



For Sale: Industrial Condo

951 Denison Street, Unit 10

Prime Industrial Condo Investment Opportunity

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Here is where your business will *grow*.

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951 Denison Street, Unit 10

Single Tenant Net Lease Investment Opportunity



Size

9,054 SF

Office

5%

Clear Height

16'

Shipping

3 Truck Level Doors



Asking Price

\$3,595,000

2021 Property Taxes

\$23,366

Annual Insurance

\$1,718.28

2021 Condominium Fees

\$3,016.70 monthly

2021 TMI charged to Tenant

\$5.24 PSF

Property Highlights

- Prime industrial condo investment opportunity
- Publicly traded tenant with great covenant
- New 5 year lease with great rates
- Upgraded power
- Direct exposure on busy Denison street in Markham
- Single storey, well maintained industrial building
- Minutes from Hwy 404 & 407
- Ample surface parking
- Located near public transit

Lennard:

Cole Braithwaite*, Vice President
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*Sales Representative

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Tenant Profile



Name:

Umicore (Ticker: UMI)

Renewal Commencement Date:

June 1, 2021 expiring May 31, 2026

Lease Net Rates:

Year	Net Rate (per annum)	Yearly
1	\$15.00	\$135,810
2	\$15.50	\$140,337
3	\$16.00	\$144,864
4	\$16.50	\$149,391
5	\$17.00	\$153,918

Lease Notes:

- No option to renew
- No free rent period
- Security deposit on hand

About:

Umicore SA operates as a materials technology and recycling company worldwide. The company operates through Catalysis, Energy & Surface Technologies, and Recycling segments. The Catalysis segment produces automotive catalysts for gasoline, and diesel light and heavy-duty diesel applications; stationary catalysis for industrial emissions control; and precious metals-based compounds and catalysts for use in the pharmaceutical and fine chemicals industries. The Energy & Surface Technologies segment offers cobalt and specialty materials, rechargeable battery materials, electroplating products, and electro-optic materials. The Recycling segment treats waste streams containing precious and other specialty metals from a range of industrial residues and end-of-life materials. This segment also produces precious metals-based materials for glass production, electric, and electronic applications. The company was formerly known as Union Minière du Haut-Katanga and changed its name to Umicore SA in 2001. Umicore SA was incorporated in 1904 and is headquartered in Brussels, Belgium.

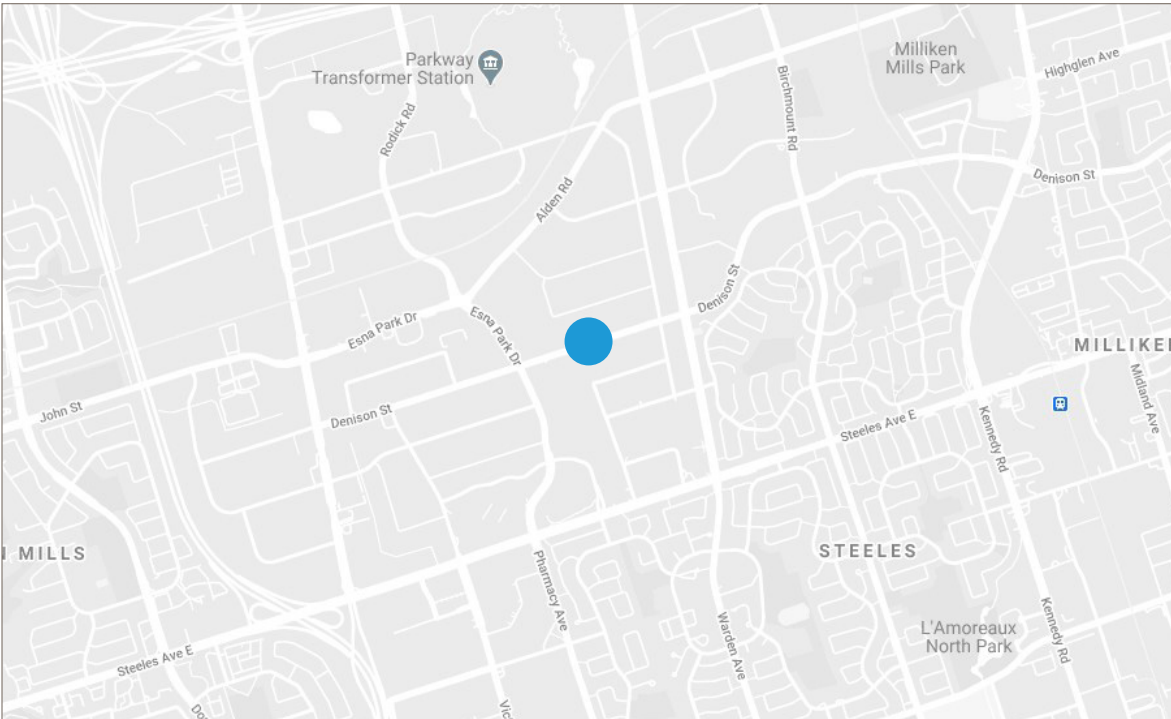
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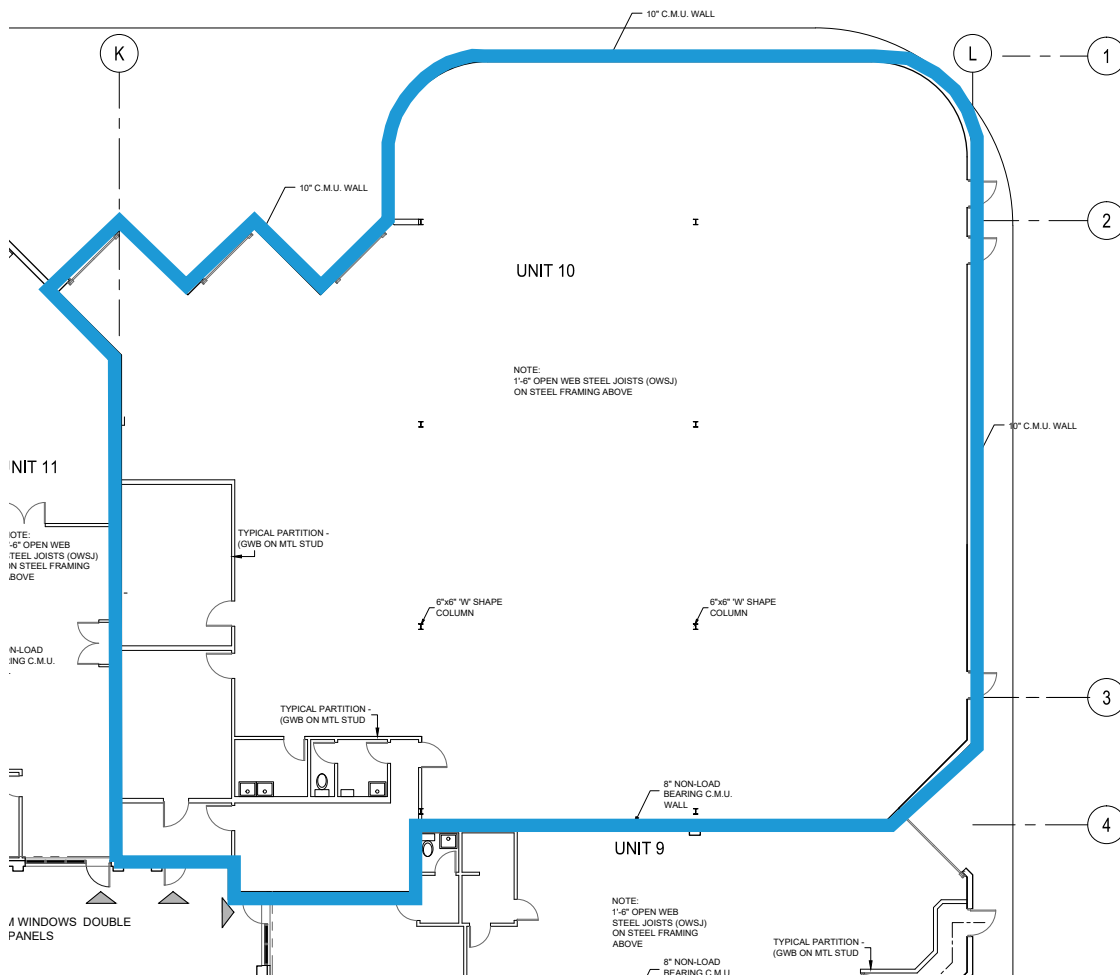
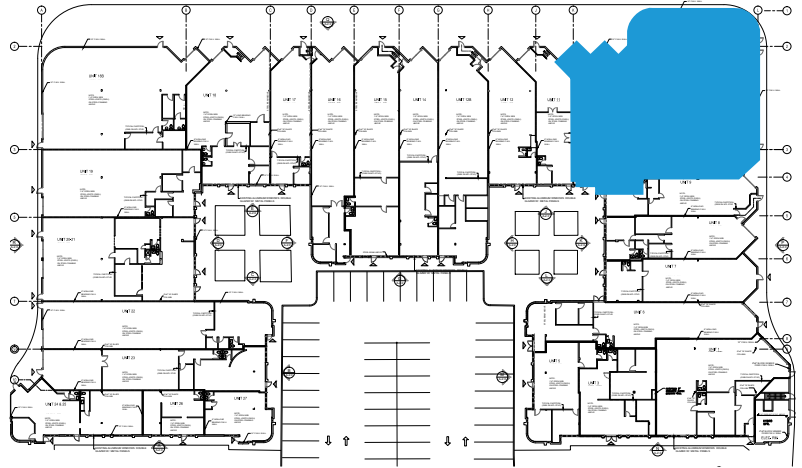
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Floor Plan



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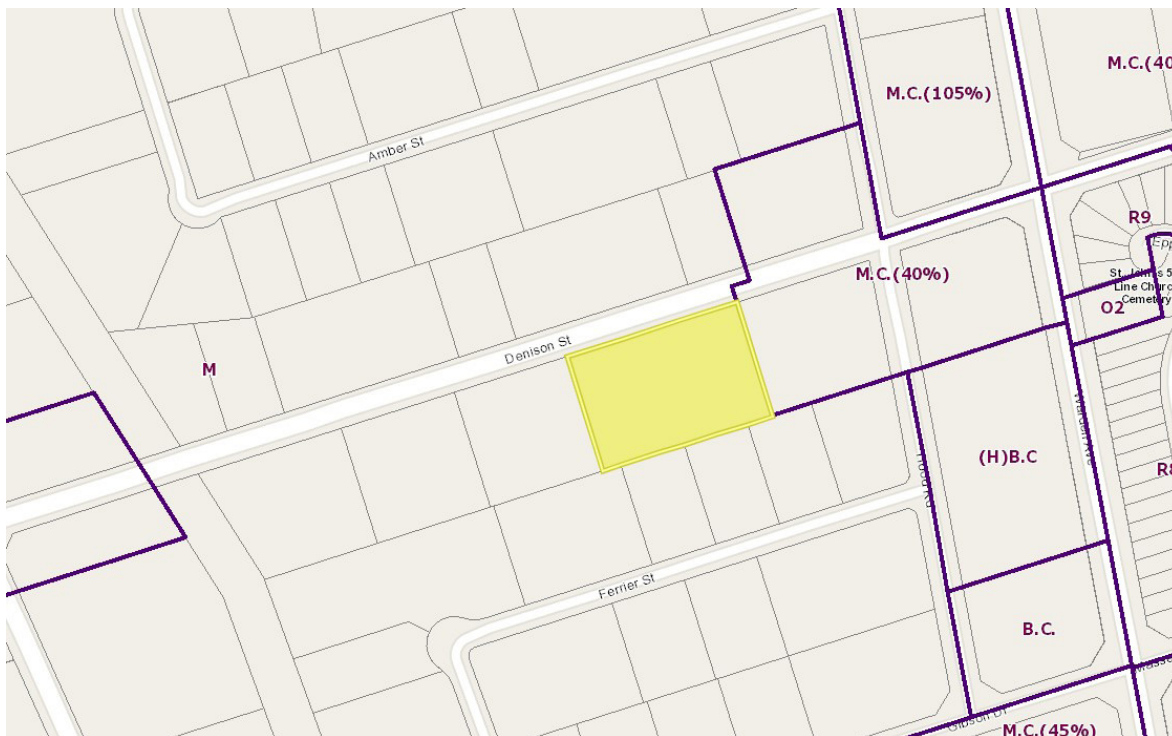
Zoning

The subject property is zoned M under by-law 108-81 as amended. The following uses are permitted:

a) Industrial

- Warehousing of goods and materials.
- Assembly of manufactured goods.
- Manufacture within enclosed BUILDINGS of goods.
- Repair and servicing of goods.
- Data Processing Centres and computer related functions, including related Education/ Administration Centres, and including related market research, analysis and service facilities and related supporting sales and including data and documentation processing centres and related marketing, sales and service and other supporting uses.
- Research Laboratories.
- Printing Establishments.
- Other Industrial uses similar to the above uses.

b) Private Clubs and Health Centres



Source: City of Markham, By-law 108-81. For additional information on Zoning and Permitted Uses, please contact the City of Markham

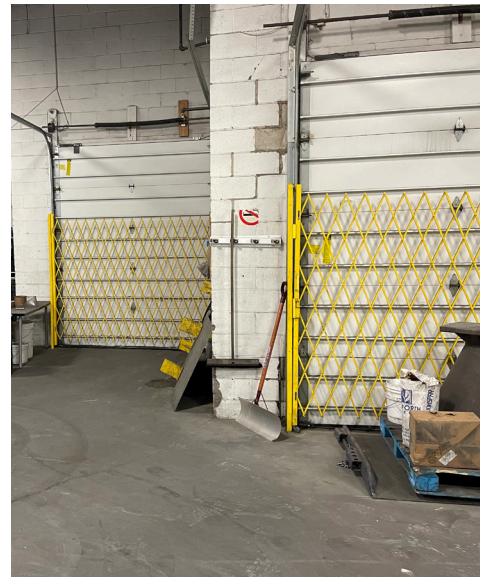
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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2021.