

# Short Term Lease Opportunity

Warehouse  
143,570 SF

Crossdock  
67,792 SF

Trailer Parking  
Available

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**For Lease: 145 Carrier Drive, Toronto**  
Up to 274,045 SF Available | July 1, 2026 Occupancy

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# PROPERTY DETAILS

## Municipal Address

145 Carrier Drive

## Total Area

274,045 SF

## Total Industrial Area\*

254,083 SF

Main Floor Warehouse: 143,570 SF

Crossdock: 67,792 SF

\*Total warehouse area includes main floor warehouse, mezzanine warehouse, and crossdock

## Total Office Area

19,962 (7%)

\*Option to exclude office area

## Clear Height

Warehouse: 15' - 29' 10"

Mezzanine: 12' 3"

## Shipping Doors

97 Truck level doors

## Trailer Parking

210+ Stalls

## Zoning

E1

## Occupancy

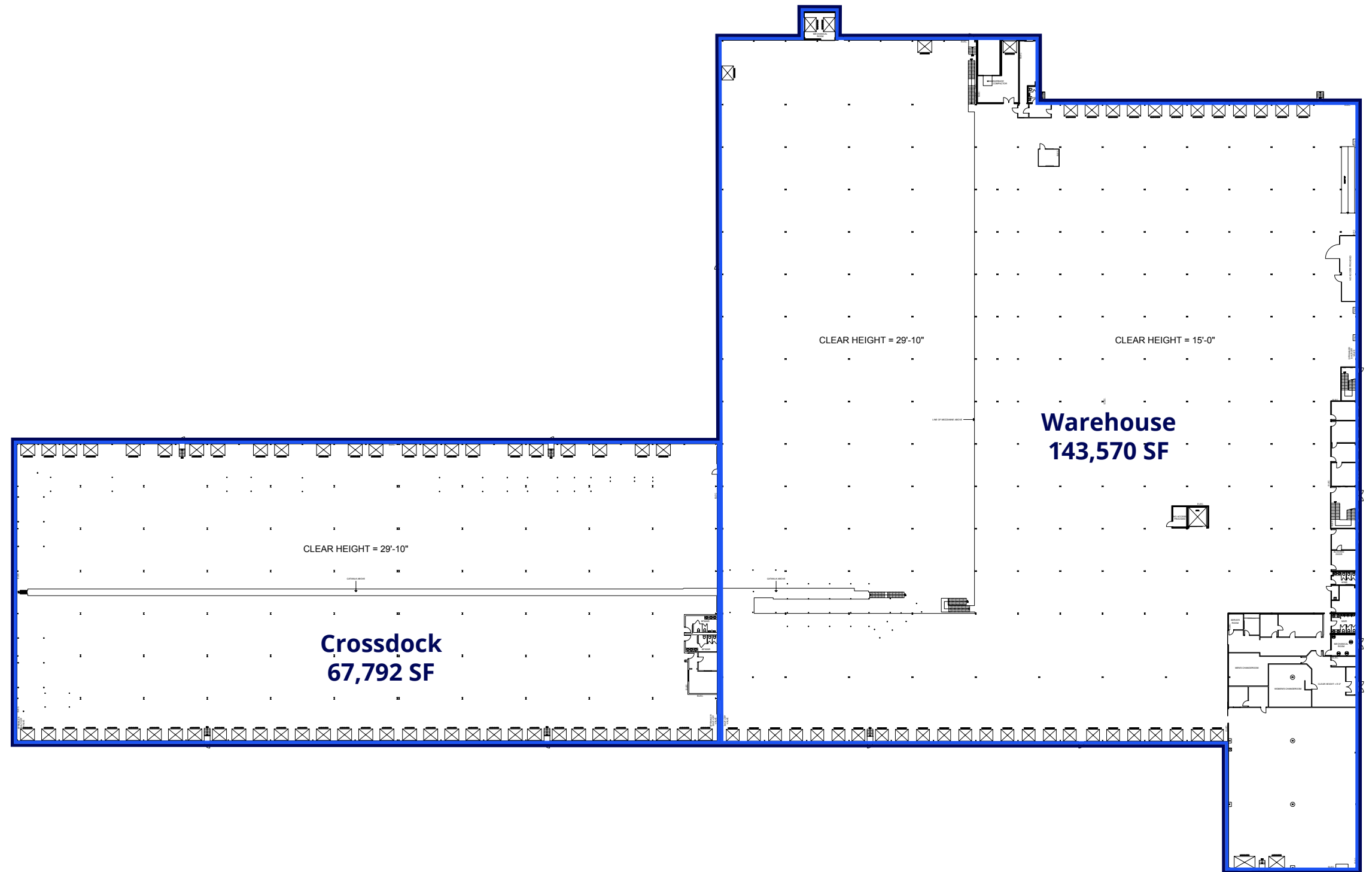
July 1, 2026

## Additional Rent

\$4.43 psf (2026 est.)

## Asking Rate

\$12.95 psf net



**Prime Short Term  
Warehouse Opportunity**



TTC Transit Stop  
at Doorstep



Proximity to  
amenities



Strong labour  
pool access



Minutes to Highway  
427 & 407

# LOCATION OVERVIEW

## Truck Routes

Highway 427	5 min
Highway 407	5 min
Highway 400	10 min
Highway 409	8 min
Pearson International Airport	13 min
CN Intermodal Brampton	11 min
CP Intermodal Vaughan	23 min

## Major Cities

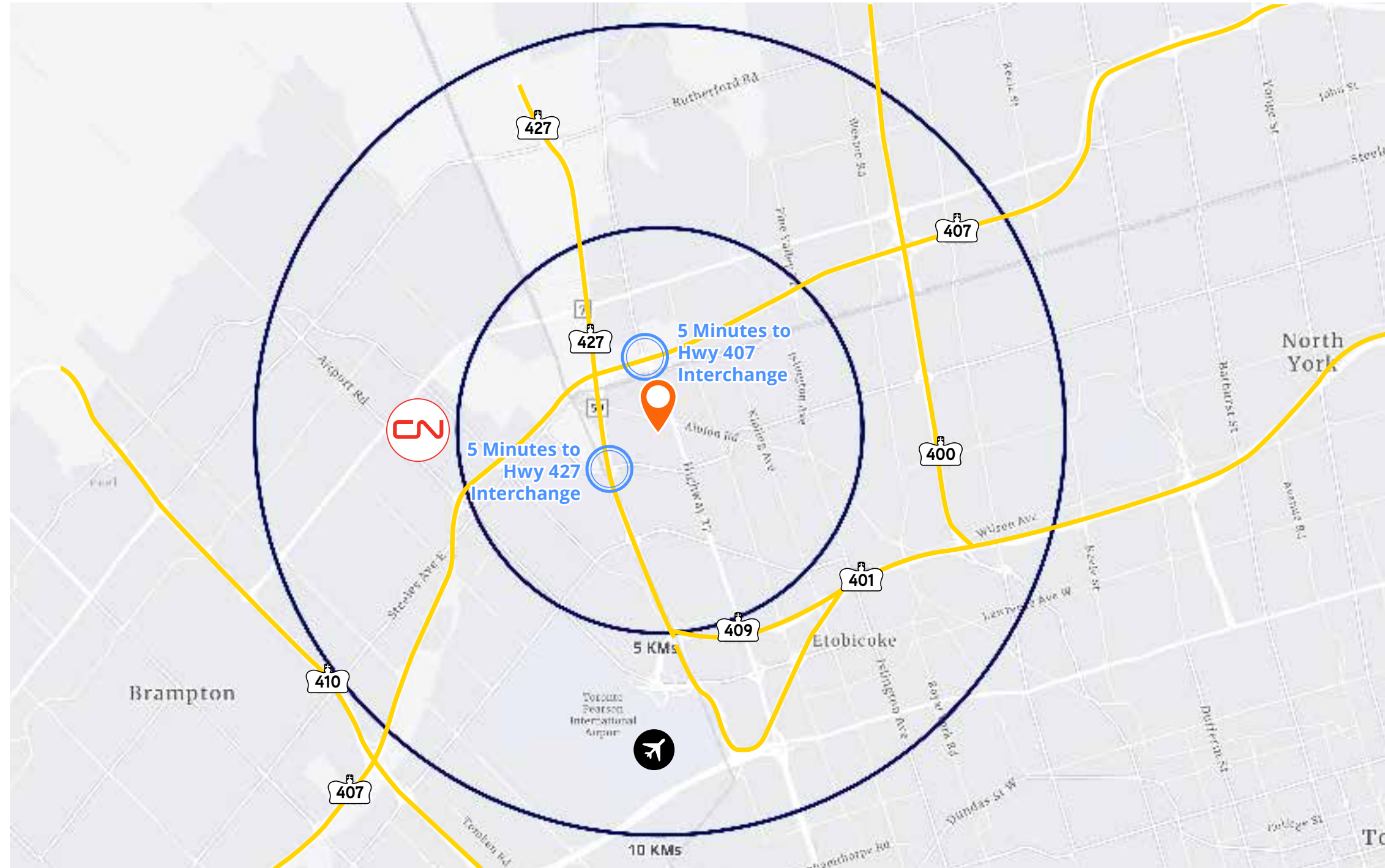
Vaughan	14 min
Mississauga	26 min
Brampton	27 min
Caledon	36 min
Toronto	47 min

## Corporate Neighbours

- CHEP Canada
- NFI
- Levi Strauss
- ASA Alloys
- Club Coffee
- Apotex

 145 Carrier Drive, Toronto

Drive time are estimates provided for information purposes only.



## Strong Labour Force Access

Population Statistics within a 5km Radius



81%

Labour Participation Rate



146,903

Total Population.



94%

Labour Employment Rate







86,895

People in the labour force.




# TRANSIT & AMENITIES







## Amenities within a 5KM Radius

-  **327** Retail Amenities
-  **15** Gas Stations
-  **17** Banks
-  **189** Restaurants & Cafes

## Transit Routes

-  96A Wilson to York Mills - TTC
-  927 Highway 27 Express - GO
-  73C Royal York - TTC

-  Bus Terminals
-  Bus Stops
-  145 Carrier Drive, Toronto
-  TTC Stop 11079 Right at Doorstep

# THE TEAM

Managed By  QuadReal™

## ABOUT QUADREAL PROPERTY GROUP

QuadReal Property Group is a global real estate investment, development, and operating company headquartered in Vancouver, British Columbia. Its assets under management are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

**QuadReal: Excellence Lives here.**

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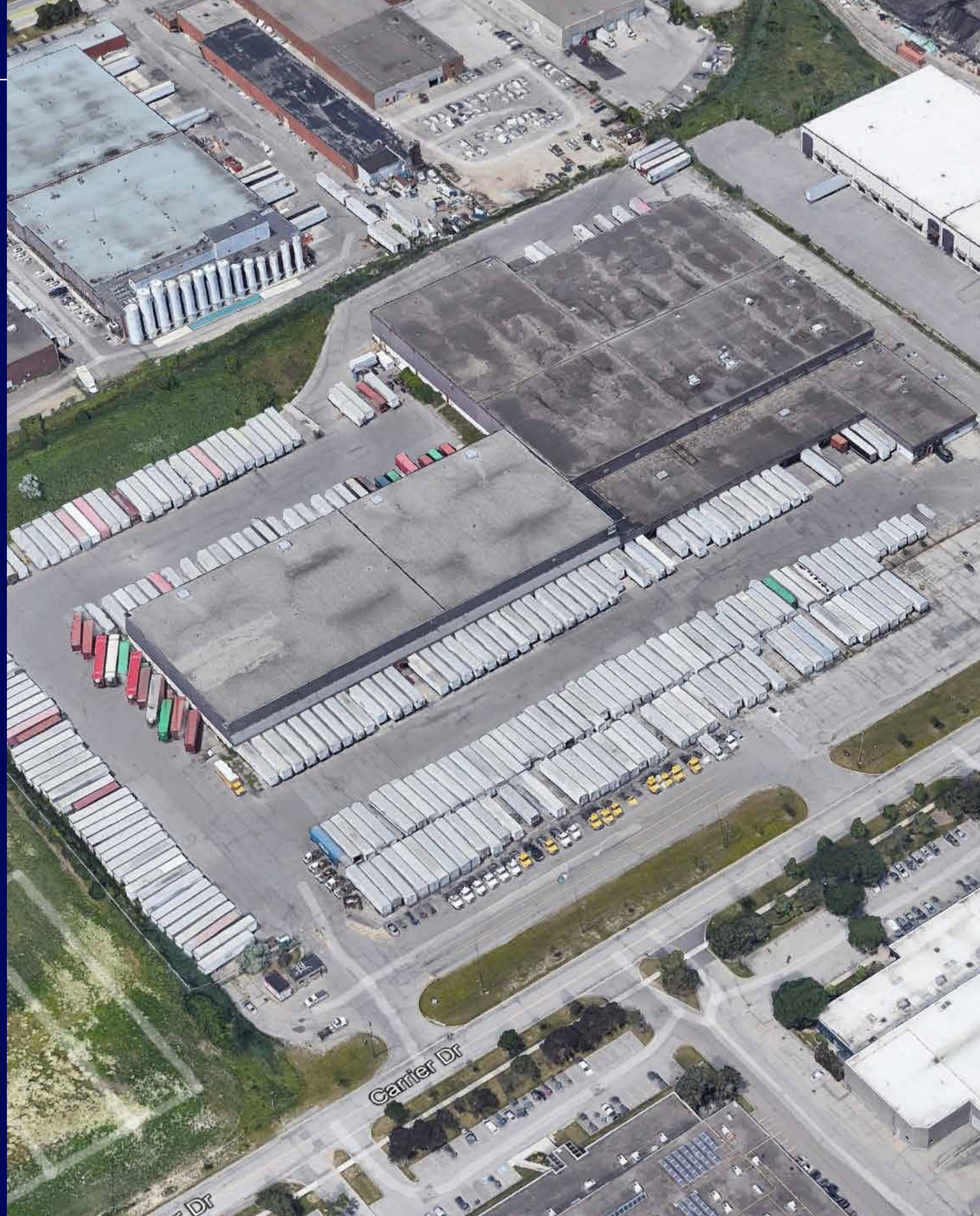
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## ABOUT COLLIERS

Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants.

We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

[collierscanada.com](http://collierscanada.com)





## Contact Us Today

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