




**SALFORD**  
BUSINESS CAMPUS

**FOR SALE • NEW CONSTRUCTION  
INDUSTRIAL/OFFICE CONDO UNITS  
MARKHAM, ON**



 **JLL** SEE A BRIGHTER WAY



Located on Cachet Woods Court in the City of Markham, The Salford Business Campus is a best-in-class ownership opportunity for Users and Investors.

Designed and managed by Salford Developments, this project offers a variety of high quality office and industrial units located in a central Markham location, with immediate access to many amenities, unobstructed park views and easy access to Highways 404 and 407.

# Premier Office / Industrial Condo Offering

FOR SALE • NEW CONSTRUCTION  
INDUSTRIAL/OFFICE CONDO UNITS





## ABOUT THE OPPORTUNITY

## LOCATION MAP



### Office Units

- 4” sanitary stub for future washrooms, 1” cold water supply
- 13’ ceiling height from finished floor
- 60 amp disconnect
- One 3’ x 7’ man door
- Insulated roof
- Exterior walls will be insulated architectural precast concrete and curtain wall glazing
- Dedicated RTU(s)



### Industrial Units

- 4” sanitary stub for future washrooms, 1” cold water supply
- 22.5’ ceiling height from finished floor to underside of roof deck
- 60 amp disconnect
- One 3’ x 7’ man door
- Insulated roof
- Exterior walls will be insulated architectural precast concrete
- Radiant heat with roof top curbs for future RTU
- One 12’ x 12’ drive-in door.

DEPOSIT STRUCTURE

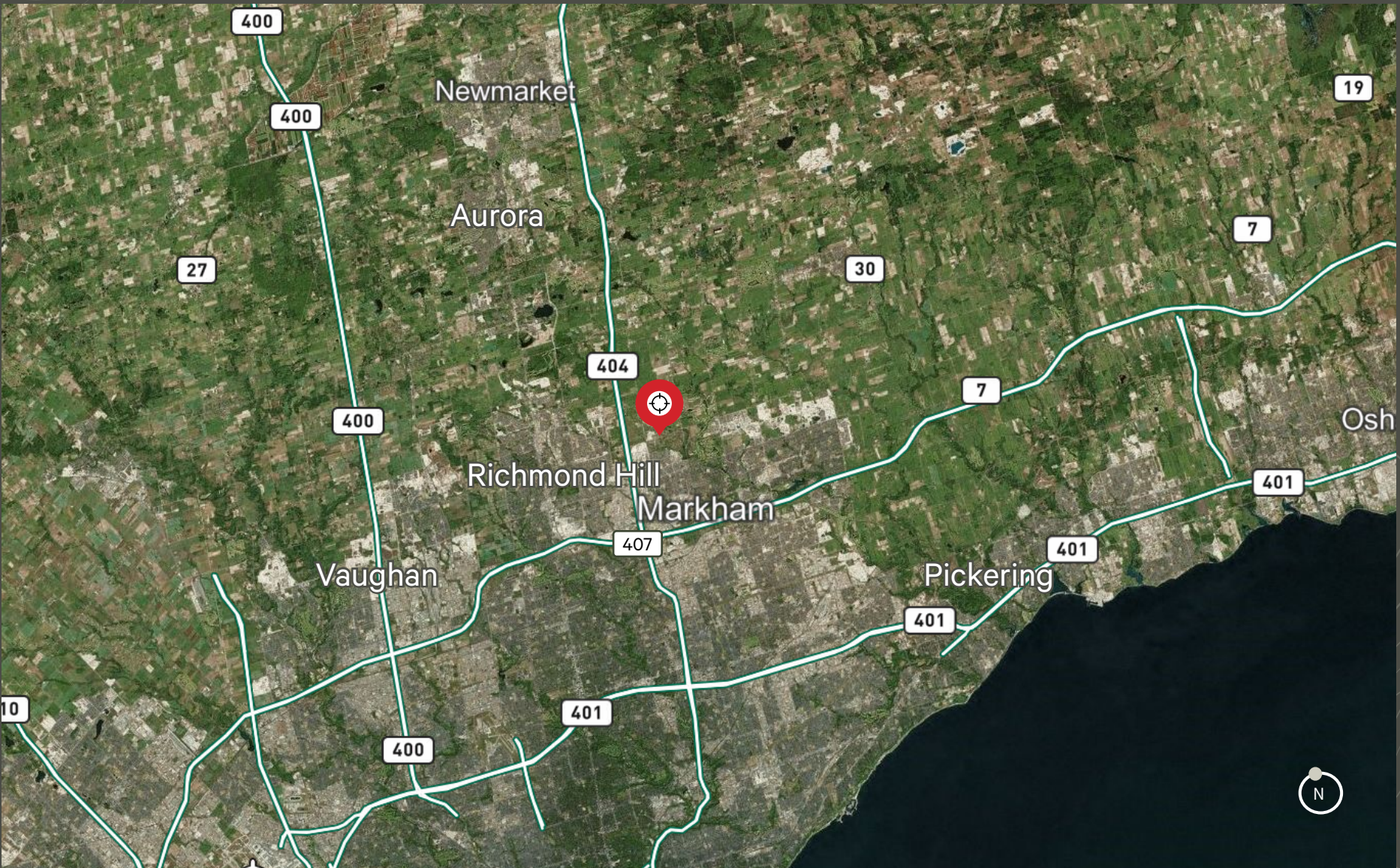
5% DUE ON SIGNING

5% AFTER 10 DAYS

5% DUE IN 60 DAYS

5% DUE IN 120 DAYS

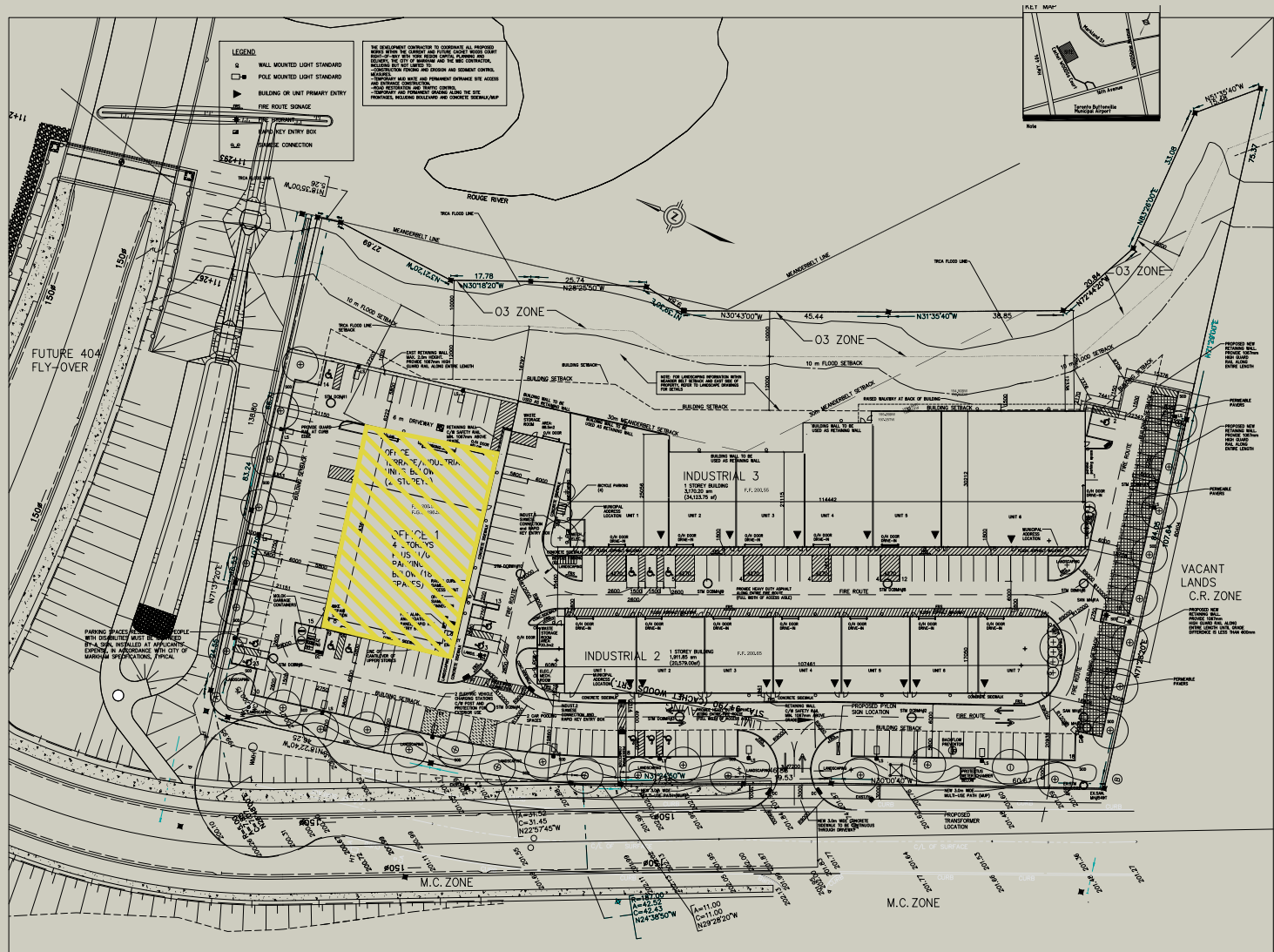
TO VIEW ZONING INFORMATION  
[CLICK HERE](#)





# Choose Your Opportunity Now

## SITE AVAILABILITY - OFFICE



 UNAVAILABLE  AVAILABLE

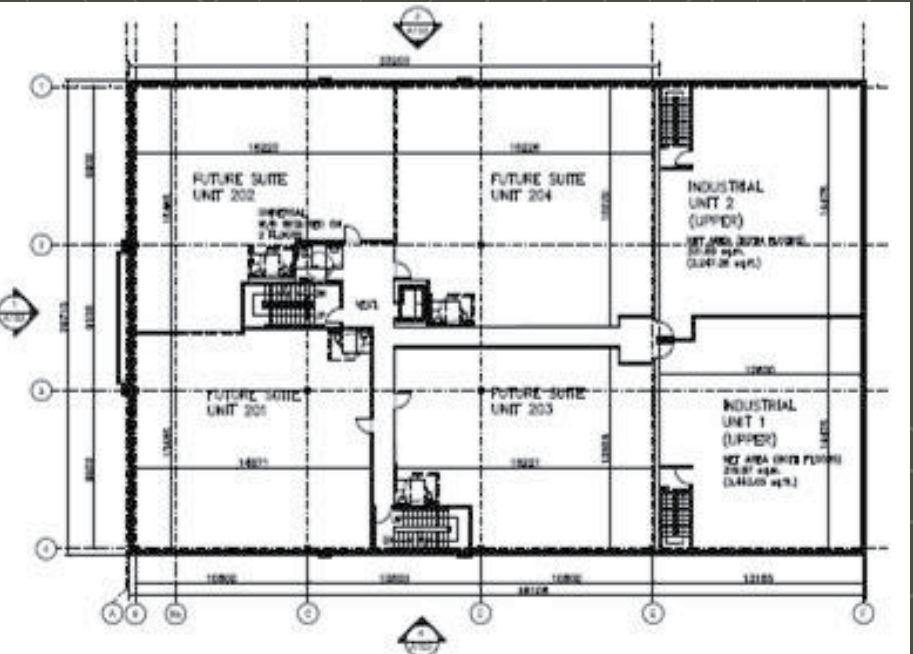
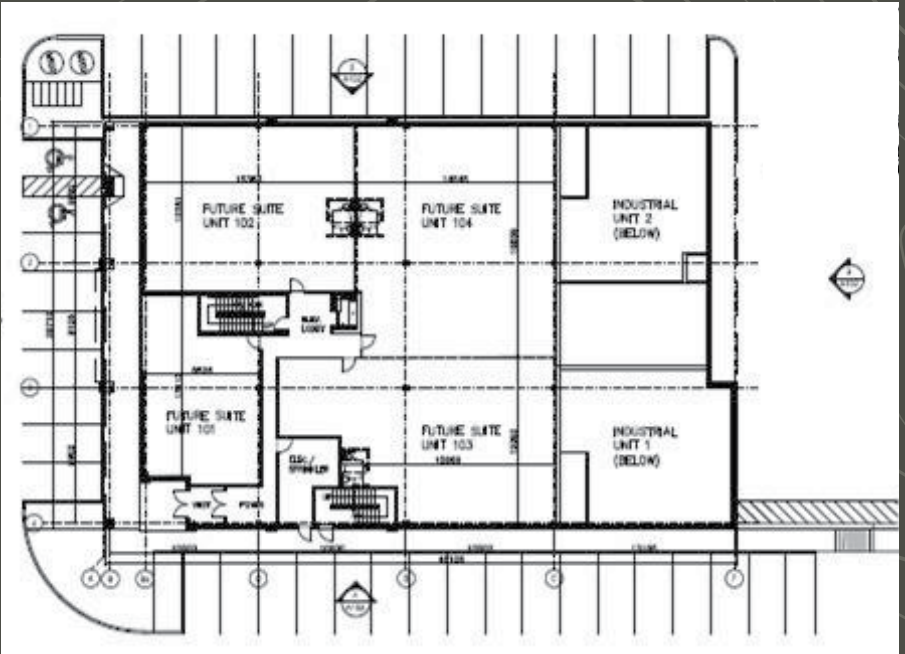
## OFFICE UNITS AVAILABILITY

### GROUND FLOOR

UNIT #	SIZE (SF)	PRICE (PSF)	ASKING PRICE	STATUS
101	2,700	\$500	\$1,350,000.00	Q3 2025
102	2,700	\$500	\$1,350,000.00	Q3 2025
103	2,700	\$500	\$1,350,000.00	Q3 2025
104	2,700	\$500	\$1,350,000.00	Q3 2025
Full Floor	9,684	\$500	\$4,842,000.00	Q3 2025

### SECOND FLOOR

UNIT #	SIZE (SF)	PRICE (PSF)	ASKING PRICE	STATUS
201	2,700	\$500	\$1,350,000.00	Q3 2025
202	2,700	\$500	\$1,350,000.00	Q3 2025
203	2,700	\$500	\$1,350,000.00	Q3 2025
Full Floor	14,745	\$500	\$7,372,500.00	Q3 2025

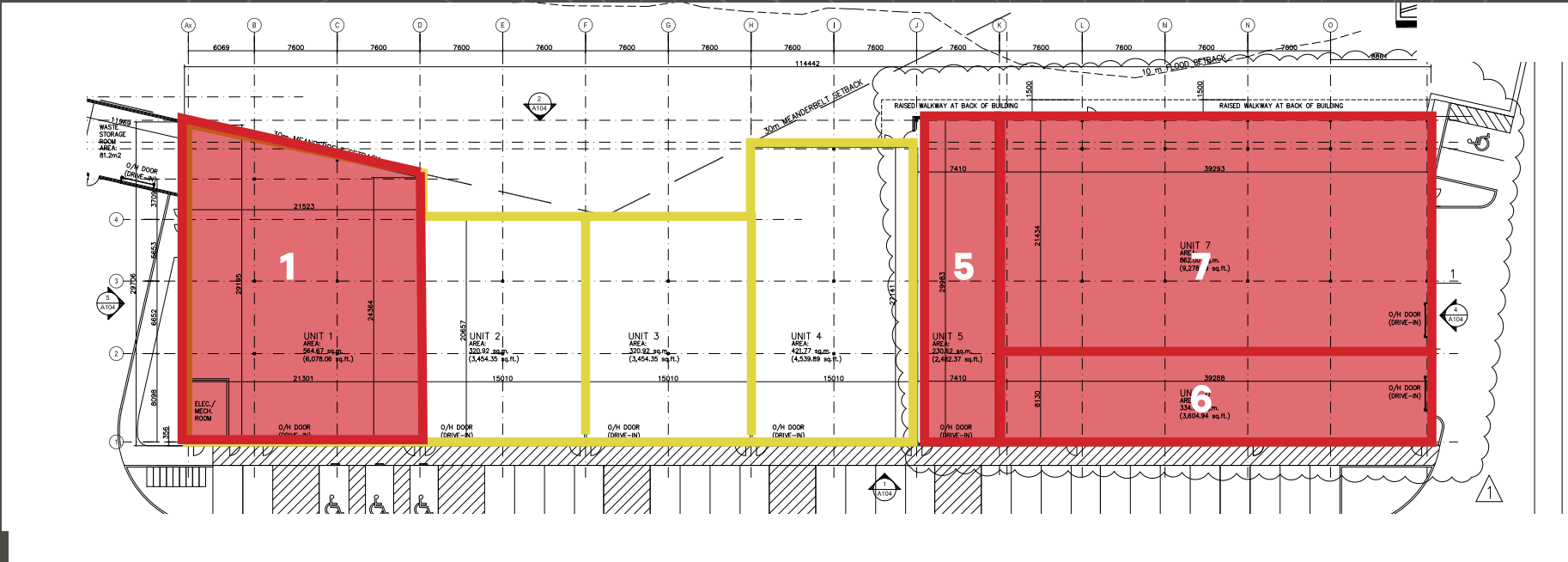




# INDUSTRIAL UNITS AVAILABILITY

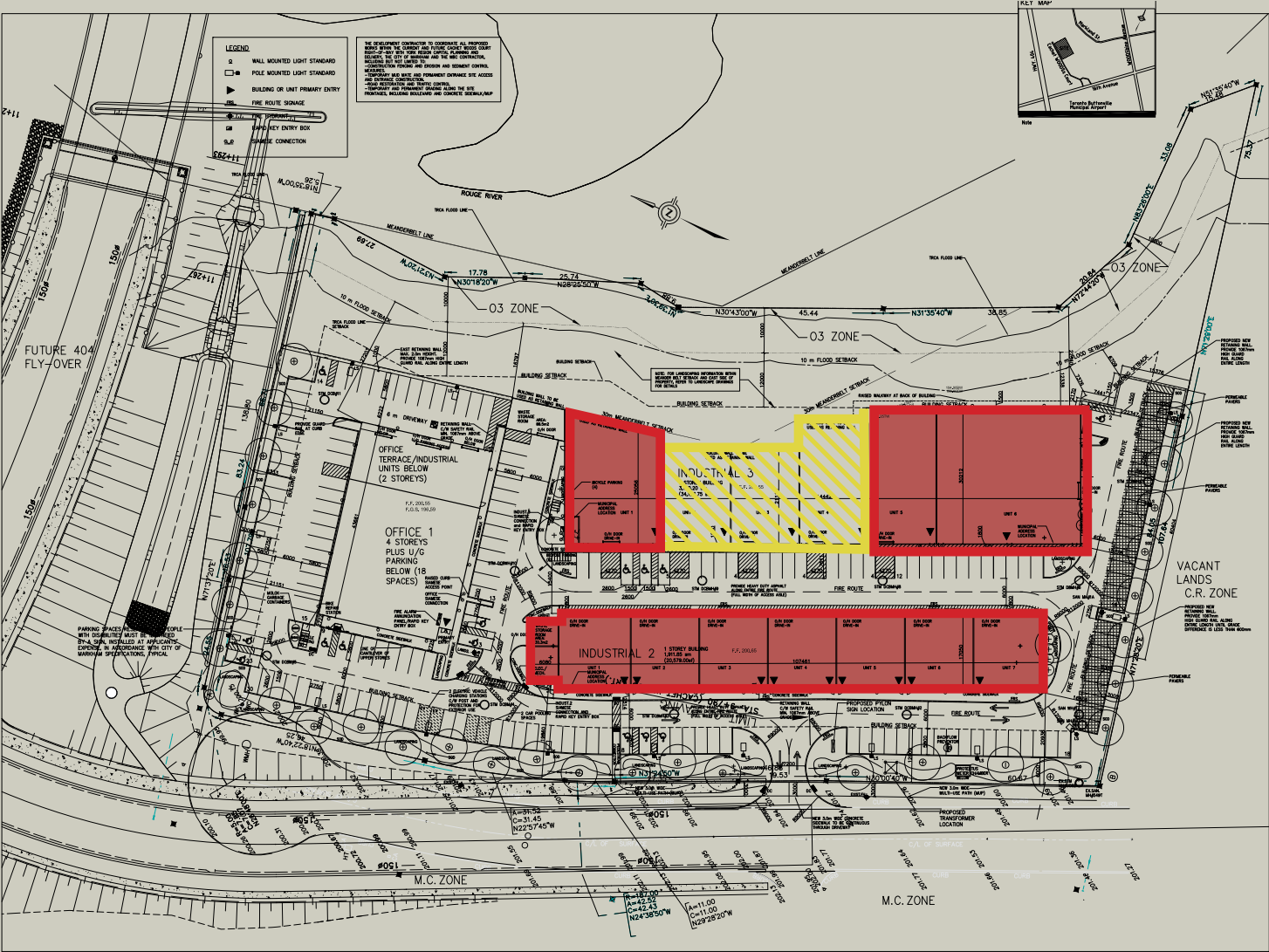
## INDUSTRIAL UNITS

UNIT #	SIZE (SF)	PRICE (PSF)	ASKING PRICE	STATUS
1				SOLD
2	3,454	\$600	\$2,072,400.00	Q4 2024
3	3,454	\$600	\$2,072,400.00	Q4 2024
4	4,540	\$600	\$2,724,000.00	Q4 2024
5				SOLD
6				SOLD
7				SOLD



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INDUSTRIAL/OFFICE CONDO UNITS

## SITE AVAILABILITY - INDUSTRIAL



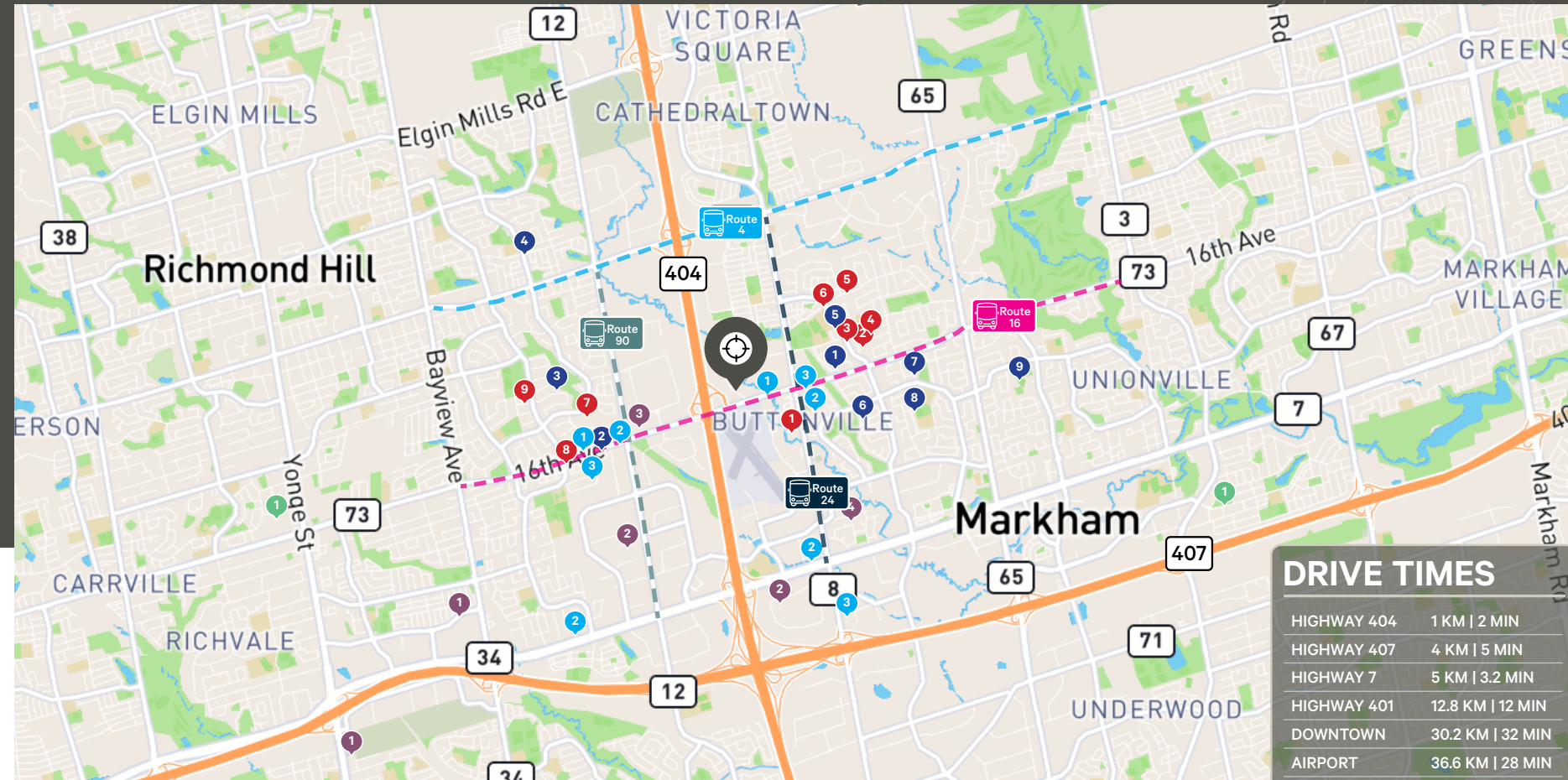
UNAVAILABLE AVAILABLE



## Location Plus

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### NEARBY AMENITIES & TRANSIT



#### Restaurants

- 1 Druxy's
- 2 Pizza Pizza
- 3 Loui's Kouzina
- 4 Photime Vietnamese Eatery
- 5 Rica Cafe
- 6 HK Food Station
- 7 3 Mariachis
- 8 Fresh Burger
- 9 Green Lemon Grass

#### Shopping Centres

- 1 Cachet Centre
- 2 Richlane Mall
- 3 Ramal Plaza
- 4 Leslie Centre
- 5 King Square Shopping Centre
- 6 SmartCentres Markham Woodside Mall
- 7 Markham Town Square
- 8 Liberty Square
- 9 Uptown Shopping Centre

#### Gas Stations

- 1 Petro Canada (Car Wash)
- 2 Shell
- 3 Esso

#### Fitness

- 1 GoodLife
- 2 Fit 4 Less
- 3 Up & Fit
- 4 CrossFit UV



### DEMOGRAPHICS

5 KM



45.6%

Bachelor Degree & Higher



\$133,704

Average Household Income



164,362

Population



62.4%

Labour Force Participation



80%

Owned Dwellings



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## Contact



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