

INDUSTRIAL-FLEX CONDOS
FOR SALE IN NEWMARKET

455-465

HARRY
WALKER
PARKWAY



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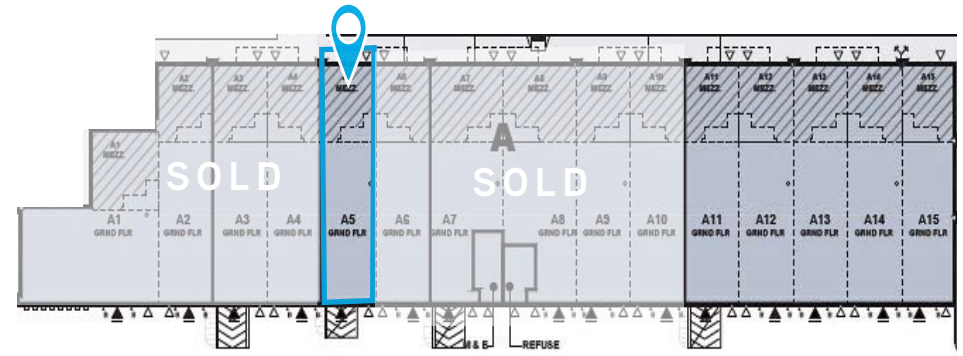
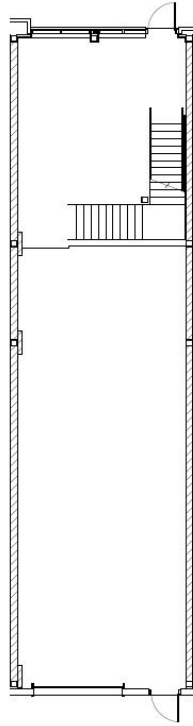
PROPERTY PROFILE

Address	455-465 Harry Walker Parkway S., Newmarket
Lot Area	3.402 AC
Clear Height	26'
Shipping	1 drive in / grade level door per unit

Zoning	EM - Mixed Employment
Possession	Immediate
Available Configurations	455 - Unit A5: 1,965 SF 455 - Unit A11 - A12: 3,917 SF 455 - Unit A11 - A13: 5,871 SF 455 - Unit A11 - A15: 9,805 SF 465 - Unit B6: 3,111 SF



UNIT A5

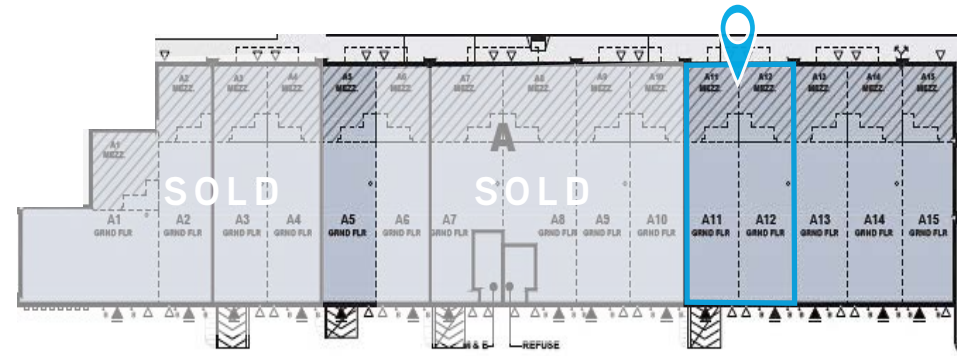
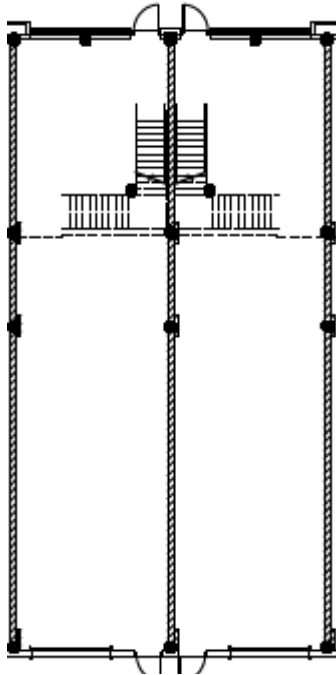


Location	455 Harry Walker Parkway S., Newmarket
Total Unit Size	1,965 SF
Mezzanine Size	422 SF
Shipping	1 Drive in door
Clear Height	26' Clear Ceiling Height*

*except of areas below mezzanine

Zoning	Mixed Employment (EM)
Power	100 AMP, 600 Volt 3 Phase 3 Wire Electrical Service
Possession	Immediate
Condo Fees	\$433.24 (Monthly)
Price	\$1,080,750 + HST
Taxes (Annual)	\$7,548.35 (2024)

UNIT A11-A12

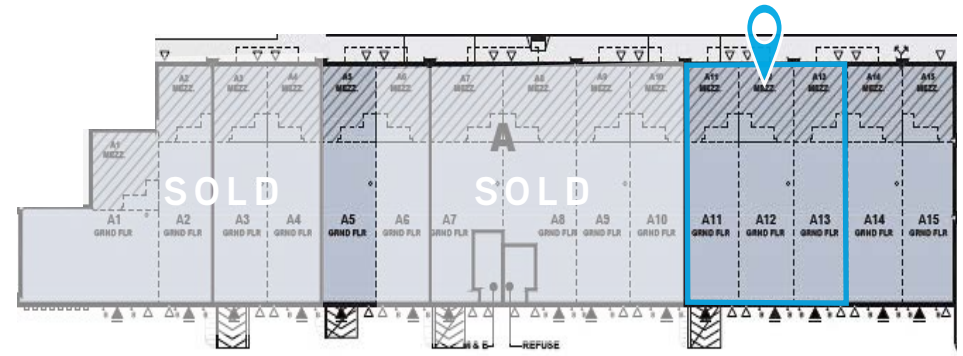
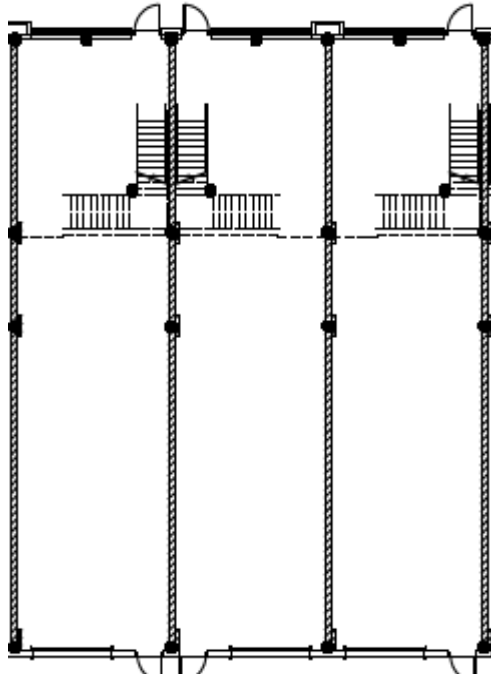


Location	455 Harry Walker Parkway S., Newmarket
Total Unit Size	3,917 SF
Mezzanine Size	840 SF
Shipping	2 Drive in doors
Clear Height	26' Clear Ceiling Height*

*except of areas below mezzanine

Zoning	Mixed Employment (EM)
Power (Per Unit)	100 AMP, 600 Volt 3 Phase 3 Wire Electrical Service
Possession	Immediate
Condo Fees	\$866.48 (Monthly)
Price	\$2,154,350 + HST
Taxes (Annual)	\$15,096.70 (2024)

UNIT A11-A13

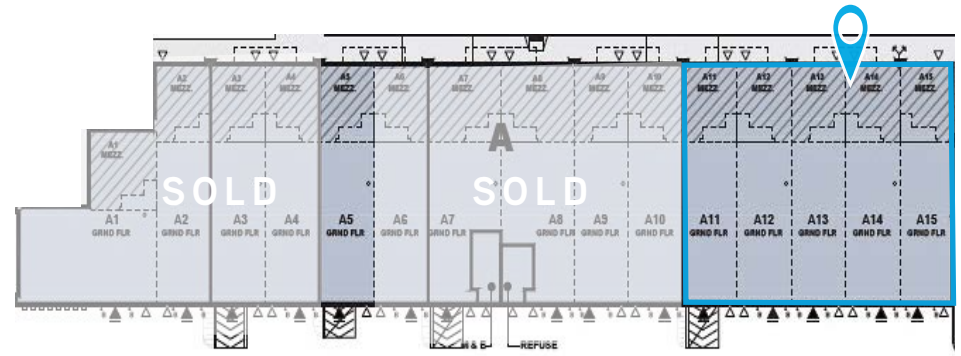
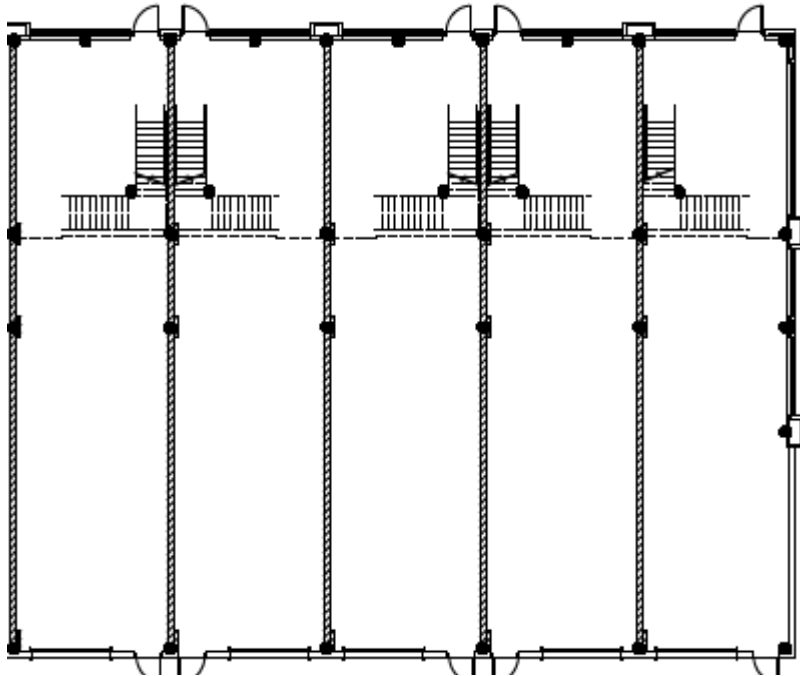


Location	455 Harry Walker Parkway S., Newmarket
Total Unit Size	5,871 SF
Mezzanine Size	1,258 SF
Shipping	3 Drive in doors
Clear Height	26' Clear Ceiling Height*

*except of areas below mezzanine

Zoning	Mixed Employment (EM)
Power (Per Unit)	100 AMP, 600 Volt 3 Phase 3 Wire Electrical Service
Possession	Immediate
Condo Fees	\$1,299.72 (Monthly)
Price	\$3,229,050 + HST
Taxes (Annual)	\$22,645.05 (2024)

UNIT A11-A15

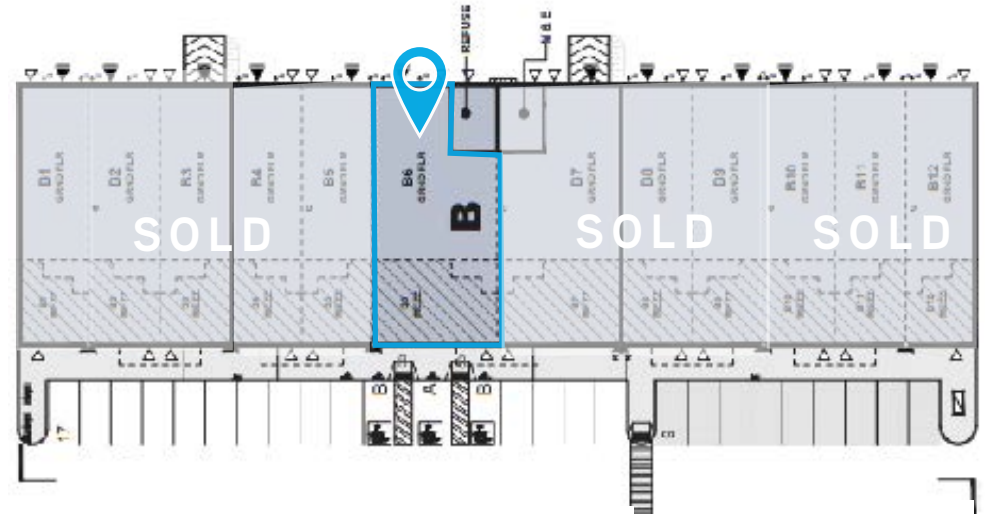
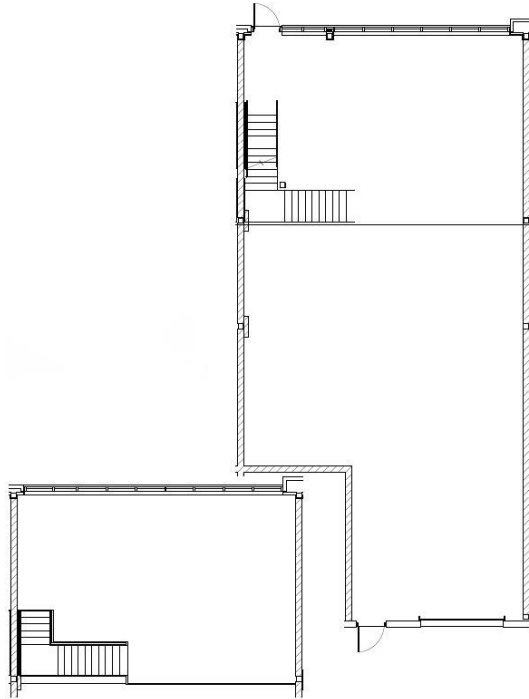


Location	455 Harry Walker Parkway S., Newmarket
Total Unit Size	9,805 SF
Mezzanine Size	2,110 SF
Shipping	5 Drive in doors
Clear Height	26' Clear Ceiling Height*

*except of areas below mezzanine

Zoning	Mixed Employment (EM)
Power (Per Unit)	100 AMP, 600 Volt 3 Phase 3 Wire Electrical Service
Possession	Immediate
Condo Fees	\$1,952.59 (Monthly)
Price	\$5,392,720 + HST
Taxes (Annual)	\$45,693.47 (2024)

UNIT B6



Location	465 Harry Walker Parkway S., Newmarket
Total Unit Size	3,111 SF
Mezzanine Size	774 SF
Shipping	1 Drive in door
Clear Height	26' Clear Ceiling Height*

*except of areas below mezzanine

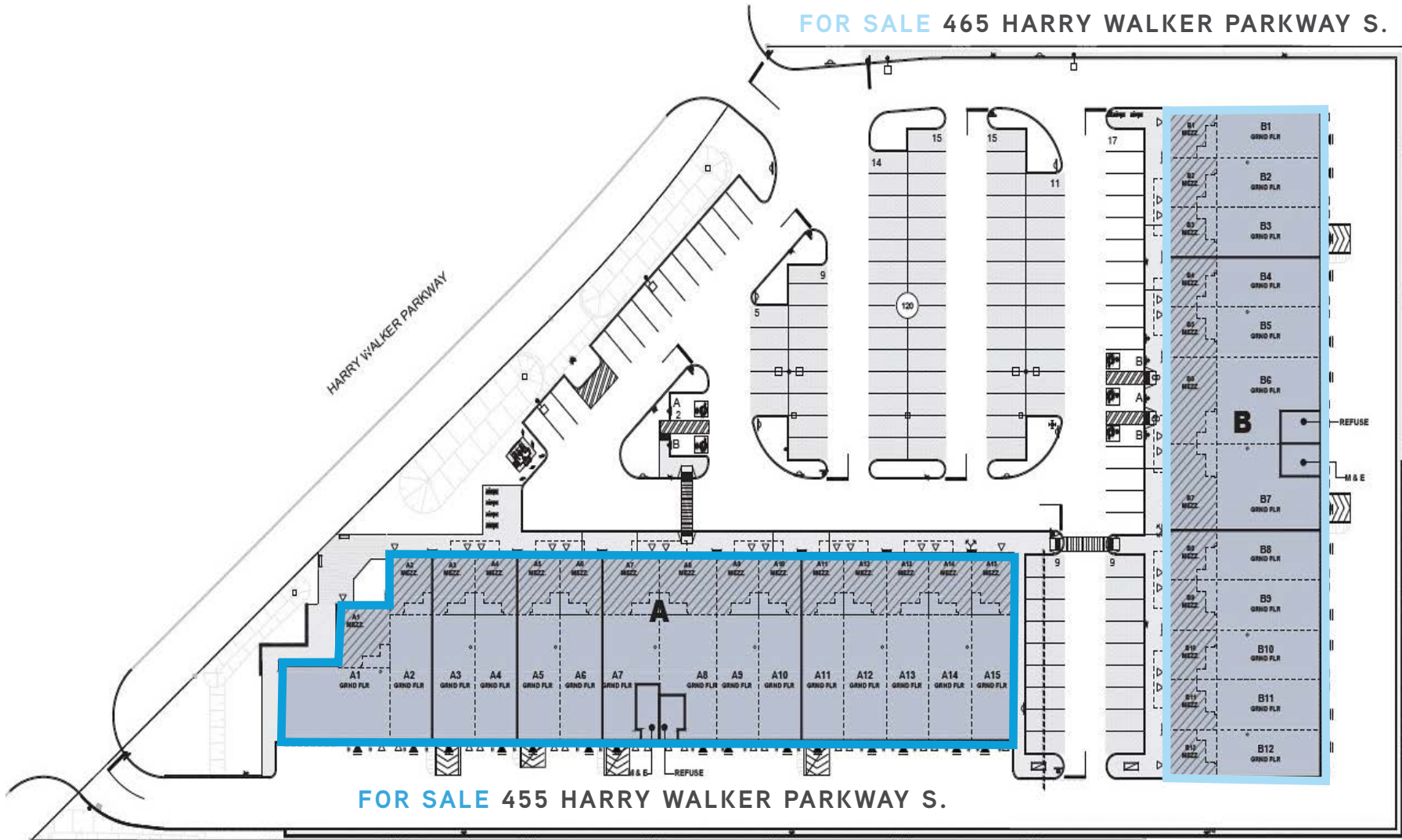
Zoning	Mixed Employment (EM)
Power	100 AMP, 600 Volt 3 Phase 3 Wire Electrical Service
Possession	Immediate
Condo Fees	\$689,07 (Monthly)
Price	\$1,711,050 + HST
Taxes (Annual)	\$10,882.84 (2024)

PHOTOS



PHOTOS





BUILDING FEATURES



PROPERTY

- > Landscaped property with planting trees and shrubs, lawn sprinkler systems.
- > Ample Parking.



RIGID INSTALLATION

- > R10 rigid insulation at foundation walls min 2'-0" below exterior grade.



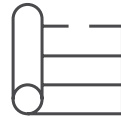
FIRE PROTECTION

- > Wet-type automatic sprinkler system in accordance with the OBC, NFPA 13, NFPA 231C.



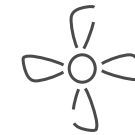
OVERHEAD DOORS

- > One insulated overhead door at each unit 12' x 14' with grade level loading.



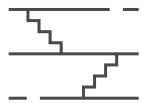
ROOFING

- > R-30 Poly-ISO insulation and continuous vapour barrier.
- > Architecturally Controlled Screening for Roof Top Mechanical Equipment.



HEATING AND VENTILLATION

- > Each unit to have HVAC Curb/Cover and gas rough-in at roof with shut off valve.
- > Gas Fired Fan Force Heater in Warehouse.



PRECAST CONCRETE

- > 9" insulated architectural concrete panels both in office area and warehouse area.



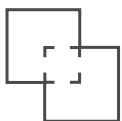
ELECTRICAL

- > 100 AMP, 600 Volt 3 Phase 3 wire electrical service.



METAL CLADDING

- > Pre-finished metal entrance cladding at all canopies.



MEZZANINE

- > Mezzanine structural steel with steel pan and concrete topping.



CONCRETE FLOORS

- > 6" floor slabs at warehouse and 4" floor slabs at office.

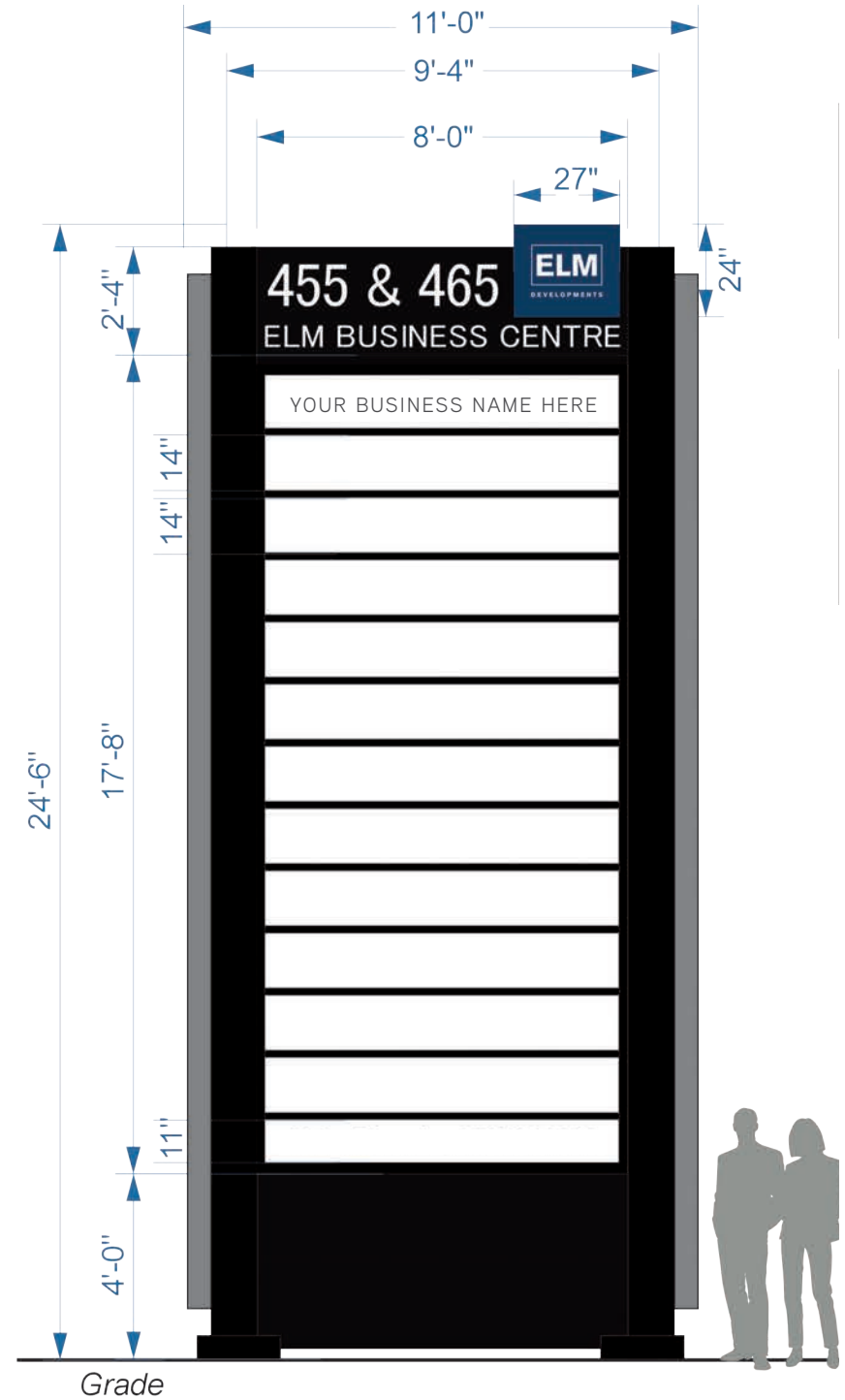
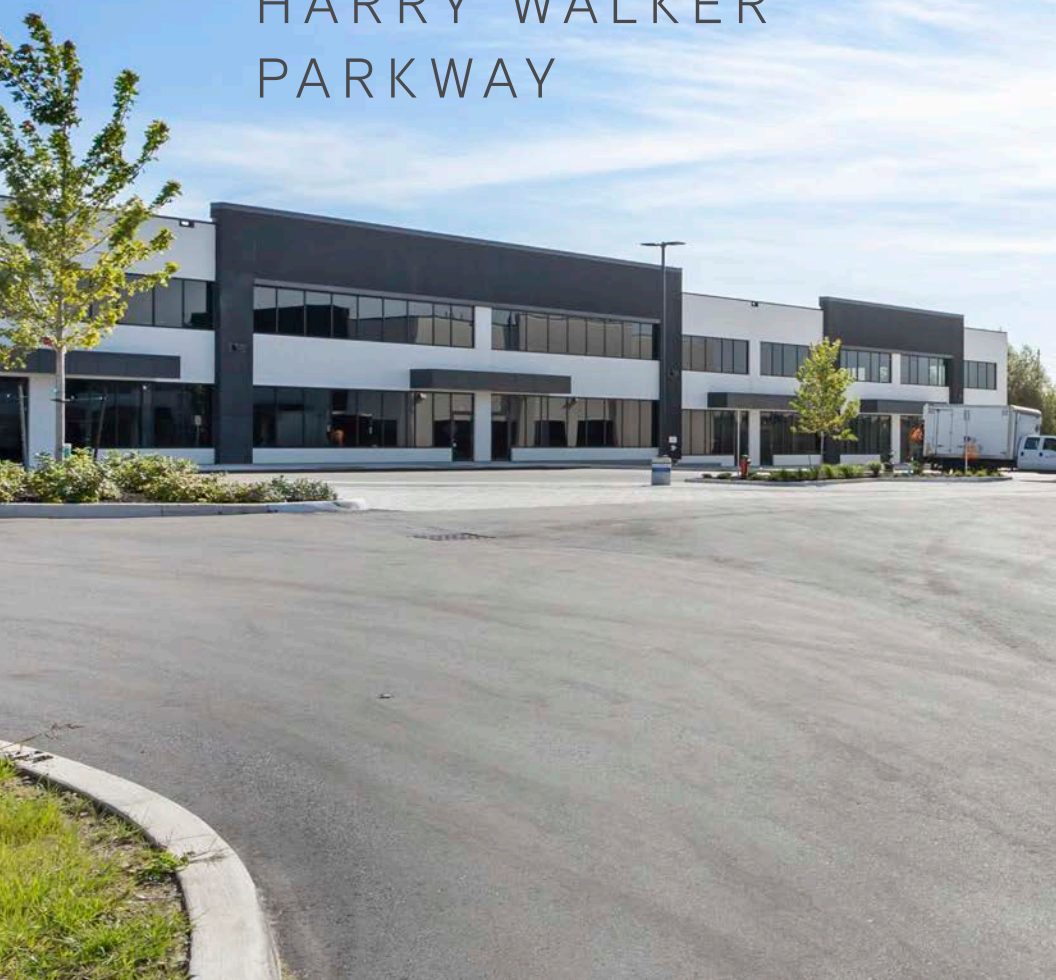


ZONING

- > Mixed Employment (EM)

PYLON SIGNAGE

**SIGNAGE
OPPORTUNITY
ON THE PYLON
SIGNAGE FACING
HARRY WALKER
PARKWAY**





STATE OF THE ART
SURVEILLANCE AND
SECURITY SYSTEMS
THROUGHOUT



SURVEILLANCE SYSTEM

- › Motion + Audio detection surveillance cameras with built in strobe light and siren throughout.



SECURITY SYSTEM

- › License plate readers with audio recording throughout. Deep learning system with face capture and plate reading.

PERMITTED USES

Permitted Uses	Mixed Employment Zone (EM)
Accessory Outdoor Storage (*1)	
Accessory Retail Sales Outlet	(*2)
Adult entertainment parlour (*6)	
Banquet facility	•
Body rub parlour	
Building Supply Outlet (*4)	
Bulk fuel depot	
Commercial Recreation Centre	•
Commercial School	•
Contractors Yard	
Domestic Animal Care Facility	•
Drive-Thru Facility	•
Emergency Service Facility	•
Financial Institution	•
Heavy Equipment Sales and Service	
Hotel	•
Laundromat	•
Light Equipment Sales and Rental	
Manufacturing , Light	•
Medical Office	•
Micro-Industrial Use	•
Motor Vehicle Service Shop	•
Motor Vehicle Body Shop	
Motor Vehicle Rental Establishment	•
Motor Vehicle Sales Establishment	•

Permitted Uses	Mixed Employment Zone (EM)
Vehicle Washing Establishment, Automated	
Vehicle Washing Establishment, Manual	
Night Club (*7)	
Office (*8)	•
Personal Service Shop	•
Private Club	•
Public Storage Facility	
Restaurant	•
Service or Repair Shop	•
Sports Arena	•
Studio	•
Transportation Depot	
Veterinary Clinic	•
Veterinary Hospital	•
Warehouse	•
Wholesale Operations	•

(*1) Subject to 4.19.4 Accessory Outdoor Storage

(*2) May not exceed 40% of the GFA of the building in which it is located.

(*3) May not exceed 20% of the GFA of the building in which it is located.

(*4) Limited to a maximum GFA of 7,000 m².

(*5) Permitted only within wholly enclosed buildings.

(*6) Deleted. (By-law 2018-50)

(*7) A night club shall only be permitted in the General Employment (EG) and Heavy Employment (EH) Zones that are located east of Leslie Street.

(*8) Permitted as a principal use in the EM and EG zones. Within the EH zone, is permitted only as an accessory use and shall not exceed 25% of the GFA of the premises.

UNIT STANDARD FINISHES

Landscaping

- Planting trees and shrubs.
- Lawn sprinkler system.
- Retaining walls on North and South (East / West) property lines.
- Sidewalks in concrete.

Concrete Floors

- 6" floor slabs at warehouse.
- 4" floor slabs at office.
- Concrete topping on mezzanine.

Precast Concrete

- 9" insulated architectural concrete panels both in office area and warehouse area. R-14 insulation.

Concrete Blocks

- For electrical and mechanical rooms.
- Masonry or fire-related heavy gauge steel stud (fiberglass insulated) for all demising walls.

Structural Steel

- Structural steel frame with open well steel joists min 26' clear to underside of joists/ beams.
- Metal deck on roof 1½" thick.
- Mezzanine structural steel with steel pan and concrete topping.

Miscellaneous Metals

- Bollards 6" at all building corners.
- Roof access to roofs from each building.
- Galvanized steel surrounds at all off doors.

Metal Cladding

- Pre-finished metal entrance cladding at all canopies.

Rigid Insulation

- R10 rigid insulation of foundation walls min 2'-0" below exterior grade.

Roofing

- Two ply torch down.
 - R-30 Poly-ISO insulation and continuous vapour barrier.
 - Provide all pitch pockets for vents, gas piping etc.
 - Architecturally Controlled Screening for Roof Top Mechanical Equipment.
-

UNIT STANDARD FINISHES

Overhead Doors

- Provide one insulated overhead door at each unit 12' X 14'

Front Entrance Aluminum Doors

- Clear anodized aluminum doors equipped with sealed glass units.

Warehouse Exit Doors

- Insulated hollow metal doors, with closers.

Curtain Walls Windows

- Clear anodized finish, thermally broken frames with hermetically sealed glass units, tinted heat strengthened thermoglass with Solarban 60 Low 'E' argon filled.

Fire Protection

- Wet-type automatic sprinkler system in accordance with the OBC, NFPA 13, NFPA 231C

Plumbing & Drainage

- Provide roof drainage with control flow drains.
- Rough-on plumbing in floor slab to each unit.
- Provide a 1" valved water line to each unit.
- Provide one 4" floor drain in warehouse area.

Heating & Ventilation

- Each unit to have HVAC curb/cover and has gas rough-in at roof with shut off valve
- Gas Fired Fan Force Heater in Warehouse
- Two additional roof cones
- No duct distribution

Electrical

- No duct distribution
 - 100 AMP, 600 Volt 3 Phase 3 wire electrical service to an unfused disconnect switch to each unit.
 - Provide empty conduit to each unit for telephone and data.
 - Provide all exterior parking lot lighting along with wall packs at rear of unit.
-



Finance your commercial realty purchase

For over 75 Years, BDC has been supporting Commercial Real Estate Projects.

SAMPLE FINANCING STRUCTURE (EXAMPLE ONLY)

Amount	-Up to 100% of purchase price and -Construction to complete
Terms	-Amortization period up to 25 years -principal payment postponements available (up to 300 months)
Prepayment	-15% annual prepayment privilege
Interest Rate	-Fixed or floating rates -floating rates can convert to fixed
Security	-First charge on subject realty -Assignment of rents -Corporate guarantees -Limited personal guarantees from the owner
Required Documentation	-Copy of purchase and sale agreement -Personal net worth statements -Financial statements (3 years) -Other information as required

EXAMPLE FINANCING FOR A \$1,711,050 STRATA UNIT*(B6)

BDC term loan (95%)	\$1,625,497.50
Owner Investment (5%)	\$85,552.50
Total	\$1,711,050

CONTACT INFORMATION:

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ABOUT THE DEVELOPER

ELM Developments is a proudly Canadian company offering over 30 years of development experience. Our portfolio extends to include a wide range of projects from infill sites to commercial plazas to large scale subdivisions, as well as master planned communities. Our project portfolio encompasses seven Canadian provinces and three US states with over 7M sq.ft. and \$2.5B+ CAD of assets developed and under development.

Our legacy is in construction. That's where we came up. ELM has always been boots on the ground, doing whatever it takes whenever it's required to get the job done. We go deep on every single line item, on every single contract. That level of meticulousness allows us to deliver rationale, stay accountable and consistently answer for the work.

DEVELOPMENT

Every project begins with a vision. Our vision is inspired by talking to users and trying to walk in their shoes. With that vision, we apply for the right entitlements and design a high-quality building. Typically, delivering high-quality real estate begins and ends with how you plan construction. We'd know because we do it ourselves. For over three decades as developers and landlords, ELM has proudly delivered properties our users love, and our team loves building.



elmdevelopments.com



ABOUT NEWMARKET

The Town of Newmarket is located in York Region and is home to over 85,000 residents. Newmarket has consistently been named one of the Best Places to Live in Canada by MoneySense Magazine and has garnered an international reputation for being one of the country's most dynamic, diverse and desirable towns to live and work in.

Newmarket is located between the bustling City of Toronto and picturesque cottage country – allowing us to retain small town charm while providing big city amenities such as premium health care facilities (Southlake Regional Health Centre), upscale shopping and retail (Upper Canada Mall and unique shops around Town) and advanced transit networks (vivaNext rapid transit system). Its proximity to 400 series highways, sprawling parks and trails and affordable housing makes Newmarket an ideal location for young families and professionals alike.



LOCATION DEMOGRAPHICS



Population

2022	93,703
2027	101,686
2032	104,940



Average Household Income

2022	\$137,358
2027	\$153,850
2032	\$171,507



Employment Rate

2032	93.7%
2022	92.5%
2017	93.5%



Median Age

2027	42.0
2022	41.3
2017	40.3

NEARBY AMENITIES



455 - 465 Harry Walker Parkway S.,



Highway 404
1 minute



Highway 407
15 minutes



Highway 400
17 minutes



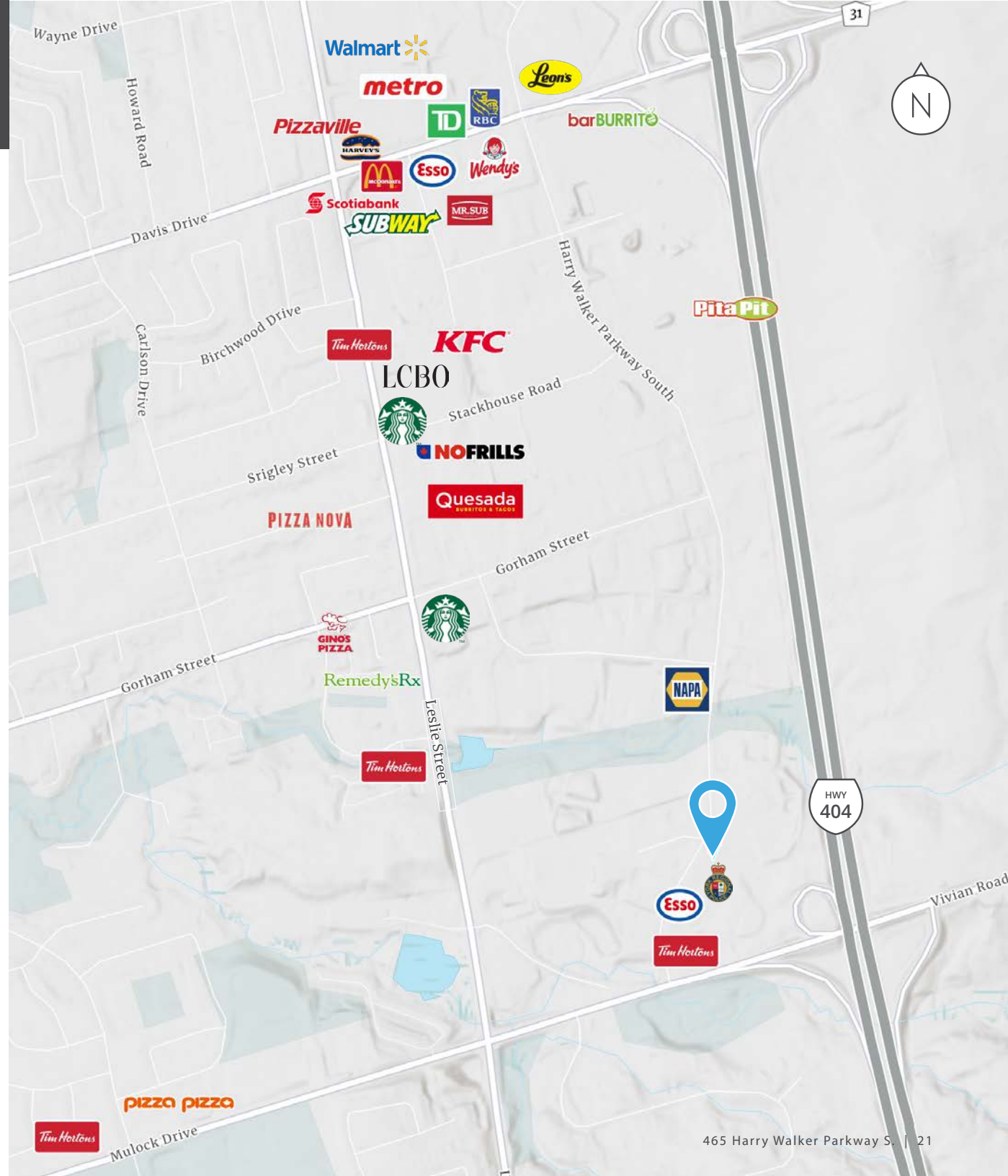
Toronto Pearson
International Airport
35 minutes



Southlake Regional
Health Centre
5 minutes



Downtown
Newmarket
7 minutes





455-465

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