

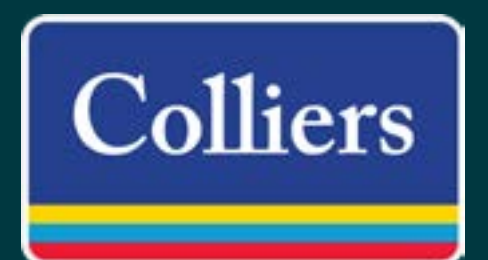
Prologis Bethridge

25 BETHRIDGE ROAD | ETOBICOKE, ON



For Lease

LARGE BAY FREESTANDING 271,000 SF INDUSTRIAL BUILDING ON 11.79 ACRES




We Flex With You


Prologis Bethridge, a prime industrial asset in the heart of Etobicoke. Sitting on 11.79 acres, the site boasts a 271,000 SF facility with excellent functionality as an industrial location with direct access to Toronto's key transportation corridors, including Highways 401, 427, and 409. With exceptional scale, flexible industrial zoning, and ideal parking, Prologis Bethridge offers multiple ways to unlock value that few properties in the GTA can match.




Ready for Your Operations

- ✓ Large bay freestanding industrial building
- ✓ Excess land accommodative of outside storage
- ✓ Flexibility on lease term and options
- ✓ Unique offering in central Toronto location with direct access to major highways and walking distance to public transit
- ✓ Direct access to 400 series
- ✓ 1.5 KM to Etobicoke North GO station


 TOTAL SIZE
278,326 SF

 POWER
4,200 Amps

 SHIPPING
8 TL | 9 DI

 OFFICE AREA
87,852 SF

 LOT SIZE
11.79 acres

 CEILING HEIGHT
16' 6" - 26' 5"

 ZONING
E1.0
(Employment Industrial)

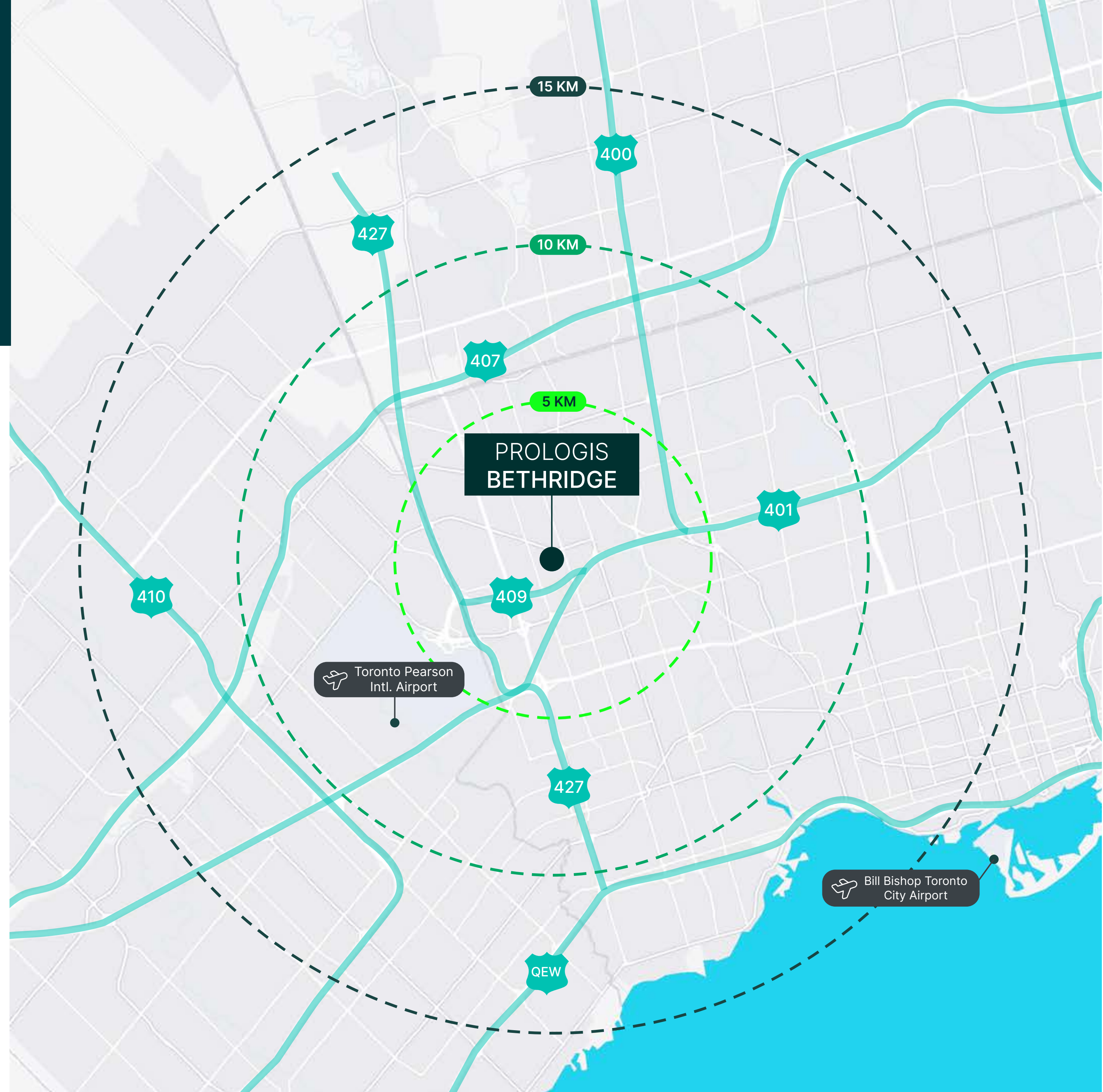


Strong Local Workforce

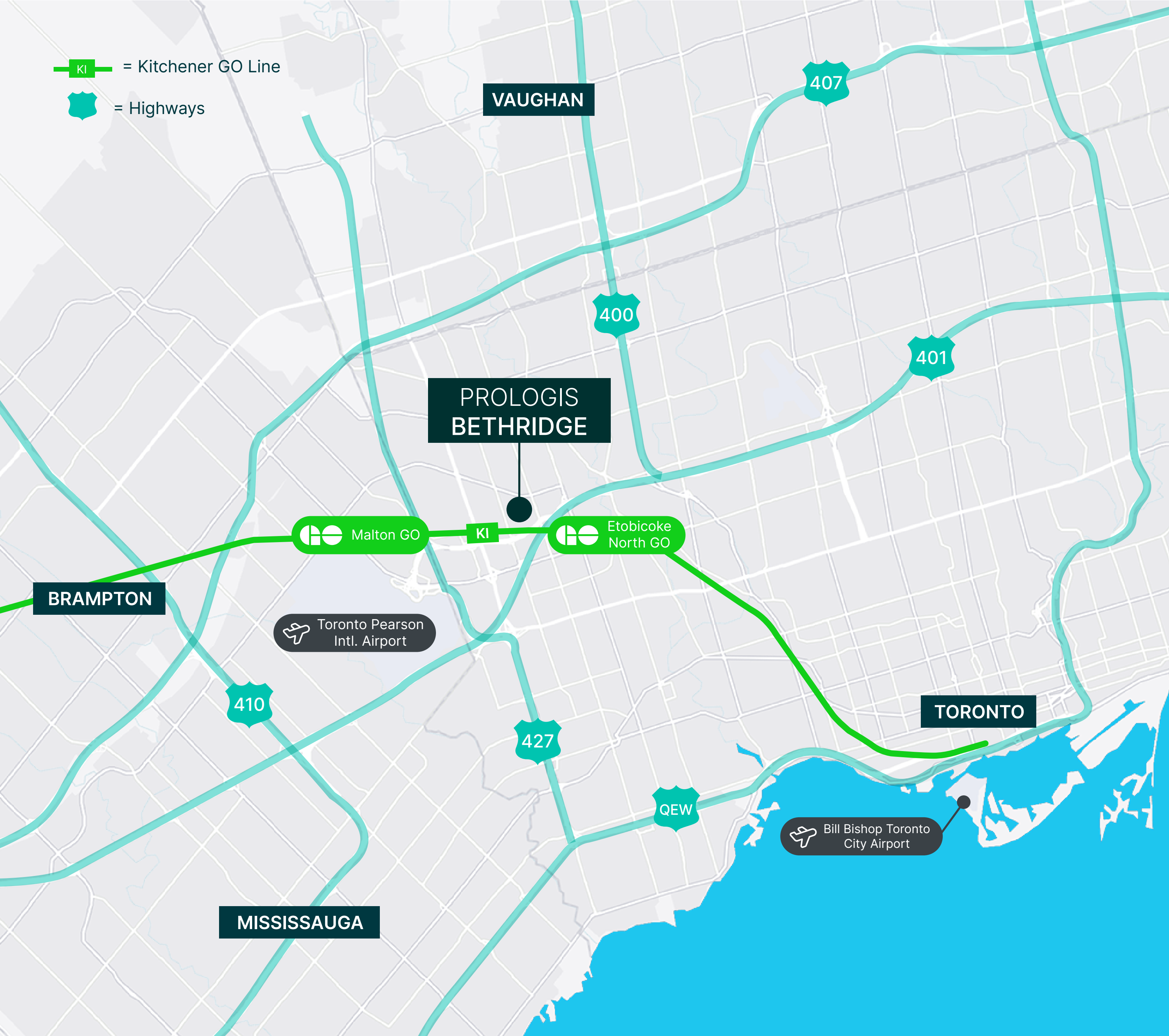
With vacancies at record lows and demand for logistics space surging, access to a scalable workforce is as important as access to highways.

25 Bethridge delivers both.

	5 KM	10 KM	15 KM
Population	222,333	826,626	2,302,662
Population in Labour Force	110,783	423,493	1,258,662
Labour Force (Employment Rate)	88.3%	89.1%	90%
Household Population 15+ for Education	189,604	706,549	1,979,606
Total Population Median Age	37.3	38.4	38.2



Market Access



KI = Kitchener GO Line
= Highways

Drive Times

Vaughan	19 KM
Brampton	25 KM
Mississauga	19 KM
Toronto	28 KM
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Toronto Pearson Intl. Airport	5 KM
Billy Bishop Toronto City Airport	25 KM
Malton GO Station	7 KM
Etobicoke North GO Station	1 KM

Prologis Bethridge

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25 Bethridge Road
Etobicoke, ON

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.



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