



225 REXDALE BLVD | TORONTO

FLEXIBLE DEMISING OPTIONS AVAILABLE | ~45,000 SF - 91,916 SF

 WATCH PROPERTY VIDEO



Outlines are approximate

AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS

Total Area: 91,916 sf

Office Area: 3,000 sf

Demising Options: **Unit 1: ~47,000 sf**
 (includes 3,000 sf office)
Unit 2: ~45,000 sf
 (includes 1,266 sf shipping office with mezzanine)
Unit 1 & 2 combined: 91,916 sf
 (no demising wall)

Clear Height: 28'6"

Shipping: Unit 1: 4 TL, 1 DI
 Unit 2: 7 TL
 Unit 1 & 2 combined: 11 TL, 1 DI

Lease Rate: \$15.95 psf (unit 1 & 2 combined)
 \$16.95 psf (unit 1 or unit 2)

T.M.I. (2025): \$3.50 psf (plus utilities)

Possession: Immediate

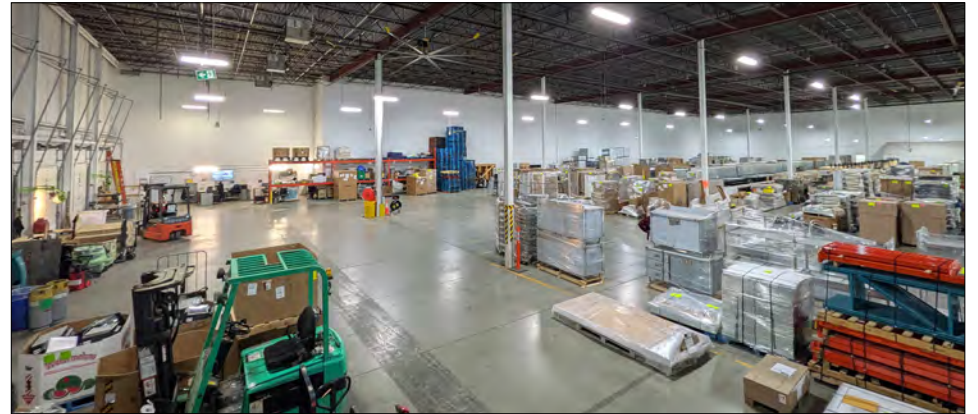
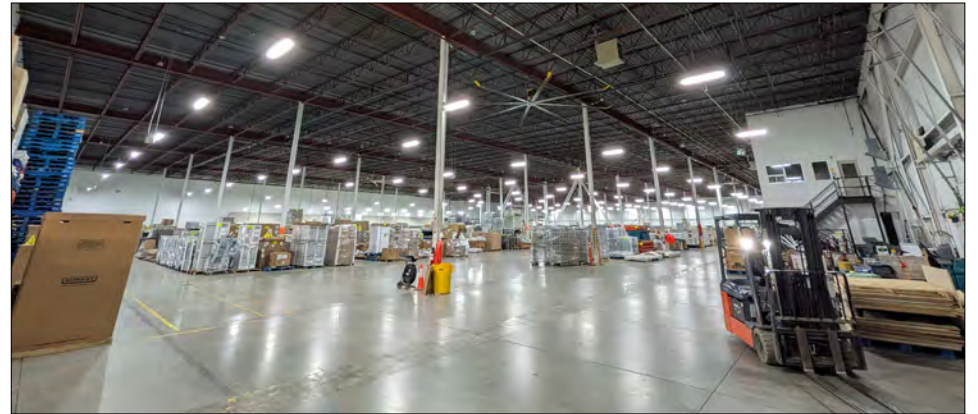
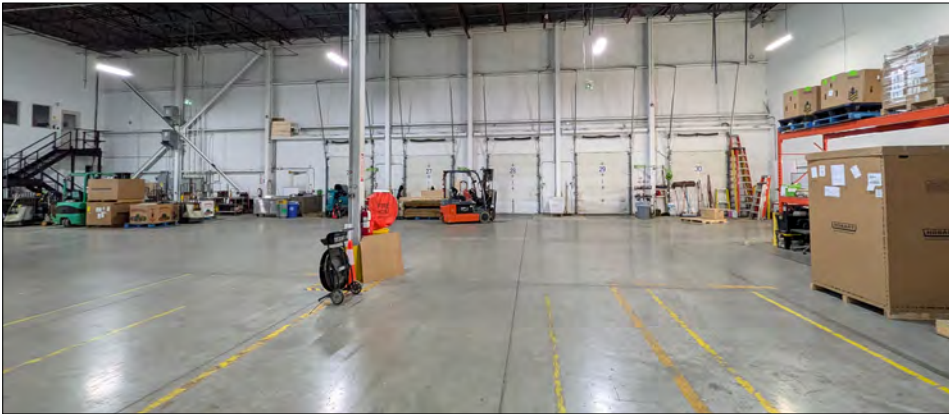
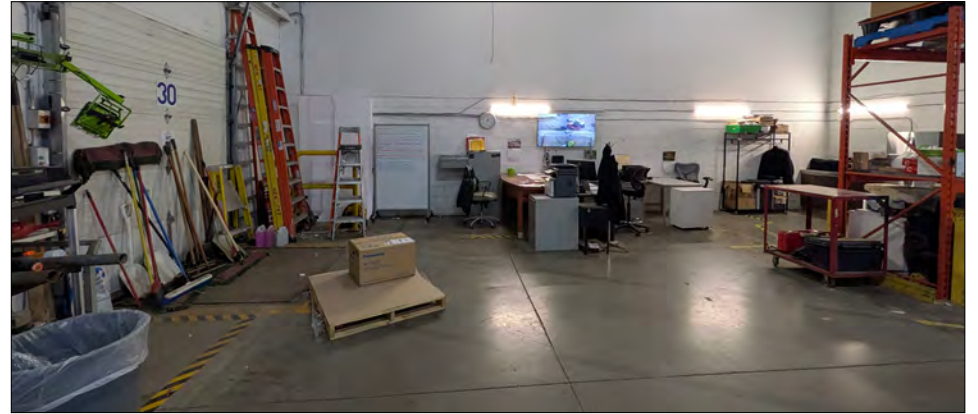
Zoning: E1

Comments:

- 6 of 11 dock-level doors at van height, ideal for courier and logistics users (can be converted back to trailer height, if required)
- Close proximity to Hwy 401, 407, 409 and 427
- 2.5km from Hwy 401 and Martin Grove Road interchange
- Go transit Etobicoke North Station on Kipling Avenue located 1.3km away, providing convenient public transit access
- Landlord to confirm final sf for demised units



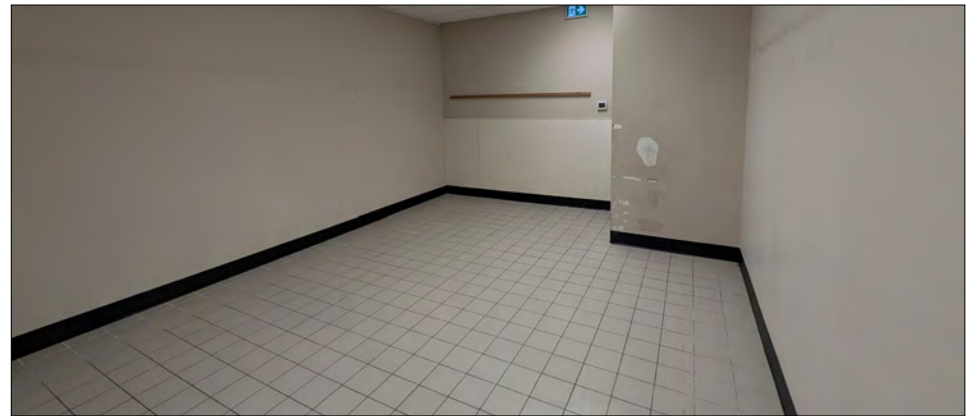
WAREHOUSE PHOTOS



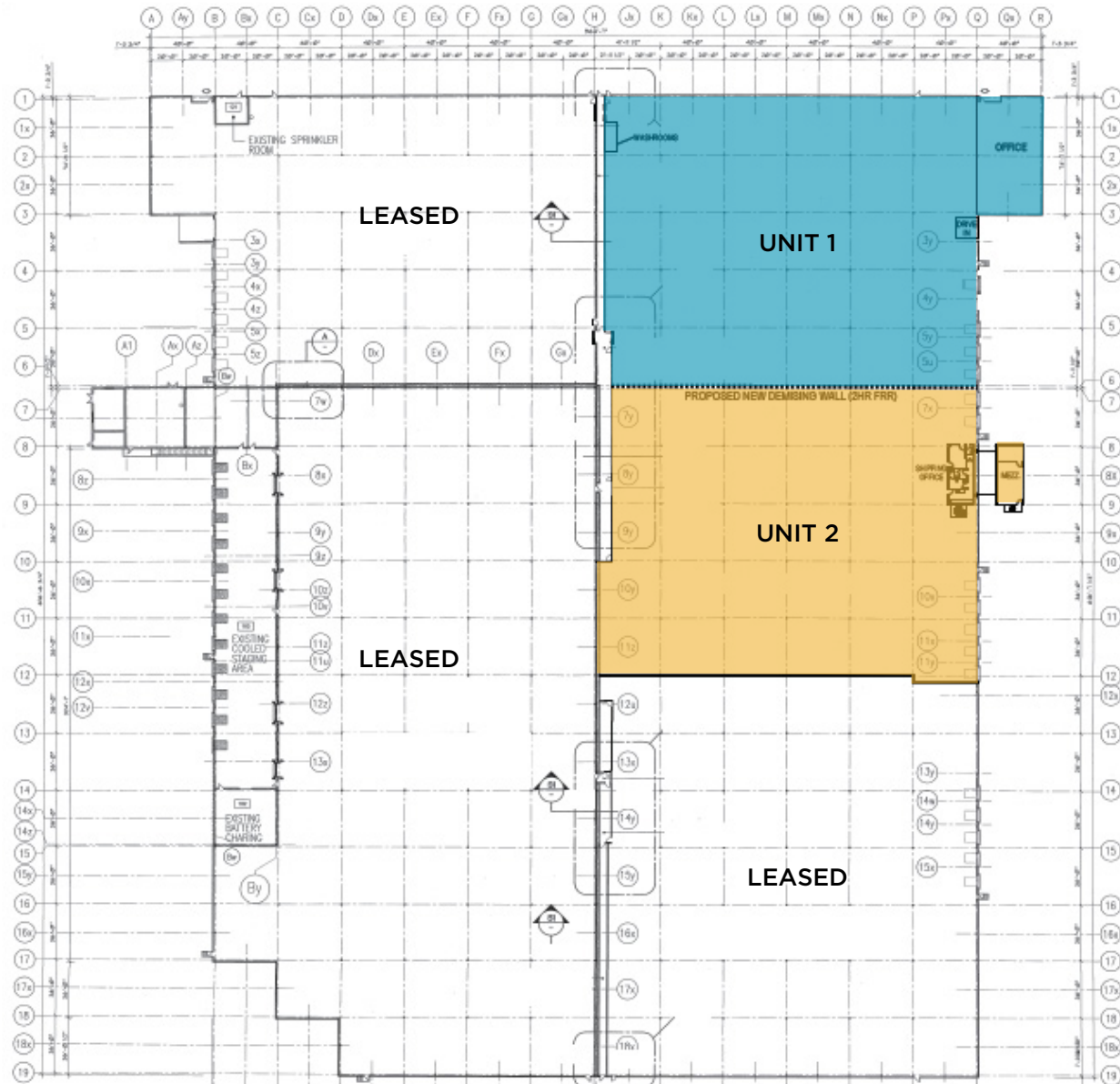
AERIAL PHOTOS



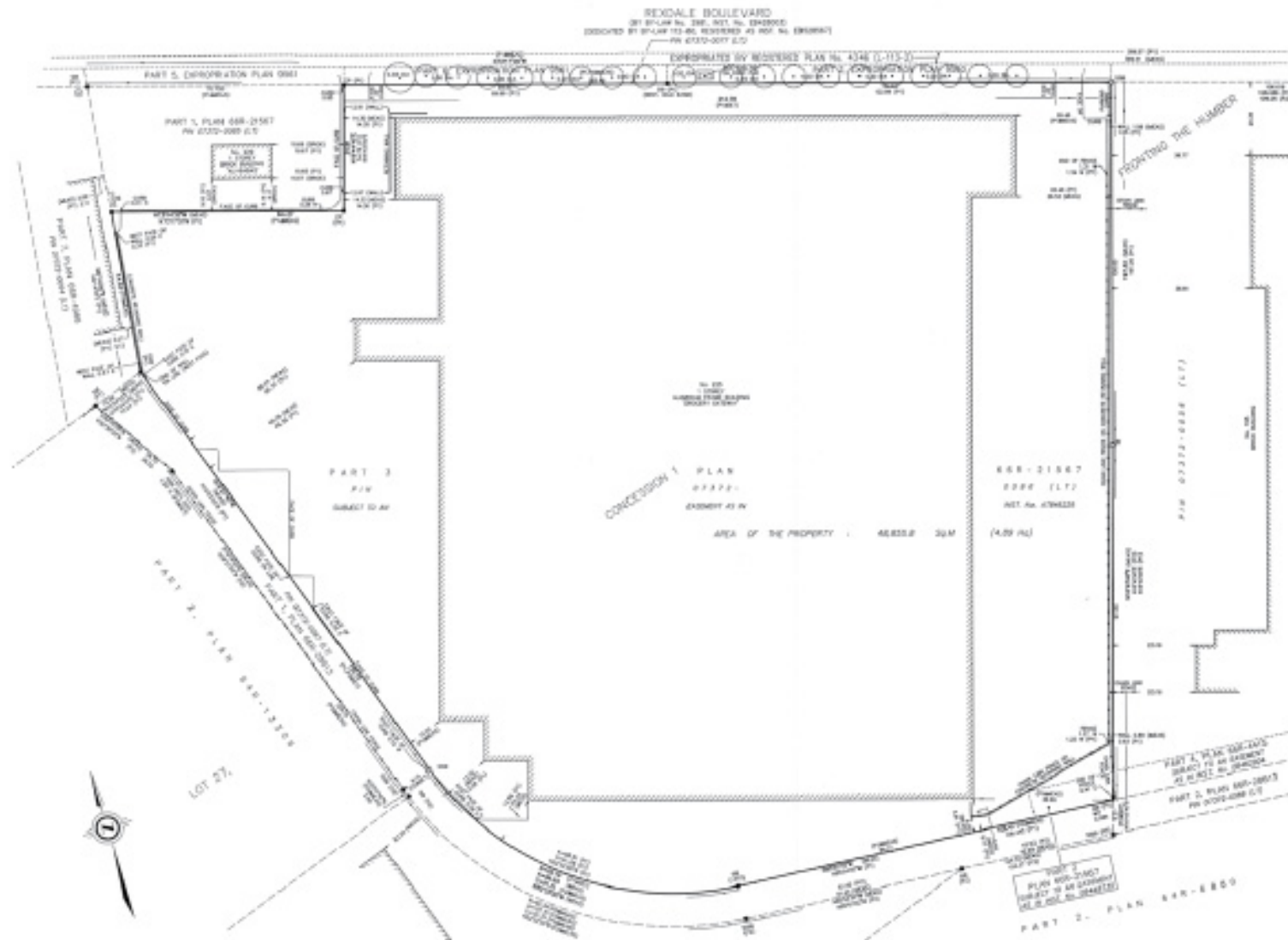
OFFICE PHOTOS



FLOOR PLAN



PROPERTY SURVEY



STRATEGIC LOCATION



● Amenities ● Corporate Tenants ● Subject Property

DEMOGRAPHIC STATISTICS



5 km

10 km

15 km



Population:

197,406

711,012

2,014,236



Average Household Income:

\$87,505

\$96,536

\$107,015



Median Age

40

41

41



Employment Rate

50%

52%

56%

ZONING: E1

The following are permitted uses in the E1 variation:

OFFICE

- Medical office
- Office

BUSINESS ACTIVITIES

- Manufacturing facility
- Science & technology facility
- Warehouse/distribution facility
- Medicinal product manufacturing facility
- Plant based manufacturing facility

COMMERCIAL

- Commercial school
- Financial institution
- Veterinary clinic

HOSPITALITY

- Banquet hall/conference centre/convention centre
- Overnight accommodation

OTHER

- Active recreational use
- University/college

For more information on zoning, visit www.mississauga.ca





FOR MORE INFORMATION, CONTACT:

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