

TORONTO PURE CONNECTIONS

1120 BIRCHMOUNT ROAD, TORONTO



RARE HIGH CUBE WAREHOUSE IN TORONTO

220,465 SQ. FT.

INDUSTRIAL FACILITY

CAROL TRATTNER, MBA**
Senior Vice President
+1 416 495 6253 • carol.trattner@cbre.com

ROB IRONSIDE*
Senior Vice President
+1 416 495 6260 • rob.ironside@cbre.com

*Sales Representative
**Broker



CBRE Limited, in partnership with **PURE Industrial**, are proud to introduce this rare, high cube warehouse facility in Toronto.

We are strategically located proximate to the DVP, Hwy 401 and Toronto's Downtown Core. Significant residential populations nearby make this an ideal last-mile distribution node while offering a deep labour pool for employers. Numerous development applications are in various stages, spurred on by the development of the nearby Eglinton Cross Town LRT. The local node is set to see substantial increased population density and increased amenities in the coming years.



PURE SPECIFICATIONS



RARE HIGH CUBE
WAREHOUSE IN
TORONTO



EXCELLENT PROXIMITY
TO DOWNTOWN &
HIGHWAY 401



AMPLE AREA FOR
CAR & TRAILER
PARKING

LOCATION

- Birchmount Rd & Eglinton Ave E

RENTABLE AREA

- Main Floor Office: 41,498 sq. ft. (19%)
- Second Floor Office: 41,595 sq. ft. (19%)
- Warehouse: 137,372 sq. ft. (62%)
- TOTAL: 220,465 sq. ft. (62%)

BELOW NOT INCLUDED IN RENTABLE AREA

- Mezzanine (Warehouse): 9,676 sq. ft.
- Exterior Courtyard: 5,750 sq. ft.

LOT SIZE

- 10 ac.

ZONING

- E - Employment Industrial

CLEAR HEIGHT

- 23 - 35 ft.

POWER

- 1600 amps, 600 volts

SHIPPING DOORS

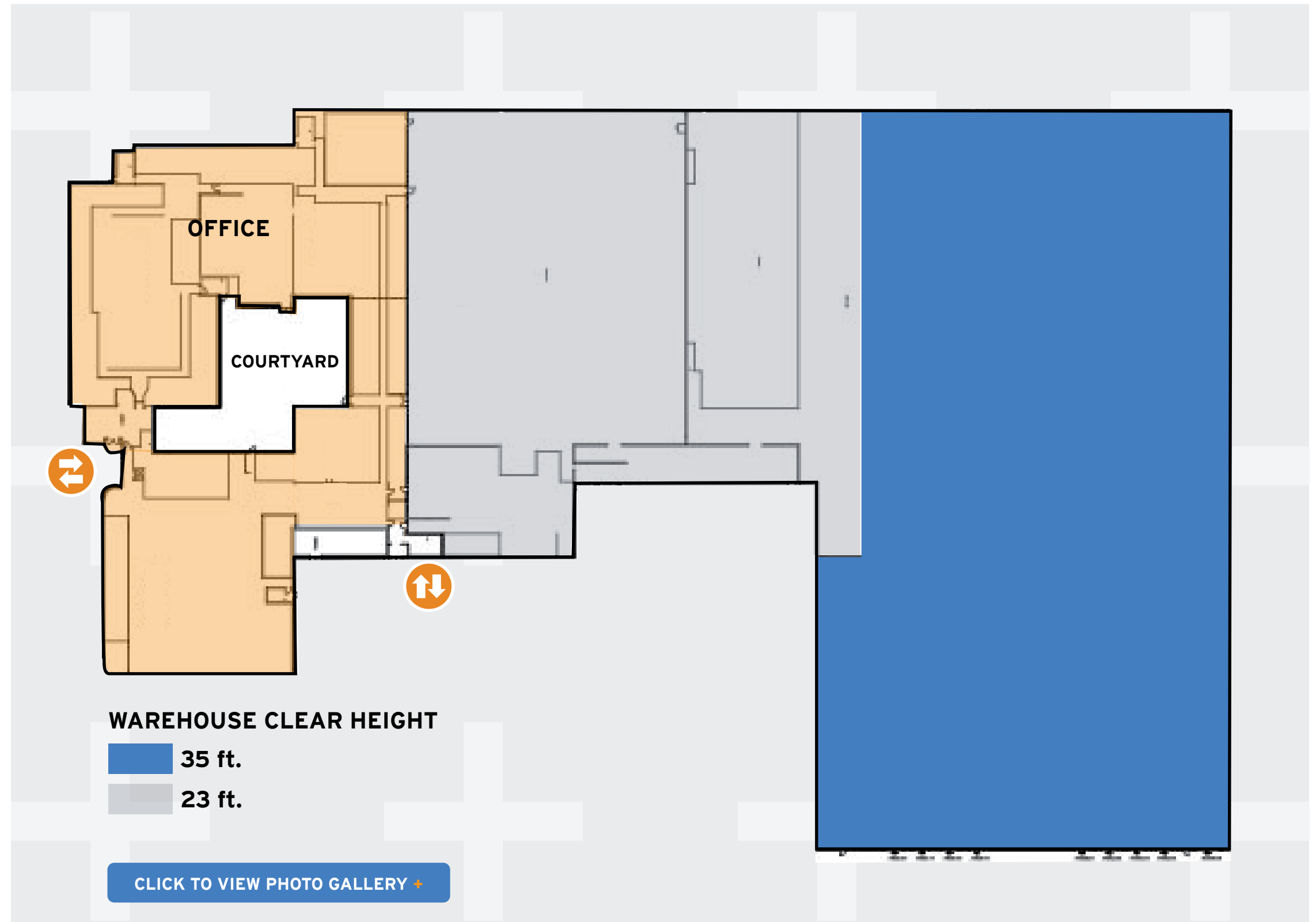
- 16 truck-level, 1 drive-in

ASKING RATE

- Negotiable

TAXES (2022)

- \$1.72 per sq. ft.



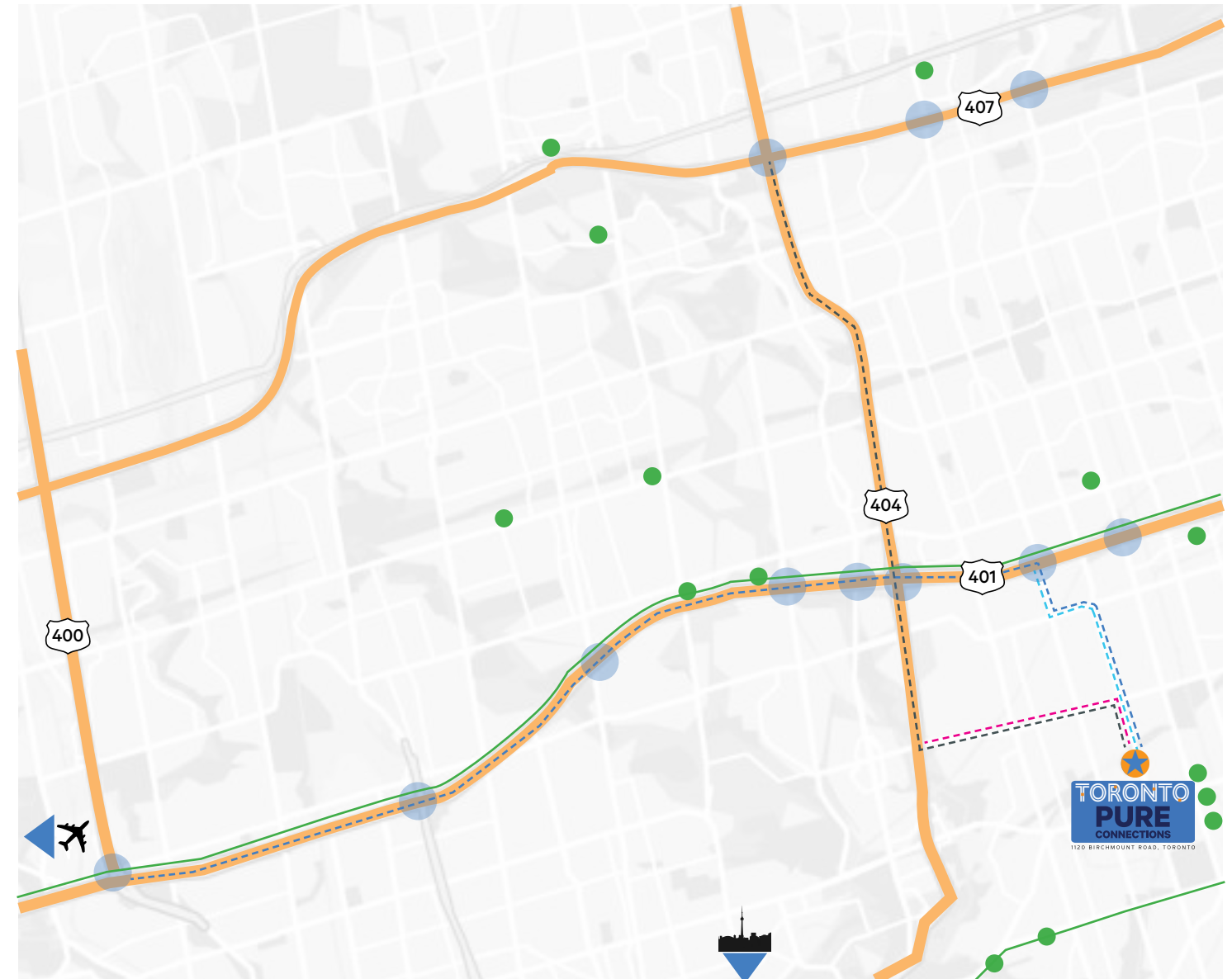
PURE CONNECTIONS PURE DISTRIBUTION PURE TRANSPORTATION

PURE Access to all 400 series transcontinental highways accessing +4 M consumers within a 30 KM drive.

- ▶ Toronto is within 2-hours of the U.S. border and adjacent to Canada's largest international airport
- ▶ Toronto is consistently ranked as one of the safest and most multicultural cities globally
- ▶ As Canada's economic engine, Toronto hosts multiple major professional sports teams
- ▶ As North America's 4th largest city, Toronto is easily accessible with two international airports and significant municipal transit infrastructure

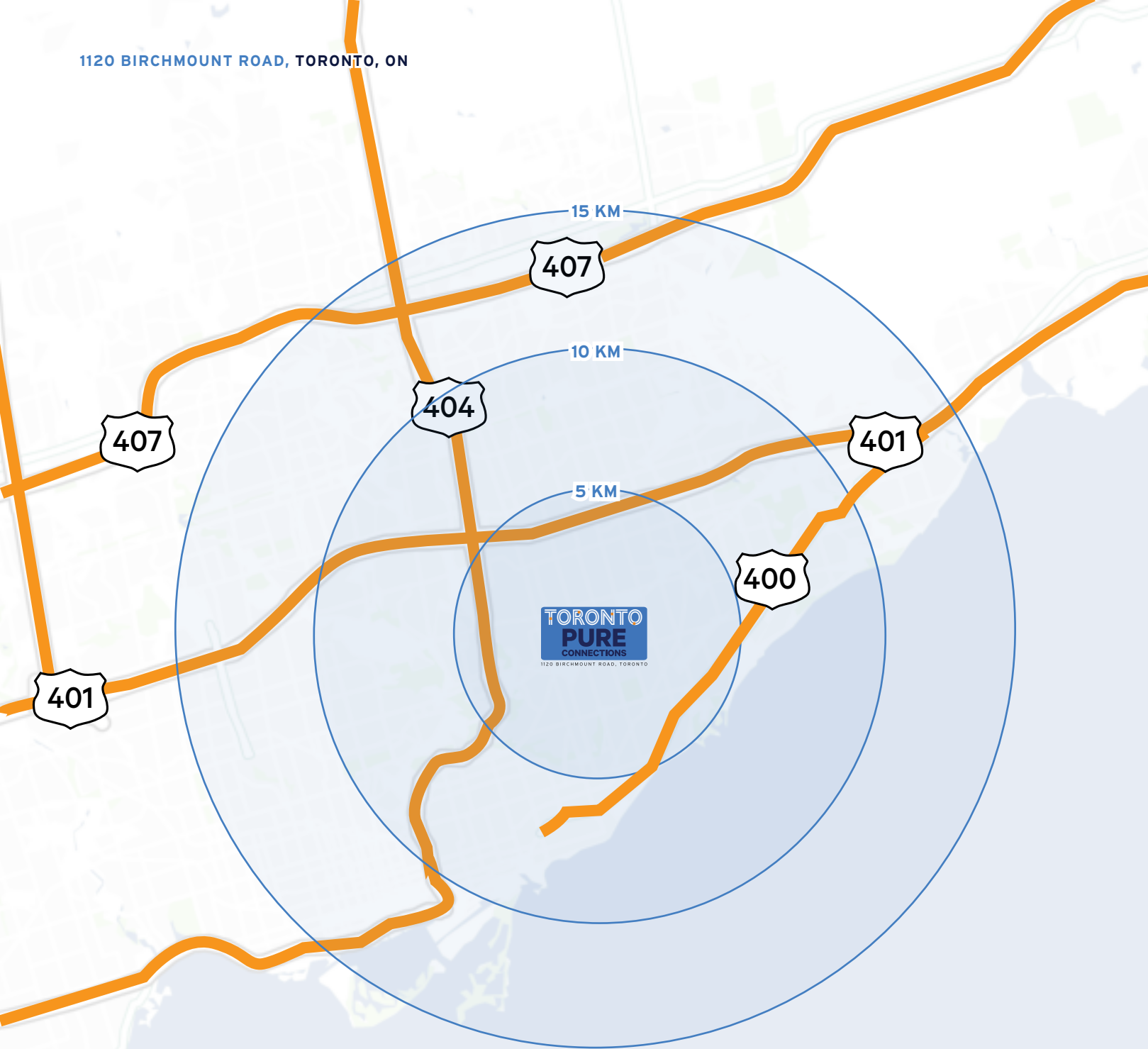
Travel Distances

HIGHWAY 401 13 MIN - 4.5 KM	HIGHWAY 404 17 MIN - 9.9 KM	HIGHWAY 407 34 MIN - 36.7 KM	HIGHWAY 400 37 MIN - 27.7 KM
DOWNTOWN TORONTO 20 MIN - 17.5 KM		TORONTO PEARSON AIRPORT 35 MIN - 33.9 KM	



Truck Routes

- 13 MIN HIGHWAY 401
Via Birchmount
- 17 MIN HIGHWAY 404
Via Birchmount
- 34 MIN HIGHWAY 407
Via Highway 404
- 37 MIN TO HIGHWAY 400
Via Highway 401
- HIGHWAY INTERCHANGE
- GO TRANSIT LINE
- GO STOPS



**TORONTO
PURE
CONNECTIONS**
1120 BIRCHMOUNT ROAD, TORONTO

5 KM

POPULATION
370,256

LABOUR FORCE
308,511

MEDIAN AGE
40

10 KM

POPULATION
1,192,784

LABOUR FORCE
1,005,674

MEDIAN AGE
40.4

15 KM

POPULATION
2,329,305

LABOUR FORCE
1,993,761

MEDIAN AGE
39.3

2021 Estimates



PURE TALENT PURE LABOUR

- 2,329,305**
TOTAL POPULATION (15 KM)

- 2ND**
LARGEST TECH SECTOR IN NORTH AMERICA

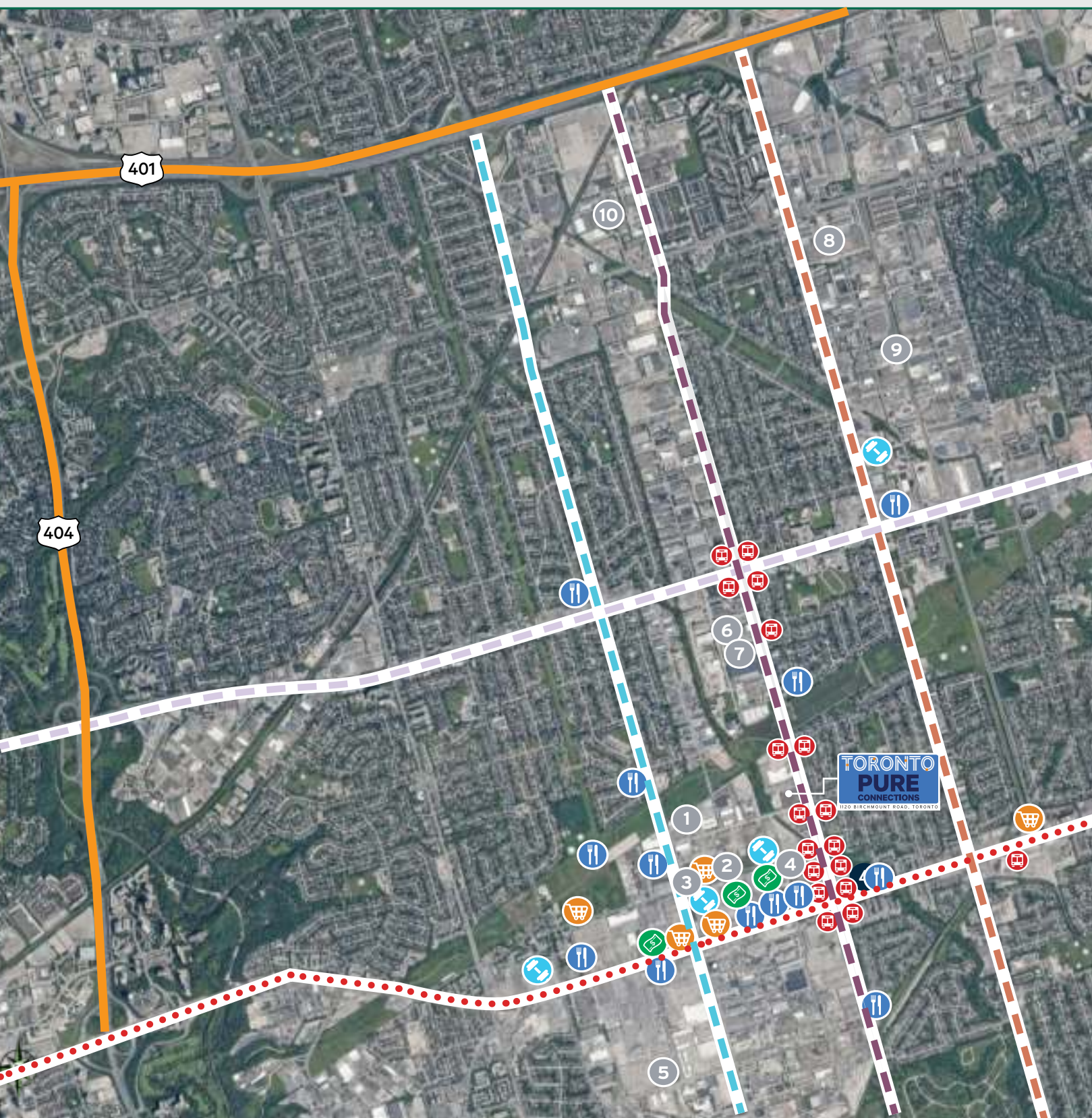
- 1,993,761**
LABOUR FORCE (15 KM)

- 1ST**
LARGEST LABOUR FORCE IN ONTARIO

Toronto is the largest city in Canada
\$128,474 average household income

TORONTO IS HOME TO...

- ▶ Over 7 million people with a labour force of more than 4 million people
- ▶ Over 800,000 businesses
- ▶ 20% of Canada's GDP and 38% of Canadian businesses HQ's
- ▶ +100,000 new immigrants annually
- ▶ Two airports serving 200 global destinations in 55 countries



PURE ACCESS

[CLICK TO VIEW INTERACTIVE MAP +](#)

MAJOR AMENITIES

45+ Restaurants & Cafés	75+ Shopping & Retail
5+ Gyms & Fitness	13+ Banks & ATM's

MAJOR TENANTS IN THE AREA

- 1 Mondelez International
- 2 Marsan Foods
- 3 S.A. Armstrong Limited
- 4 Cosmetica
- 5 Toronto Transit Commission
- 6 Noreast Foods
- 7 Plexpack Corporation
- 8 Kingsmill Foods
- 9 Atlantic Packaging Products
- 10 Hudson's Bay Company

BUS ROUTES

17 Birchmount	43 Kennedy	68 Warden	54 Lawrence
Future LRT	Bus Stops		



Shopping - Retail



Access to Highways



Transit

PURE CONNECTION

THE TEAM

DEVELOPER

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.



Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.



Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



TORONTO PURE CONNECTIONS

1120 BIRCHMOUNT ROAD, TORONTO

RARE HIGH CUBE WAREHOUSE IN TORONTO

CAROL TRATTNER, MBA**

Senior Vice President

+1 416 495 6253 • carol.trattner@cbre.com

ROB IRONSIDE*

Senior Vice President

+1 416 495 6260 • rob.ironside@cbre.com

*Sales Representative

**Broker

CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO NORTH

2005 SHEPPARD AVE E, SUITE 800, TORONTO, ON M2J 5B4 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

