping doors and the flexibility to accommodate tenancies to 571,290 square feet.

±891,545
Total square footage

124
Total truck level doors

6
Total drive in doors



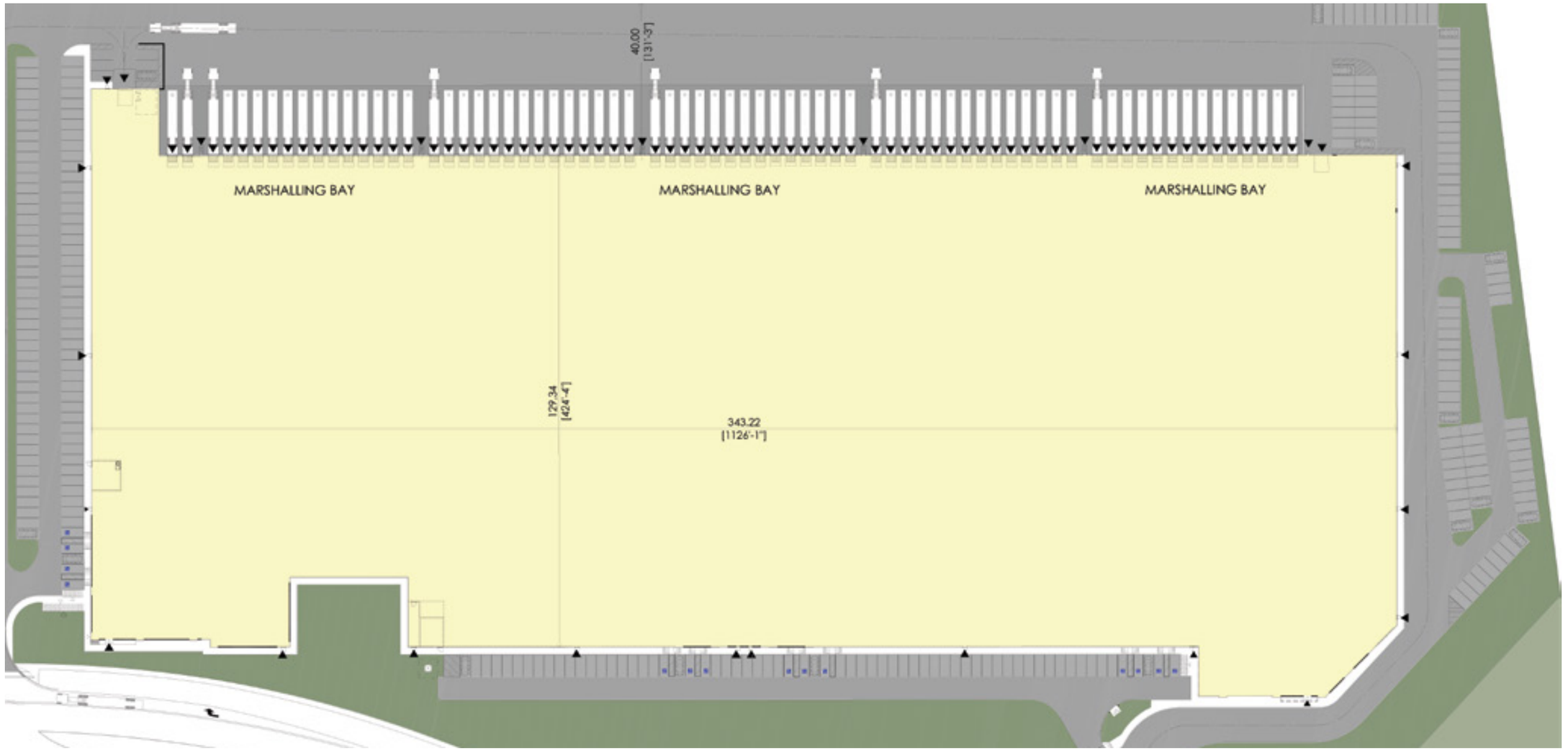
10490 Woodbine Ave

Total area	Up to 479,976 sf (from 175,000 sf)
Office area	3%
Clear height	40’
Shipping	69 truck level, 2 drive in
Column spacing	±56’ x ±40’
Power	3000 amp 347/600 volt, 3 phase
Parking	287 spaces

±479,976
Available square footage

69
Total truck level doors

2
Total drive in doors



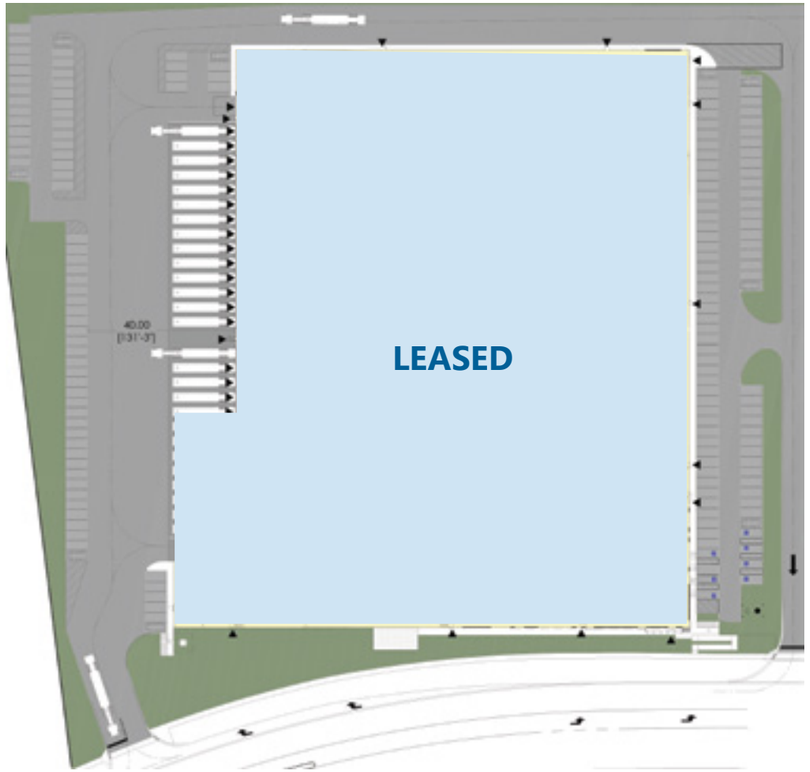
10390 Woodbine Ave

Total area	207,517 sf
Office area	3%
Clear height	40’
Shipping	20 truck level, 1 drive in
Column spacing	±56’ x ±42’
Power	2000 amp 347/600 volt, 3 phase
Parking	165 spaces

±135,864
Available square footage

20
Total truck level doors

1
Total drive in door



10430 Woodbine Ave

Total area	204,052 sf
Office area	3%
Clear height	40’
Shipping	12 truck level, 1 drive in
Column spacing	±56’ x ±42’
Power	2000 amp 347/600 volt, 3 phase
Parking	108 spaces

±91,314
Available square footage

12
Total truck level doors

1
Total drive in door

Located on the Highway 404 corridor in Markham

Cathedral View Business Park is located along the Highway 404 corridor at Woodbine Avenue and Major Mackenzie Drive in Markham, an award-winning municipality with more than 354,000 residents and the largest of nine communities in York Region. Markham is home to over 650 corporate head offices, over 10,000 businesses and more than 1,500 high tech and life science companies. Markham is a leader in attracting foreign direct investment with more than 240 foreign companies located in the city. In 2024, York University's Markham campus will open its doors welcoming 4,200 students, with plans to grow to 10,000 learners. The University is working closely with industry to make sure graduates will be able to fill roles that reflect the jobs of tomorrow. Markham is focused on providing the right environment for businesses to thrive.

Demographics

4,480,423
Total population within 30 KM

39.8
Median age within 30 KM

3,815,500
Labour force within 30 KM

Source: Environics Analytics
Stats are for 2022

Amenities within 5KM

23 Gas Stations	**36** Banks
12 Fitness Centers	**214** Restaurants
533 Retail	**6** Hotels

YRT Bus Routes

- **24** Woodbine
- **4A** Major Mackenzie
- **80** Elgin Mills

Travel times

Highway 404	3 minutes
Highway 407 ETR	6 minutes
Richmond Hill GO Station	7 minutes
Highway 401	10 minutes
CPKC Toronto Yard	18 minutes
Toronto Pearson International Airport	24 minutes
Downtown Toronto	24 minutes
CN Macmillan Yard	24 minutes
Billy Bishop Toronto City Airport	26 minutes
Rainbow International Bridge	1 hours 45 minutes

Colliers is committed to achieving

Net Zero GHG Emissions BY 2050

Cathedral View Business Park ESG initiatives

Targeting Zero Carbon Building Design Certification

- Cladding has been upgraded to R30 and R24 for Insulated Metal Panel and Precast Panels, respectively;
- Roof insulation has been upgraded to R40
- Overhead dock doors have been upgraded to R20
- Foundation insulation has been increased to provide R15
- Main Building Panel and Transformer has been upgraded to allow for electrification
- Primary heating system is an air source heat pump with ERV, complete with supplementary infrared heaters

Zoning

Permitted uses - Business Park zoning (BP)

- Banquet halls (3)
- Business offices
- Commercial parking lots
- Financial institutions (1)
- Hotels
- Industrial uses (2)(4)
- Medical offices
- Municipal parking lots
- Parking garages (7)
- Public parks
- Personal service shops (1)(4)
- Restaurants (1)
- Retail stores (1)(4)
- Trade and convention centres

Special provisions

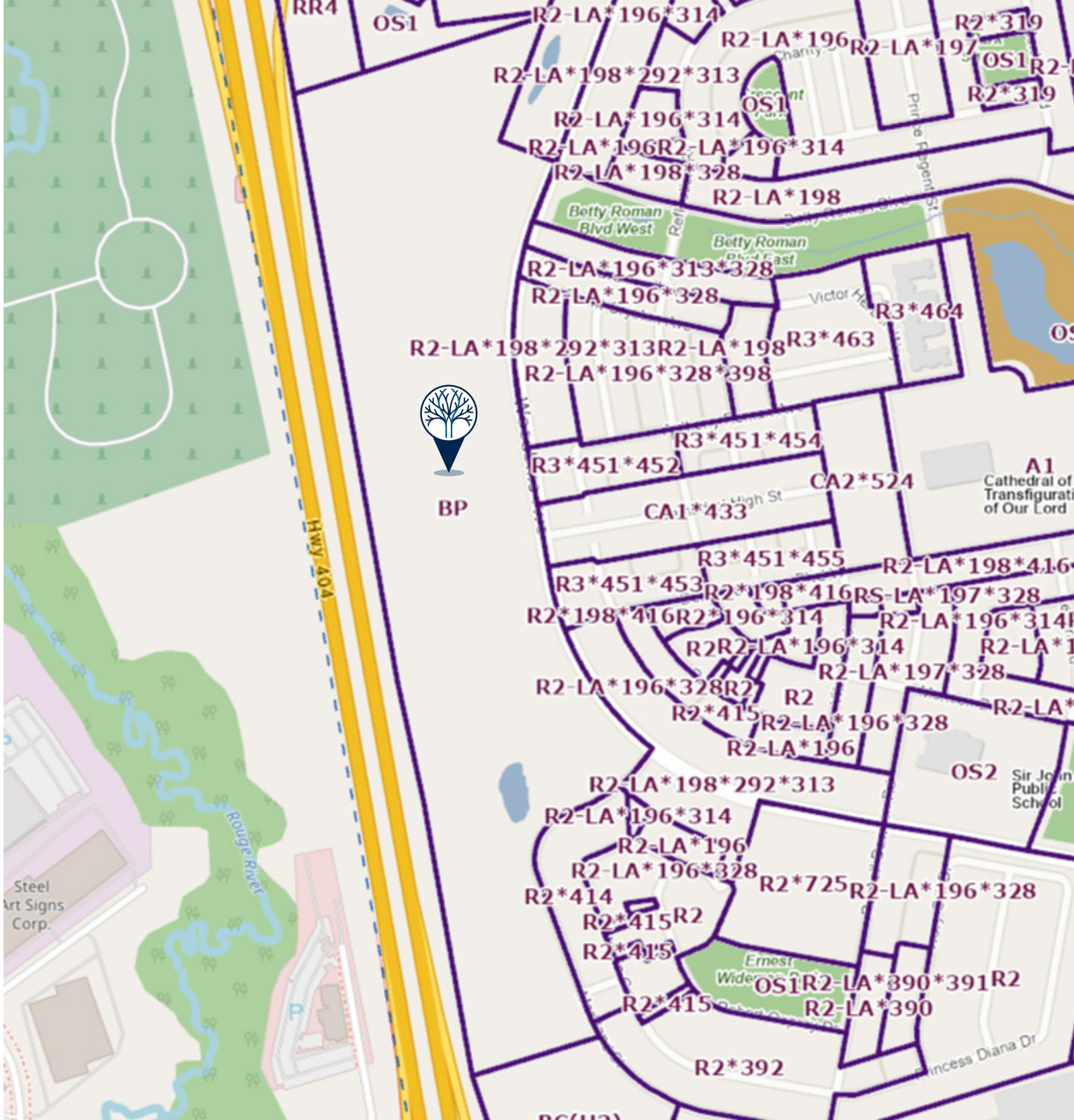
1. Permitted only in the first storey of an office building or at any location within a building containing a hotel and/or a trade and convention facility provided the use is accessory to the hotel or the trade and convention centre use.

2. An accessory retail store in which goods produced and/or stored in a building containing an industrial use is permitted provided the retail store has a net floor area that does not exceed the lesser of 300 square metres or 10 percent of the net floor area of the building containing the industrial use.

3. Permitted only within a hotel or a building containing a trade and convention facility.

4. Outdoor storage and outdoor display and sales are not permitted.

7. Any portion of a parking garage that is unenclosed is not permitted within 50 metres of the Highway 7, Highway 407 and Highway 404 street lines.



Meet the team

Managed by

Colliers

Colliers Real Estate Management Services (REMS) manages 95M SF of industrial, office, retail, and mixed-use assets across Canada, with a commitment to enhance asset performance and long-term value. We specialize in maximizing property performance through integrated real estate management services, delivering strategic, customized solutions to help clients achieve their investment goals with speed and precision. Headquartered in Toronto, Colliers is a majority Canadian-owned company, dually listed on the TSX and NASDAQ, and recognized as one of Canada's Best Workplaces.

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Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a winner of Canada's Best Management Companies Platinum Club designation for 15 consecutive years.

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