

GTA INDUSTRIAL USER OPPORTUNITY

772 WARDEN AVENUE

81,152 SF

3.9 ACRES

AVAILABLE FOR
OCCUPANCY

IPA INSTITUTIONAL
PROPERTY
ADVISORS

A DIVISION OF
MARCUS & MILLICHAP, BROKERAGE

FOR SALE

THE OFFERING

Institutional Property Advisors a division of Marcus & Millichap (the “Advisor” or “IPA”) on behalf of the “Vendor” are pleased to offer for sale a 100% freehold interest in 772 Warden Avenue, Toronto, Ontario (the “Property”).

Situated on a 3.9-acre land parcel, fronting on Warden Avenue and south of Eglinton Avenue East, the Property presents an exceptional opportunity for an owner-user or investor to acquire a multi-tenant industrial building in the Greater Toronto Area (GTA), one of the strongest performing markets in North America with historically low vacancy rates. Specifically, Scarborough market has a low current vacancy rate of 1.3%, outperforming the overall GTA, and a current average asking rental rate of \$16.66 PSF.

Totaling 81,152 square feet, the Property is 74.3% occupied with short-term tenants with no renewal options.

The Property offers a central location with proximity to the Eglinton Crosstown Light Rail Transit (LRT) station, TTC subway and bus transit, the Kennedy GO train station and an array of necessity-based amenities. Located within the Golden Mile neighbourhood, the Property benefits from having a large labour pool and growing population from the surrounding new residential developments.

PROPERTY DETAILS

Municipal Address	772 Warden Avenue, Toronto, Ontario
Building Size (SF)	81,152
Land Area (AC)	3.9
Year Built	1960
Clear Height (ft)	15'-16'7"
Shipping	13 Truck-Level, 2 Drive-In Doors
Power	600 Amps, 600 Volts



Downtown Toronto

RIO CAN Warden

RONA+ **Marshalls**

Michael's **DOLLAR TREE**

FIVE GUYS **CALIFORNIA SANDWICHES** **PIZZA PIZZA**

SUBWAY **THE SHOE COMPANY** **PENN. PENNINGTONS**

EGLINTON TOWN CENTRE

OLD NAVY **Roots**

SEAFOOD CITY SUPERMARKET **CIBC**

Tim Hortons **BulkBarn**

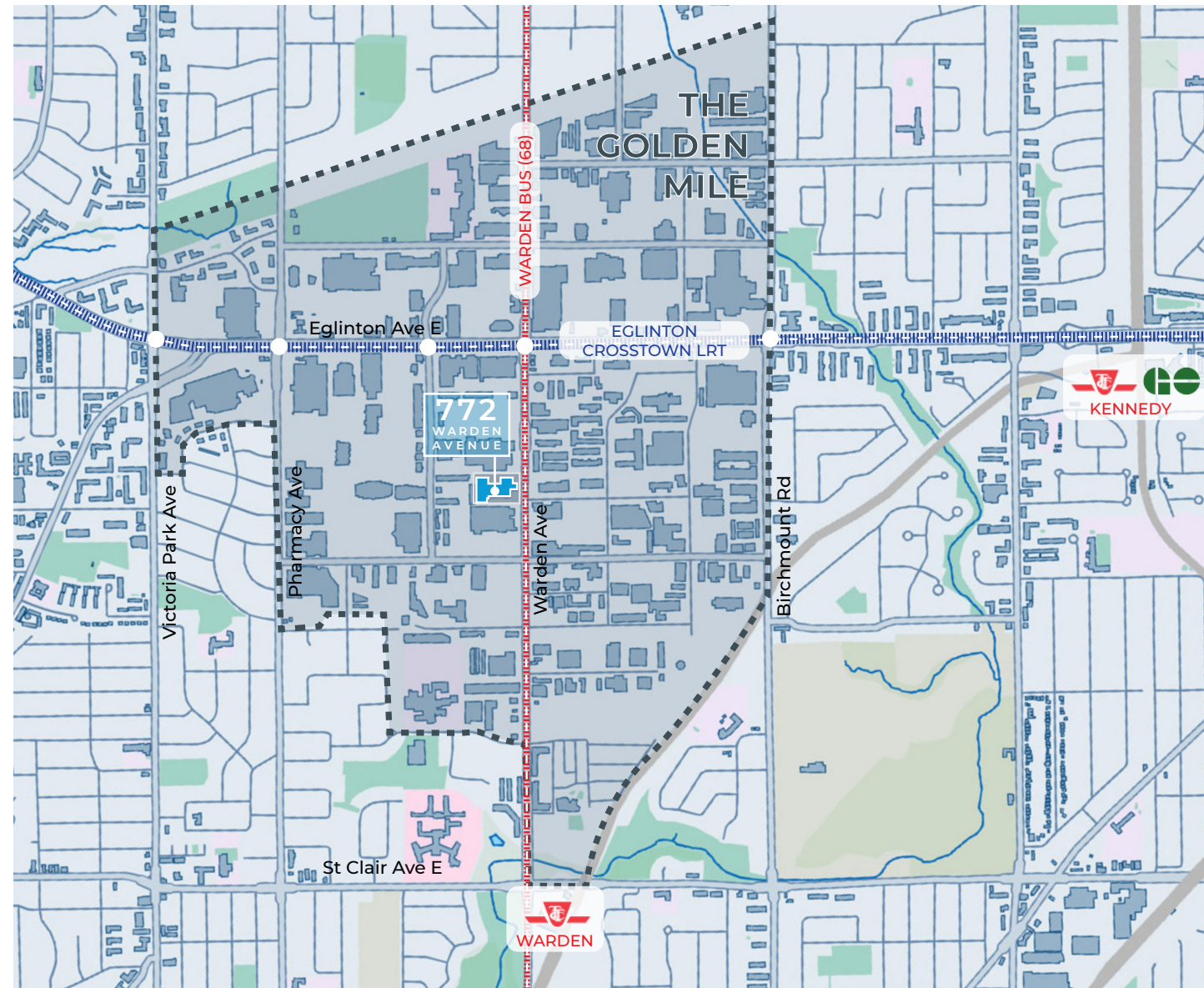
Wendy's **CINEPLEX** **Party City**

 SIZE (SF) 81,152	 LAND AREA (AC) 3.9	 CLEAR HEIGHT 15' - 16'7"	 SHIPPING 13 TRUCK-LEVEL 2 DRIVE-IN
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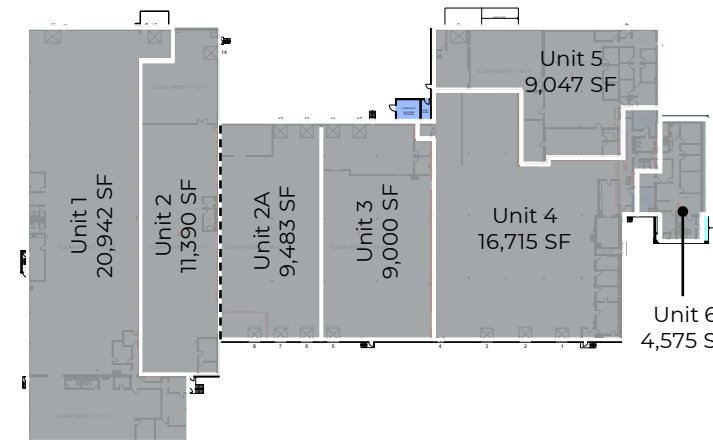
HIGHLIGHTS

Strategic Location with Exceptional Access

- Situated in the Golden Mile neighbourhood of Scarborough with direct exposure and substantial frontage on Warden Avenue
- Convenient access to Warden/Kennedy TTC subway station, Kennedy/Scarborough GO train station, Eglinton Crosstown LRT, and well-connected to all major GTA submarkets via major arterials
- Area in transition with a large labour pool to draw from and poised for future residential growth, surrounded by a growing abundance of amenities



Attractive User Opportunity



- Unique opportunity for a user-investor or an income investor to acquire a rare freestanding industrial building in an exceptional Scarborough location
- For a user-investor, there is an opportunity to occupy all or a portion of the building with the potential for some third-party income
- For an income investor, there is an opportunity to generate significant income through lease rollover and lease-up of existing and future vacancies at market rents



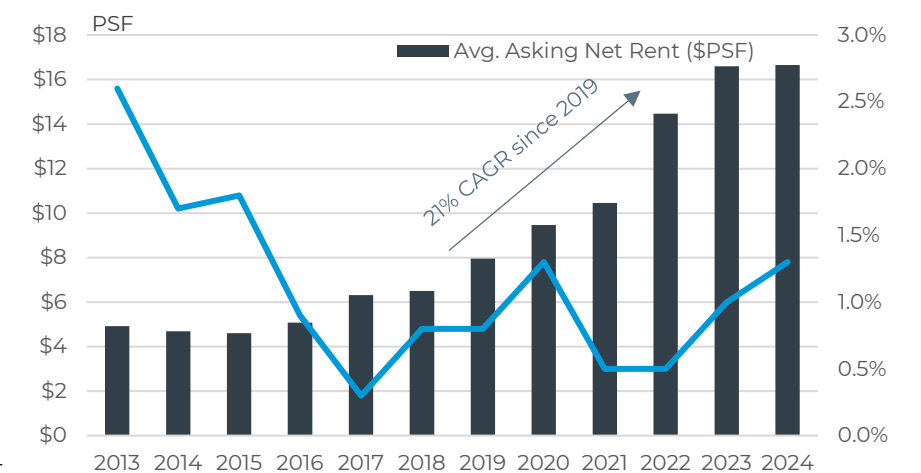
Large Freestanding Building

- Roof systems were replaced in 2020. Current Vendor completed asphalt repairs of approximately \$50,000 in 2022. A new Building Condition Report will be placed in the data room when available
- Functional freestanding industrial building with new roof
- Efficient and functional layout with excellent shipping door ratio (13 truck-level and 2 drive-in doors) and can accommodate 53 foot trailers
- Average current unit size of 11,600 SF

Established Scarborough Industrial Market

- The GTA is the strongest industrial market in Canada and one of the largest in North America with a vacancy rate of 2.6% and a 5-year compounded annual growth rate (CAGR) of 17% for asking net rents
- The highly coveted Scarborough market has a low vacancy rate of 1.3%, outperforming the overall GTA, and a average asking rental rate of \$16.66 PSF
- The Property is located in a strong industrial node of the Golden Mile that has seen a tremendous influx of capital from major residential developers looking to build high-rise mixed-use developments in proximity to the subject Property

Scarborough Historical Asking Net Rents



FOR MORE INFORMATION

To receive a detailed information package about the offering and access to a comprehensive virtual data room, please execute and return the confidentiality agreement to Karen Lam (klam@ipammi.ca).



LISTED BY IPA CANADA | TORONTO

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