

PACIFIC

INDUSTRIAL CONDOS

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SPACES



2075
Pacific Business Centre

- 101 Orora Fitness
- 102 Vance Tech
- 103 Vandelei Foods
- 104 Soreniti Systems
- 105 Titane Materials
- 106 Elyziyum Solutions
- 107 Infiniteplex
- 108 Vance Tech

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2075 MCNICOLL AVENUE TORONTO, ONTARIO

Welcome to Pacific Industrial Condos

PREMIUM DESIGN. SUPERIOR LOCATION.

Welcome to Pacific Industrial Condos, located at Milliken Boulevard and McNicoll Avenue just east of Highway 404 and south of Steeles Avenue. The Class A industrial complex offers 16 brand new state-of-the-art, Feng Shui certified units ranging from 7,445 to 9,622 square feet (20% Mezzanine) with both truck-level and drive-in doors per unit. In addition, Building B units are equipped with an impressive 400 amps of power per unit – a feature that sets it apart in the market. Take your future in your own hands and become an owner at Pacific Industrial Condos.

The project also offers long-term investors the opportunity to participate in Toronto's industrial asset and rental rate appreciation and acts as an inflationary hedge, for capital, against ever increasing land & constructions costs.

Anticipated Q1 2027



Features designed for you and your growing business.



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± 9,000 SF

average unit size (including mezzanine) with the ability to combine into multiple size options



200 AMPS 400 AMPS

of power per unit in Building A of power per unit in Building B



>15%

annual energy savings above minimum building code



53 FT

trailer access with large shipping bays



28 FT

clear height allowing for increased cubic volume storage



124

total parking stalls



Construction

steel framing with an insulated metal panel envelope



Loading

1 TL / 2 DI per unit



Lighting

full high-efficiency LED



Floor Load

8-inch slab with 25 MPA steel fibre reinforced concrete



Truck Court Depth

144 feet



Column space

29.5 feet average



Heating

gas fired unit heaters



Roof

TPO cool roof



Sprinklers

ESFR sprinkler system



Dock Levelers

30,000 lb capacity minimum



Interior Finishes

skylights & painted interior walls



Service Incentive

12-month warranty on all material and workmanship defects from the date of substantial completion



HVAC Incentive

includes one HVAC unit per unit



Parking

two reserved parking stalls per unit

Site Plan and Availabilities

UNITS	GROUND FLOOR (SF)	MEZZANINE (SF)	LOADING	TOTAL UNIT SIZE (SF)	AVAILABILITY
A101	7,369	2,006	1 TL / 2 DI	9,375	Coming Soon
A102	7,795	1,827	1 TL / 2 DI	9,622	Coming Soon
A103	7,762	1,821	1 TL / 2 DI	9,583	Available
A104	7,632	1,731	1 TL / 2 DI	9,363	Available
A105	7,321	1,678	1 TL / 2 DI	8,999	Sold
A106	7,194	1,645	1 TL / 2 DI	8,839	Sold
A107	7,174	1,623	1 TL / 2 DI	8,797	Coming Soon
A108	6,759	1,155	1 TL / 2 DI	7,914	Coming Soon
B101	7,326	1,762	1 TL / 2 DI	9,088	Available
B102	7,072	1,512	1 TL / 2 DI	8,584	Available
B103	7,093	1,512	1 TL / 2 DI	8,605	Coming Soon
B104	7,037	1,501	1 TL / 2 DI	8,538	Coming Soon
B105	7,149	1,507	1 TL / 2 DI	8,656	Sold
B106	7,093	1,512	1 TL / 2 DI	8,605	Sold
B107	7,093	1,512	1 TL / 2 DI	8,605	Coming Soon
B108	6,395	1,050	1 TL / 2 DI	7,445	Coming Soon

Total Building Size (SF)

141,852

+ 124 Parking Stalls Available – 2 Reserved Stalls per Unit

Available
 Sold Conditionally
 Sold

Access & Connectivity

For those who take public transit into work, Pacific Industrial Condos offer incredible accessibility with local and express TTC routes. The property is conveniently adjacent to the Go train, with Milliken Go Station only a 6-minute drive or 10-minute ride via bus 43.

For those who drive, Pacific Industrial Condos is 10 minutes from Highway 401 and 407, and 15 minutes away from Highway 404. Pacific Industrial Condos offer logistics advantage being 30 minutes away from the CP and CN Railways and under 2 hours to cross the US border.

Drive Times

6 min. (2.2 km)
Milliken Go Station

6 min. (2.3 km)
Pacific Mall

10 min. (5 km)
Highway 401

10 min. (5.2 km)
Highway 407

15 min. (6 km)
Highway 404

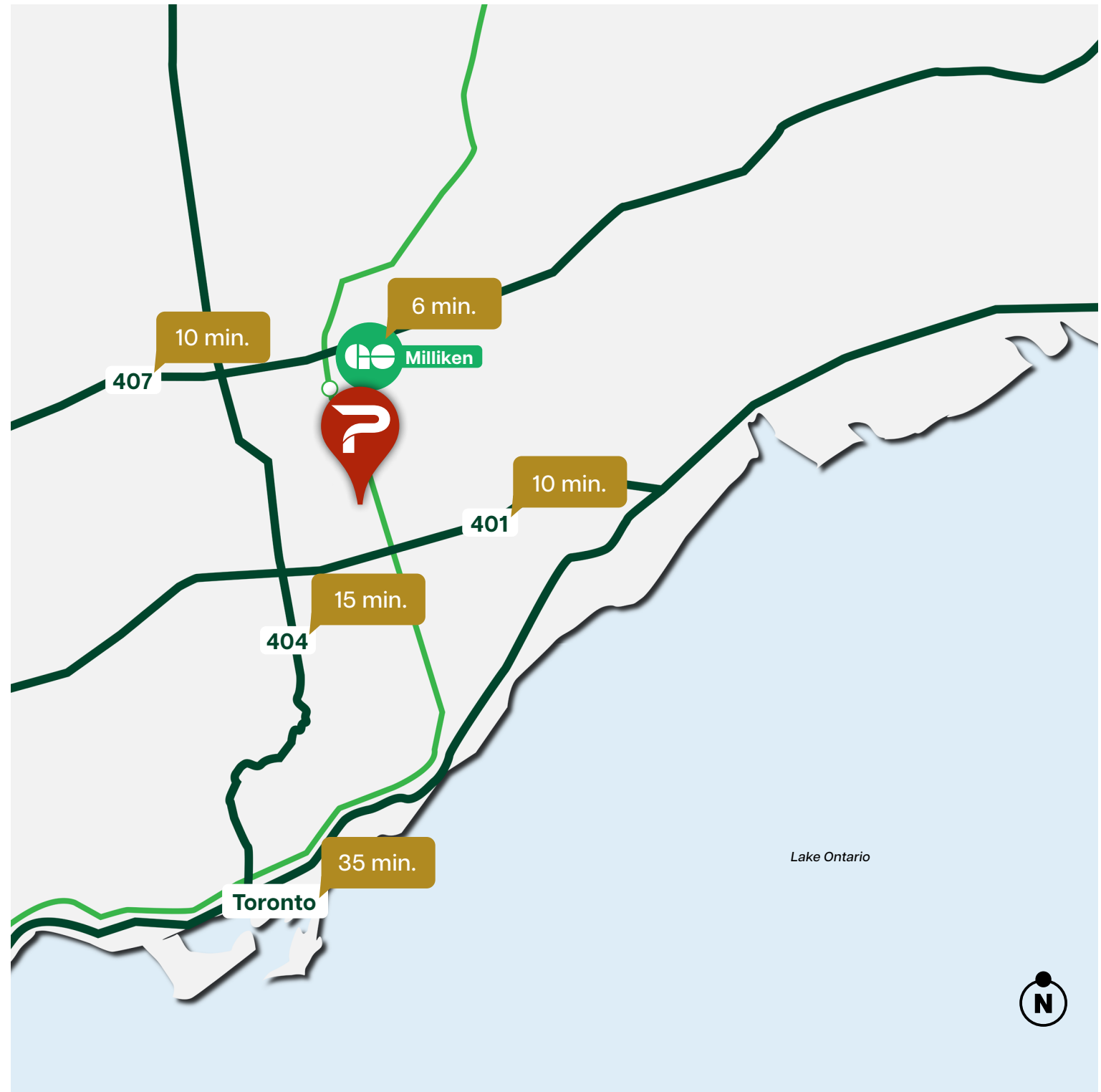
35 min. (34.6 km)
Toronto Pearson Airport

35 min. (25.8 km)
Downtown Toronto

105 min. (152 km)
Lewiston Bridge US Border

105 min. (154 km)
Rainbow Bridge US Border

115 min. (179 km)
Peace Bridge US Border



A Vibrant Community for Work and Play

Pacific Industrial Condos benefits from a bustling neighbourhood filled with abundant amenities and services conveniently within walking distance. It's proximity to the local landmark, Pacific Mall, as well as various like-minded businesses creates an advantageous direct-to-consumer network. Grow your business at Pacific Industrial Condos and become a part of this thriving community.

Key Demographics (WITHIN 20 KM)



1,065,376
Population (Estimated 2023)



40.3
Median Age



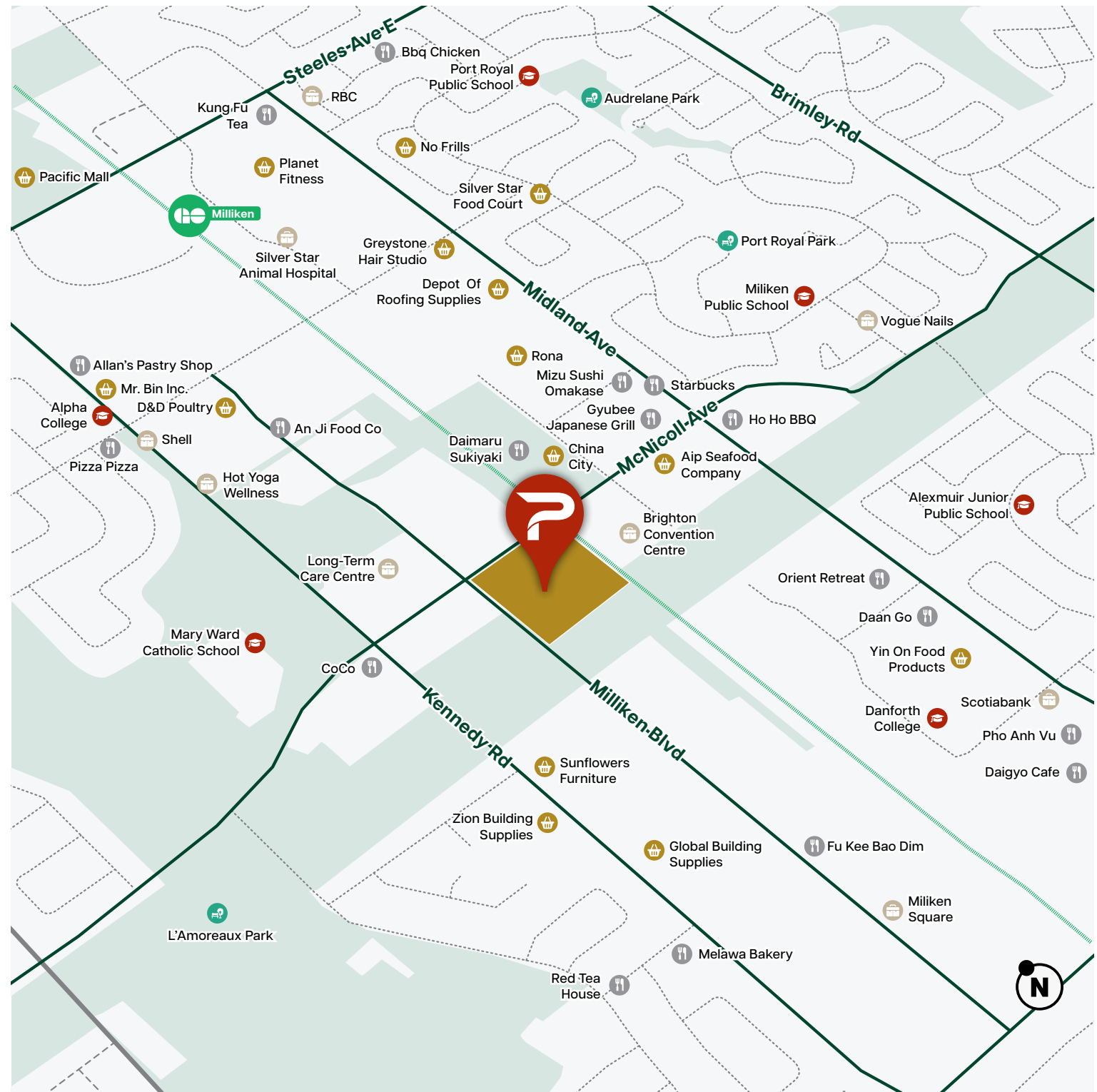
41.6%
Bachelor Degree & Higher



\$137,425
Average Household Income



64.8%
Labour Force Participation



Clear Height Analysis

Pacific Industrial Condos offers a unique modern construction and one of the highest clear heights in the Scarborough marketplace. At 28' clear, it surpasses the average clear height of 15'8" in Scarborough by over 12' and exceeds the previous market standard of 18'. Pacific Industrial Condos provides potential owners with increased cubic capacity at an overall smaller footprint. This can lead to significant savings as a user could operate at 9,300 SF at 28 FT clear whereas they would need an additional 4,095 SF to operate in a building with an average market clear height. This additional space, which amounts to almost 45% increase in footprint, can result in extra purchase costs of over \$2,000,000.

28 FT = Savings

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28 FT Clear

18 FT Clear

15 FT 8 IN Clear

114,669 cubed / 3,321 SF
of additional square footage
required to achieve similar
cubic capacity of average
Pacific Condo unit

93,000 cubed / 4,095 SF
of additional square footage
required to achieve similar
cubic capacity of average
Pacific Condo unit

The Ownership Advantage

Experience the freedom and financial stability of property ownership with Pacific Industrial Condos. These premium quality spaces within the city offer you complete control over your property. Enjoy the predictability of being your own landlord, eliminating the uncertainty of fluctuating rent. Build wealth in a best-in-class space that supports your business growth.

Why Own?

- + Build equity through principal pay-down with potential for significant capital appreciation
- + Eliminate leasing risk including rent increases and business disruption
- + Take advantage of attractive borrowing terms
- + Realize tax efficiencies through depreciation, and deduction of interest and other mortgage-related expenses
- + Situate warehousing, manufacturing and administrative functions in a single location
- + Locate business at a strategic locale, proximate to customer and employee base
- + Flexibility to fit-out unit(s) to exact business specifications and requirement
- + Option to acquire multiple units for future growth with the interim ability to generate rental revenue

COMPARE	OWN	LEASE
Unit Size (SF)	9,000	9,000
Purchase Price/Net Lease Rate PSF	\$4,725,000	\$18.50
10-Year Interest/Rent Expense	\$2,485,969	\$2,006,068
Principal Pay-down	\$924,051	N/A
Asset Appreciation	\$1,907,881	N/A
Total Equity Built	\$2,831,932	\$0.00
Monthly Payment	\$20,716	\$16,717
Less: Monthly Principal Paydown	\$7,700	N/A
Effective Monthly Cost	\$13,016	\$16,717

KEY ASSUMPTIONS

- + Assumes 10 year ownership / lease term
- + Assuming lease rate terms with 3.5% annual escalations
- + Assumes 5.0% mortgage with 25 year amortization period and 25.0% downpayment
- + Assumes asset appreciation of 3.5% per year

Finance your commercial real estate purchase

Financing is a property owner's single largest expense

- 1 + Deal with issues up front to streamline process
- 2 + Access to 50+ lenders to maximize your exposure
- 3 + Build new lending networks & relationships
- 4 + Optimize your savings by achieving best-in-class financing

Financing expectations

- AMOUNT** + Up to 90% of Purchase Price
- TERMS** + Amortization period of 25 Years
+ Variety of term options available
- INTEREST RATE** + Fixed or Floating Rates
- SECURITY** + First charge on subject property
+ Corporate & Personal Guarantee

- REQUIRED DOCUMENTATION**
- + Copy of APS (Purchase & Sale Agreement)
 - + Personal Net Worth Statements
 - + Financial Statements (3 years)
 - + Other information as required

Example Financing for a Unit in Pacific Industrial Condos:

Lender term loan (75%)	\$3,543,750
Owner down payment (25%)	\$1,181,250
Total	\$248,592
Approx monthly payment	\$20,716

- + All terms and conditions are subject to due diligence
- + Assumes 9,000 SF unit at \$525 PSF.
- + Example financing at 5.0% mortgage with 25 year amortization period and 25.0% downpayment
- + **Please contact us for exact numbers**

For more information please contact:



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Trusted Experts to Deliver

FORAGER

Forager uncovers, acquires and operates exceptional opportunities for investment in commercial real estate. The company's acquisition focus ranges from stable properties, backed by strong companies, to development and revitalization projects located in dynamic urban markets.

Specifically, Forager seeks out assets where it sees the potential to drive long term value through its creative and operational expertise. Forager strives to be a steward of every community in which it looks to invest and thinks deeply about placemaking and how best to deliver a lasting positive impact for every customer, investor, and neighbour.

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JULIAN JACOBS ARCHITECTS

Founded in 1979, Julian Jacobs Architects is one of Canada's most experienced full-service Architecture/Interior Design firms. The firm is widely recognized for its creativity, and its open, authentic response to each individual project, leading to the ideal project design and to the advancement of building types and construction technologies.

The firm's work is regularly published nationally and internationally. The firm has won virtually every invited competition including the Governor General's Award, Ontario Association of Architects Awards of Excellence, Award for Outstanding Contribution to the City of Toronto, Award for Best Institutional Masonry Building in the GTA, and numerous other Civic and Industry Awards.

Feng Shui Master Paul Ng

Master Paul Ng, a distinguished professional in the field of Feng Shui, holds a Computer Science degree from the University of Waterloo (1972) and a Business Administration degree from the University of Toronto (1974). He began his career as a Feng Shui practitioner in 1993 and has since served over 43 developers and builders, as well as 9 banks in Canada. His expertise extends internationally, serving as an adviser to Intiland in Indonesia and to several significant firms in China.

Master Ng contributes as a seasoned columnist to Toronto Star, Singtao Newspapers, and Ming Pao Daily. He is a sought-after speaker and frequently appears on various media platforms such as CBC, CTV, City TV, Fairchild TV, and has also been interviewed by CNN and appeared twice as a guest speaker on Google Talk. Master Ng's exceptional contributions have been recognized with the Canada Day Achievement Award in 2002 and the Queen's Platinum Jubilee "Distinguished Citizen" Award in 2022.



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DATA ROOM ACCESS

To receive access to the data room
please sign the NDA



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