

FOR SALE

144 Bullock Drive, Markham



Freestanding Industrial Building

9,680 SF on 1.14 Acres



144 Bullock Dr./Markham

Property profile

Property details



Total building size:
9,680 SF



Clear height:
12'-17'



Total lot area:
1.14 acres



Asking price:
\$7,200,000



Zoning:
EMP-SE



Taxes (2026):
\$18,037.61



Shipping:
6 Drive-in



Possession:
Immediate

Key highlights

Land development opportunity:

- 0.60 acre of excess land with future warehouse expansion potential

Strategic location:

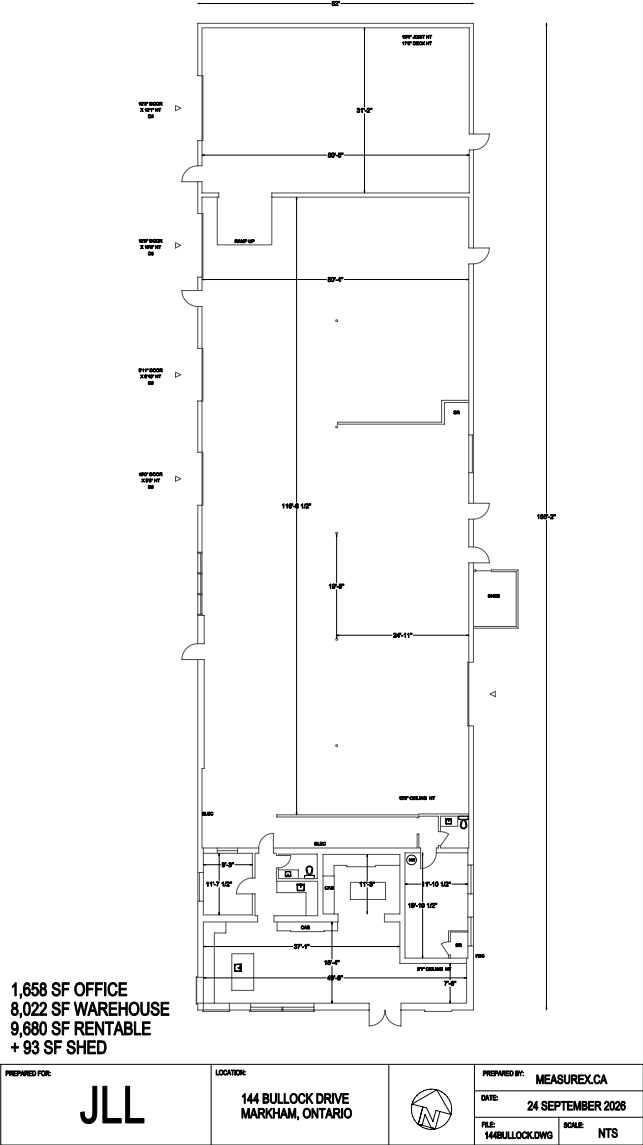
- Prime North Markham position with immediate highway access

Functional design:

- Efficient industrial layout with minimal office component
- Flexible zoning supports diverse industrial uses including auto repair and recreational uses



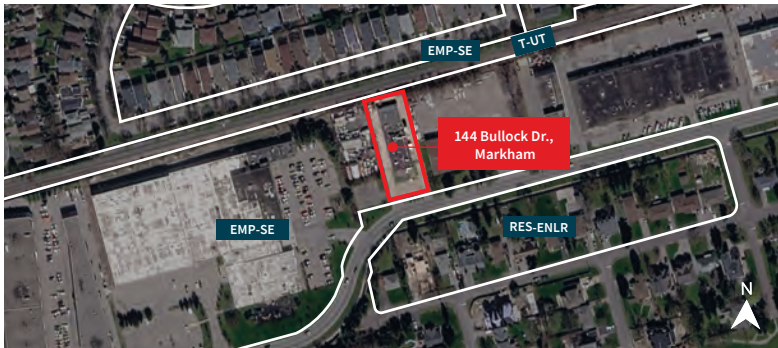
Floor plan



Zoning

As per the city of Markham's current zoning by-laws, the subject property is zoned EMP-SE.

EMP-SE



9.4.2.1 Permitted uses

- Artist studio
- Business office
- Cannabis establishment
- Service and repair establishment
- Commercial parking lot or garage (7)
- Commercial school
- Data centre (Amending By-law 2026-44)
- Film studio
- Financial institution (8)
- Fitness centre, recreational
- Hotel
- Industrial use (5)
- Craft brewery (2) (6)
- Motor vehicle repair and body shop (5)
- Motor vehicle maintenance shop (5)
- Personal service establishment (2) (6)
- Pet services establishment (2) (6)

By-law 2024-19 - office consolidation - July 20, 2026

- Research and development facility (Amending By-law 2026-44)
- Retail store (1) (2) (3) (4) (6) (8)
- Retail brewery (2) (6)
- Veterinary clinic

The following uses that legally existed on the lot on the date of the passing of this by-law:

- Industrial use (10)
- Banquet hall
- Non-profit private club
- Trade and convention centre
- College
- University
- Child care centre
- Funeral establishment
- Crematorium
- Commercial storage facility
- Motor vehicle fuelling station (10)
- Motor vehicle maintenance shop (10)
- Motor vehicle washing establishment
- Motor vehicle repair and body shop (10)
- Motor vehicle sales establishment (10)
- Motor vehicle rental establishment (10)
- Nightclub integrated within a hotel;
- Place of worship
- Entertainment centre, minor local
- Restaurant
- Respite day program establishment
- Any use not listed above that legally existed on the date this By-law was enacted by Council (9)

Location map

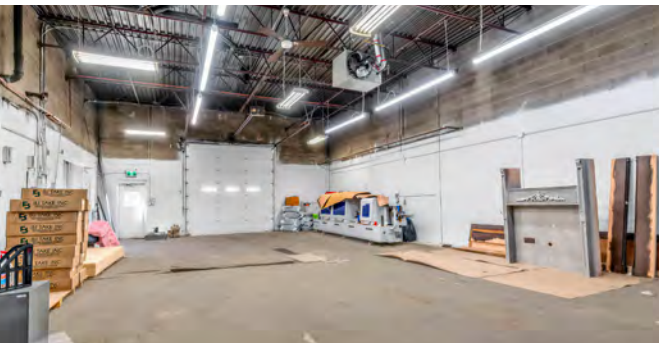


144 Bullock Dr./Markham

Photos



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