

AVAILABLE FOR IMMEDIATE OCCUPANCY

**JP** 541  
KIPLING



THE LAST MILE | FOR LEASE  
RATES STARTING FROM \$17.95 PSF NET

MARKETED BY: **AVISON  
YOUNG**

# 337,210 SF LOGISTICS FACILITY

## FOR LEASE

AVAILABLE FOR  
IMMEDIATE OCCUPANCY



## THE LAST MILE

Avison Young is pleased to introduce the lease offering of a 337,210 SF state-of-the-art last-mile distribution facility located at 541 Kipling Avenue in Toronto, Ontario.

541 Kipling is strategically located in south Etobicoke, less than 10 minutes from downtown Toronto with unparalleled access to customers, labour and the city's transportation network.

### LEASE RATE

<b>Full Building</b>	<b>225,000 SF +</b>	<b>100,000 SF +</b>
\$17.95 psf Net	\$18.50 psf Net	\$18.95 psf Net

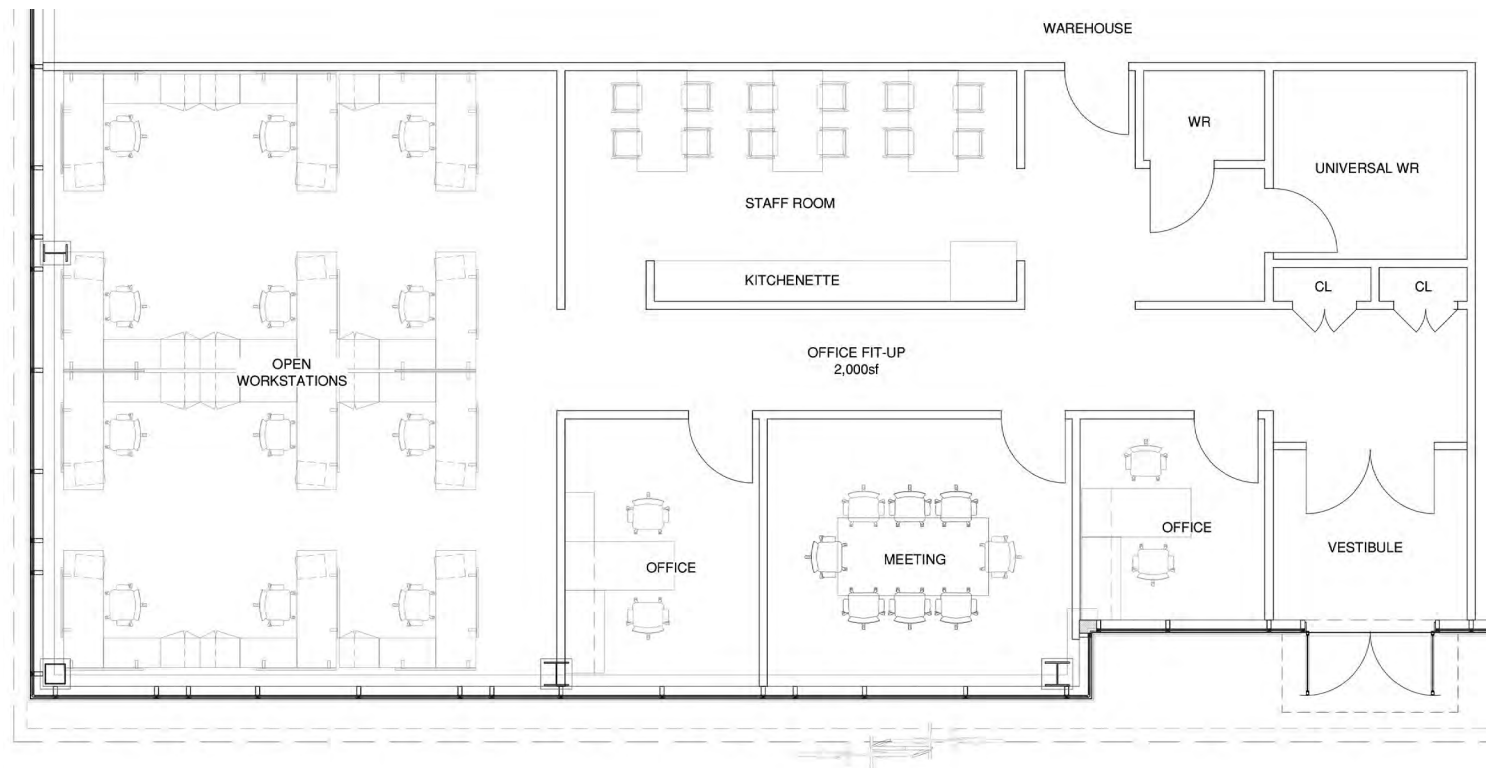
**T.M.I.** (2025 est)  
\$3.83 psf + management fee





# BUILDING PERMIT **SUBMITTED**

Beedie has proactively submitted TI permits to build out office space, with approvals expected in **Q2 2026**. With lengthy permit approval times, these considerable time savings will be passed on to the tenant to expedite occupancy.



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# REDEFINING LOGISTICS OF EVERYDAY LIFE

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# SITE PLAN

## 337,210 SF



**SHIPPING**  
76 Truck Level  
2 Drive-in Doors



**LIGHTING**  
LED



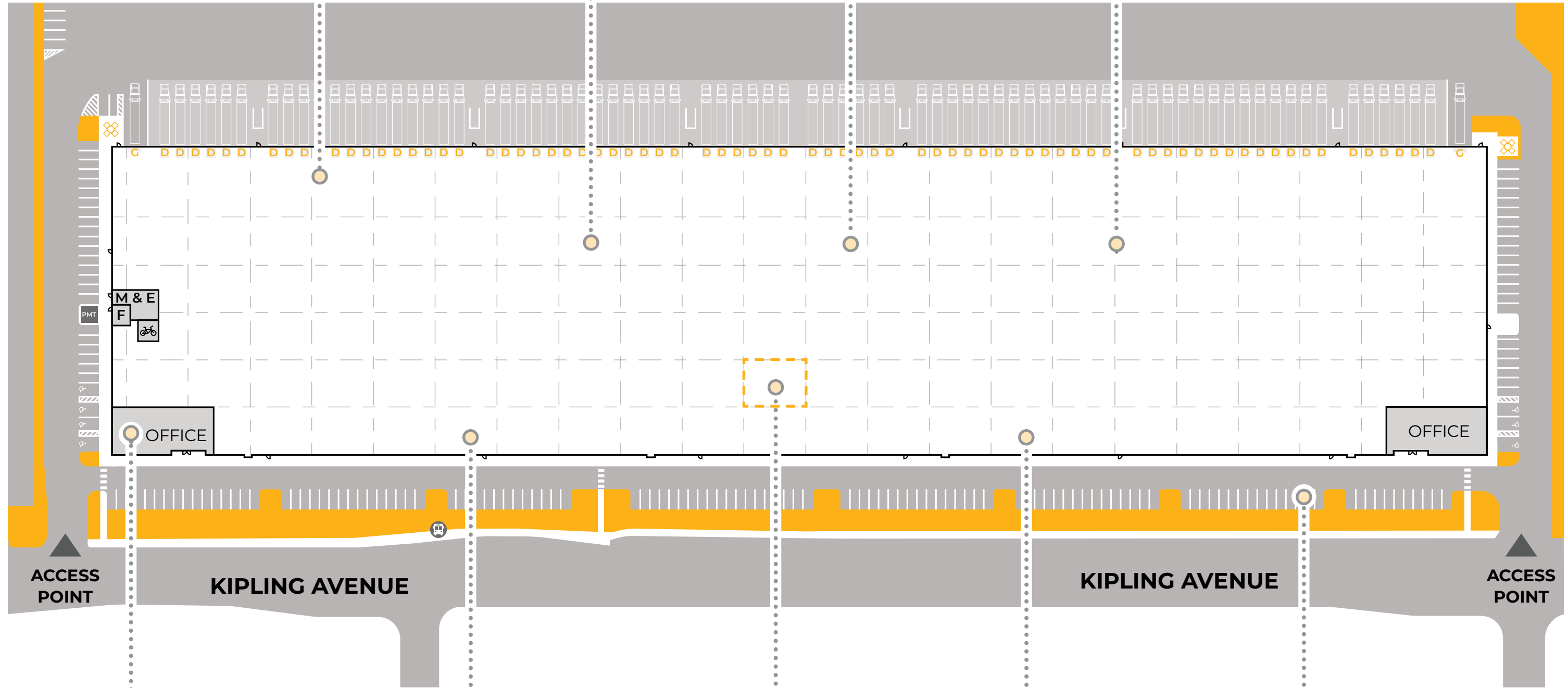
**POWER**  
3000 Amps  
347/600 Volt  
3 Phase 4 Wire



**ENERGY EFFICIENCY**  
LEED Gold Certified



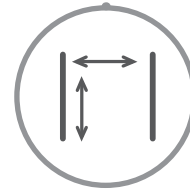
**RAIL ACCESS**  
3 Active Rail Spurs Available



**OFFICE AREA**  
2.5% - To Suit



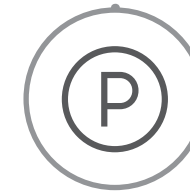
**CLEAR HEIGHT**  
40'



**BAY SIZE**  
55'w x 42'5'd



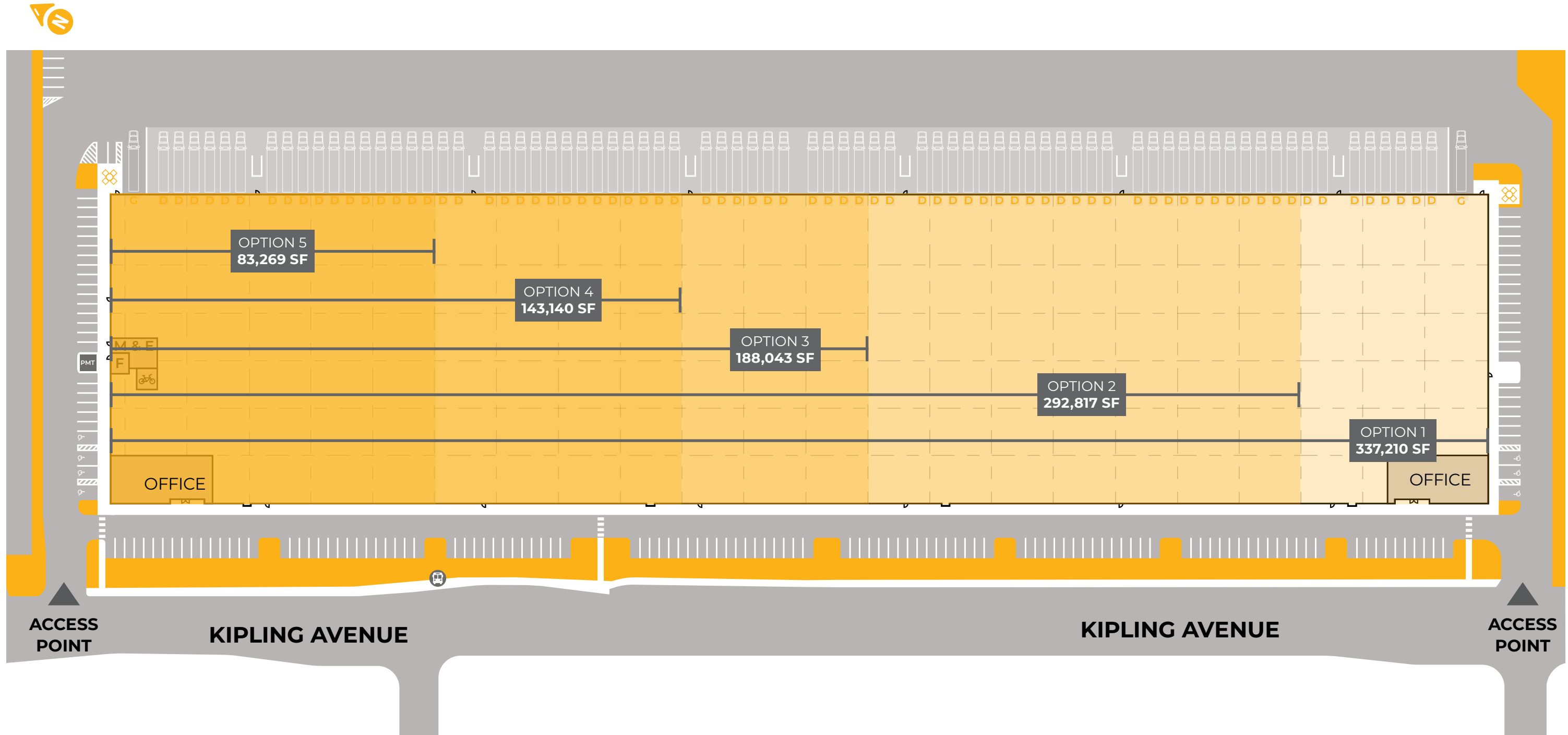
**SPRINKLERS**  
ESFR



**PARKING SPACES**  
178

# DEMISING OPTIONS

	Option 1 (full building)	Option 2	Option 3	Option 4	Option 5
<b>SF</b>	337,210 SF	292,817 SF	188,043 SF	143,140 SF	83,269 SF
<b>LOADING</b>	76 TL / 2 DI	68 TL / 1 DI	42 TL / 1 DI	32 TL / 1 DI	17 TL / 1 DI



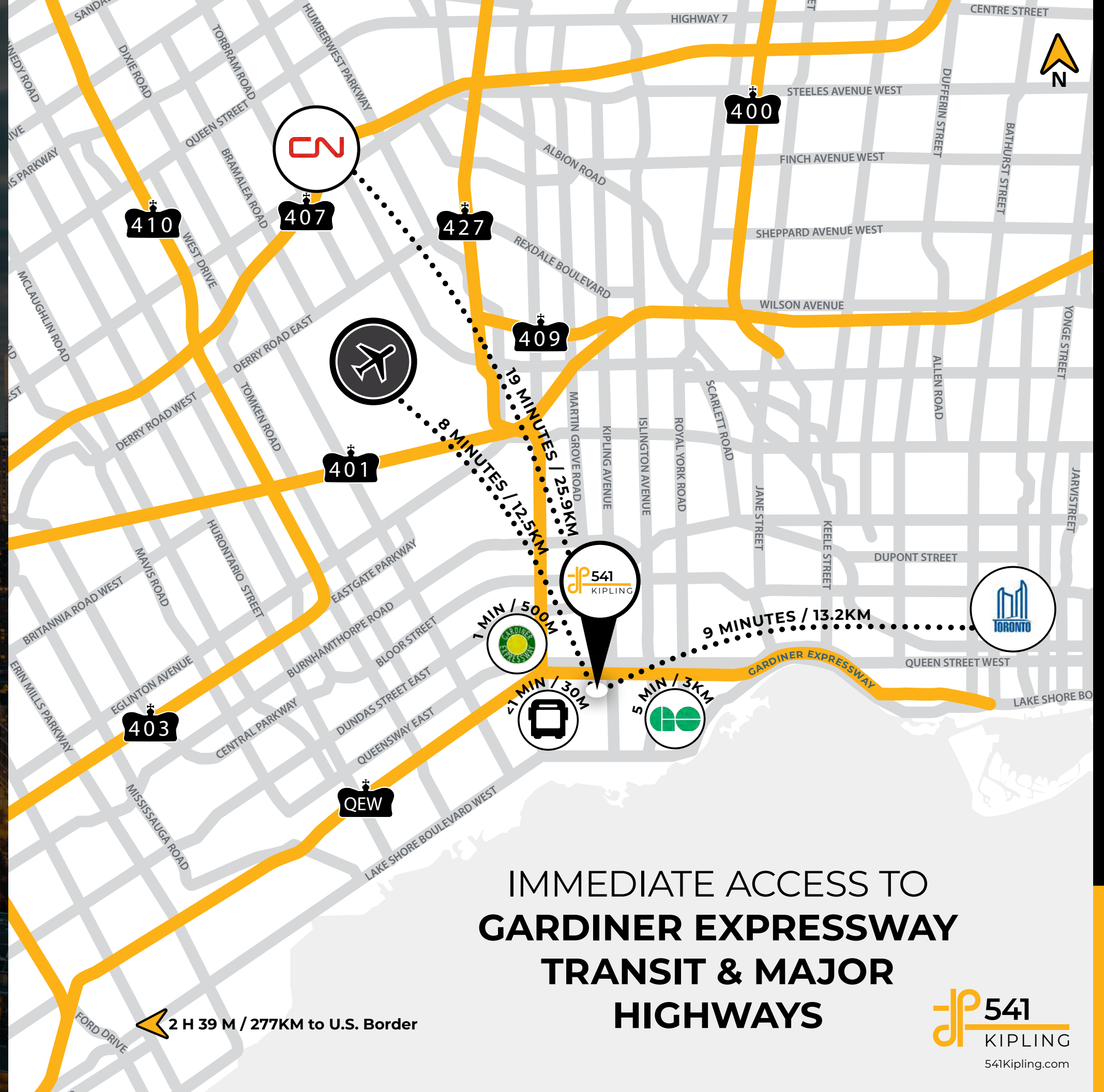


## REDEFINING LOGISTICS OF EVERYDAY **LIFE**

[▶ View Property Video](#)



# DOWNTOWN IN TEN

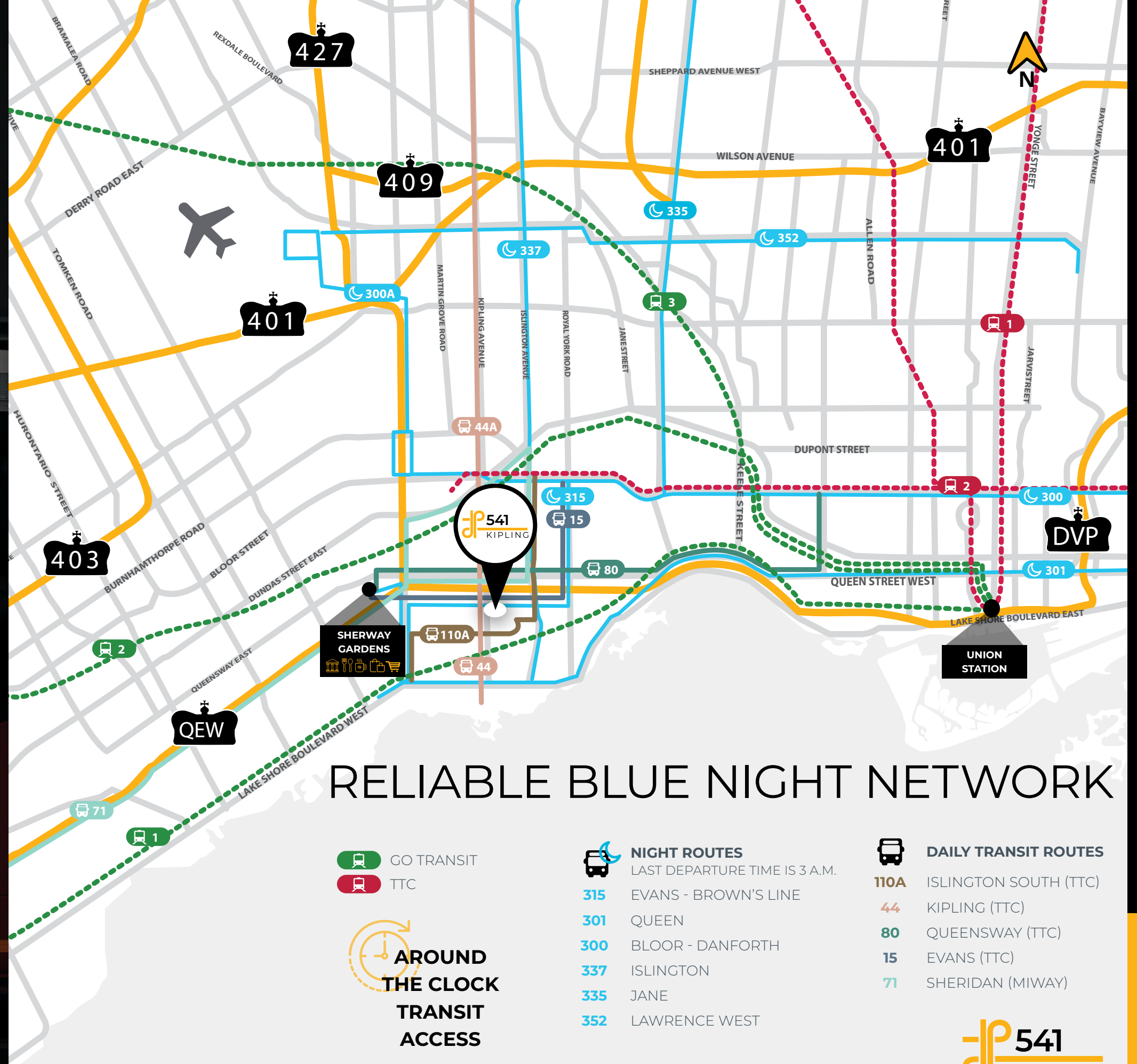


## IMMEDIATE ACCESS TO GARDINER EXPRESSWAY TRANSIT & MAJOR HIGHWAYS





**24/7  
TRANSIT  
AT FRONT  
DOOR**



## RELIABLE BLUE NIGHT NETWORK

- GO TRANSIT
- TTC

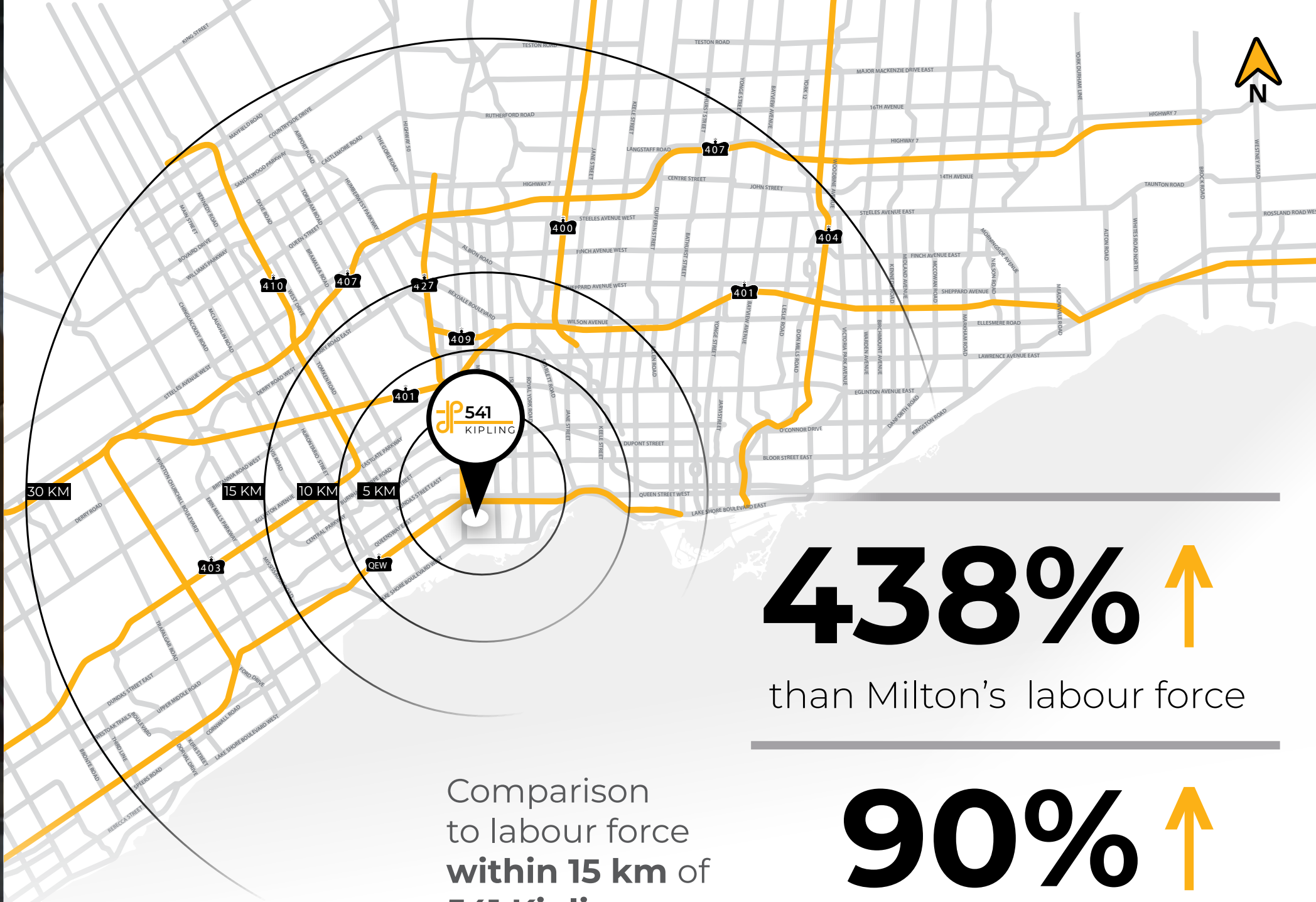
**AROUND THE CLOCK TRANSIT ACCESS**

- NIGHT ROUTES**  
LAST DEPARTURE TIME IS 3 A.M.
- 315** EVANS - BROWN'S LINE
- 301** QUEEN
- 300** BLOOR - DANFORTH
- 337** ISLINGTON
- 335** JANE
- 352** LAWRENCE WEST

- DAILY TRANSIT ROUTES**
- 110A** ISLINGTON SOUTH (TTC)
- 44** KIPLING (TTC)
- 80** QUEENSWAY (TTC)
- 15** EVANS (TTC)
- 71** SHERIDAN (MIWAY)



# UNMATCHED LABOUR FORCE



**438%** ↑  
than Milton's labour force

Comparison  
to labour force  
**within 15 km** of  
**541 Kipling**

**90%** ↑  
than Caledon's labour force

541 KIPLING AVENUE	5 KM	10 KM	15 KM	30 KM
OCCUPATION IN WAREHOUSING & LOGISTICS	12,012	55,581	101,138	288,691
OCCUPATIONS UNIQUE TO PRIMARY INDUSTRIES	826	3,529	6,315	16,507
OCCUPATIONS UNIQUE TO MANUFACTURING AND UTILITIES	3,080	17,483	37,931	123,038
<b>TOTAL</b>	<b>15,918</b>	<b>76,593</b>	<b>145,384</b>	<b>428,236</b>

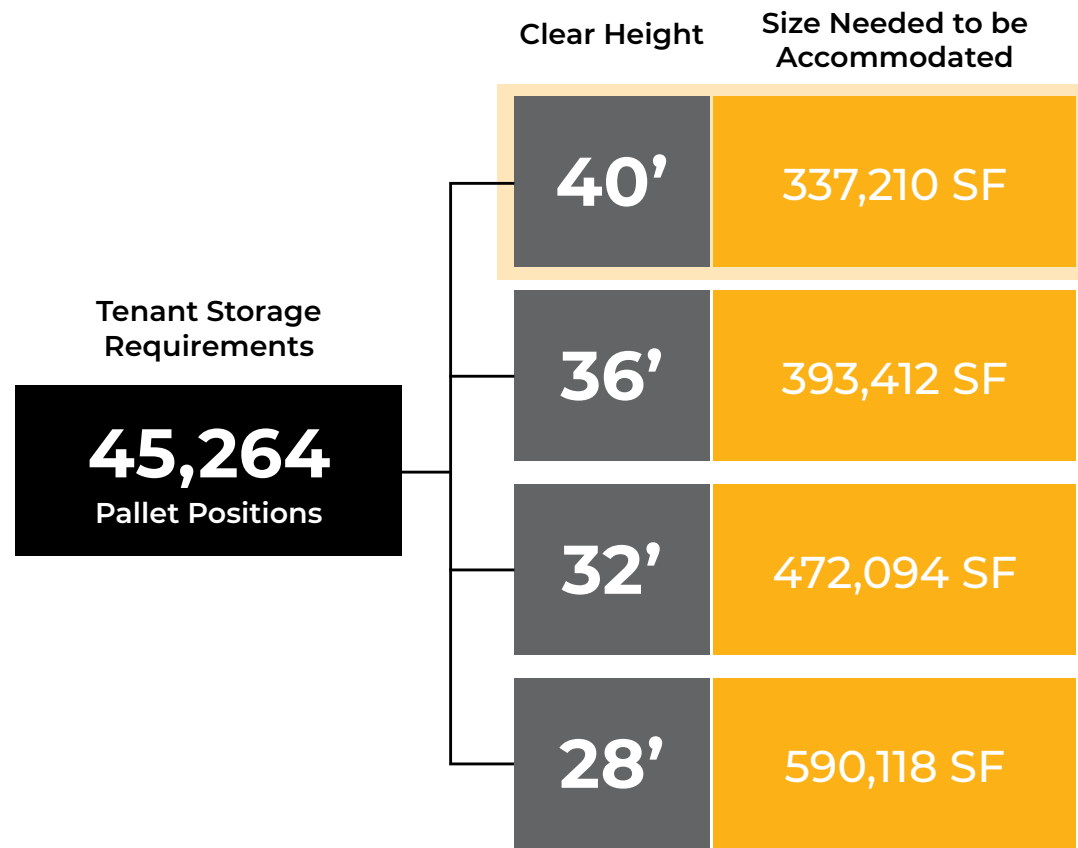
# 40' CLEAR HEIGHT SAVINGS

## Clear Height Racking Comparison

With its industry leading 40' clear height, 541 Kipling has been designed to meet the demands of today's and tomorrow's industrial occupiers.

## Benefit for Tenants

When compared to the 40' clear height of 541 Kipling to other common building clear heights, the development offers a 75% increase in the overall cubic storage capacity (relative to a 28' clear height building).



### When comparing 40' to 36'

- 17% increase in storage capacity

### When comparing 40' to 32'

- 40% increase in storage capacity

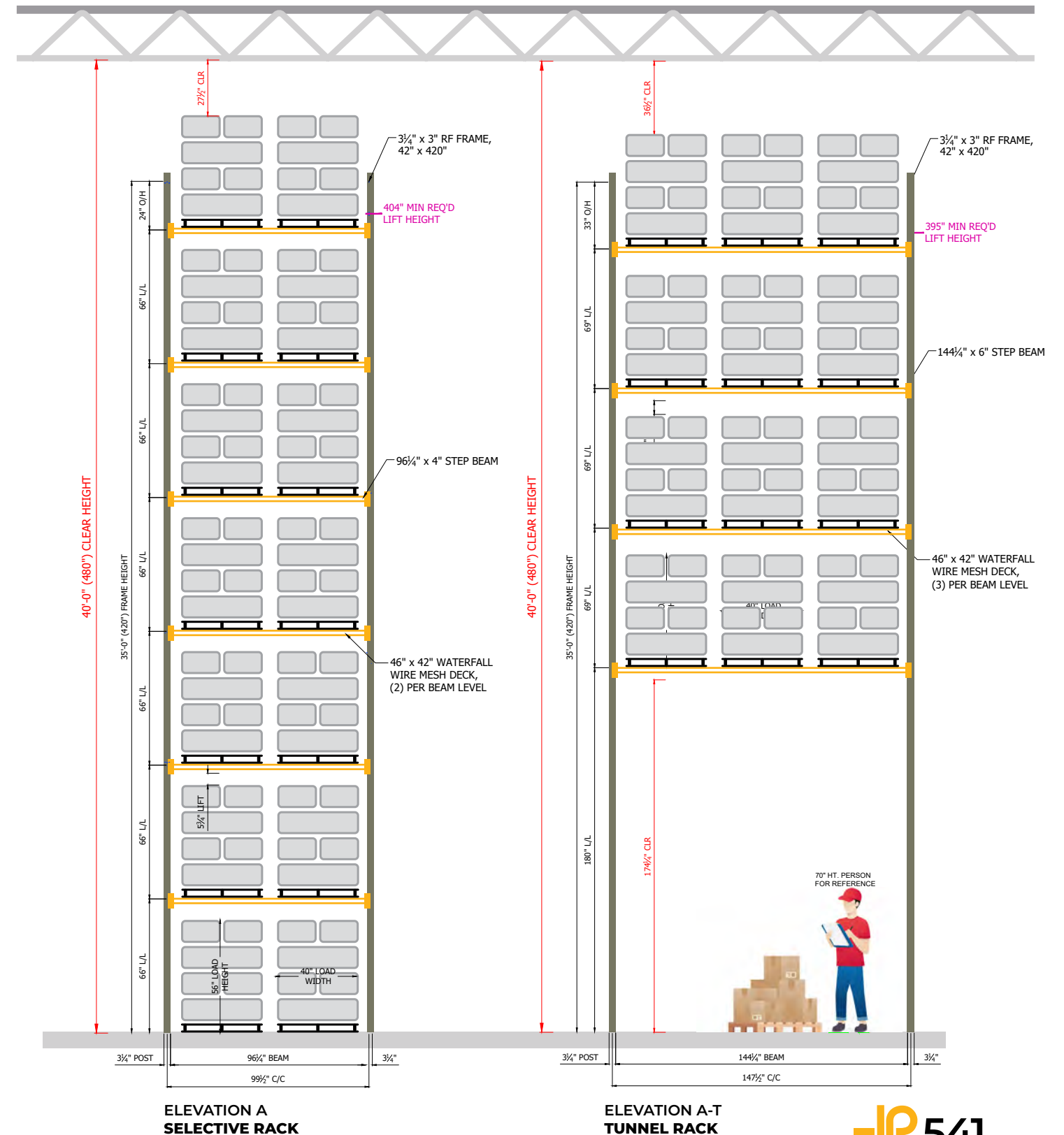
# LEED GOLD® CERTIFIED

## Sustainability Features

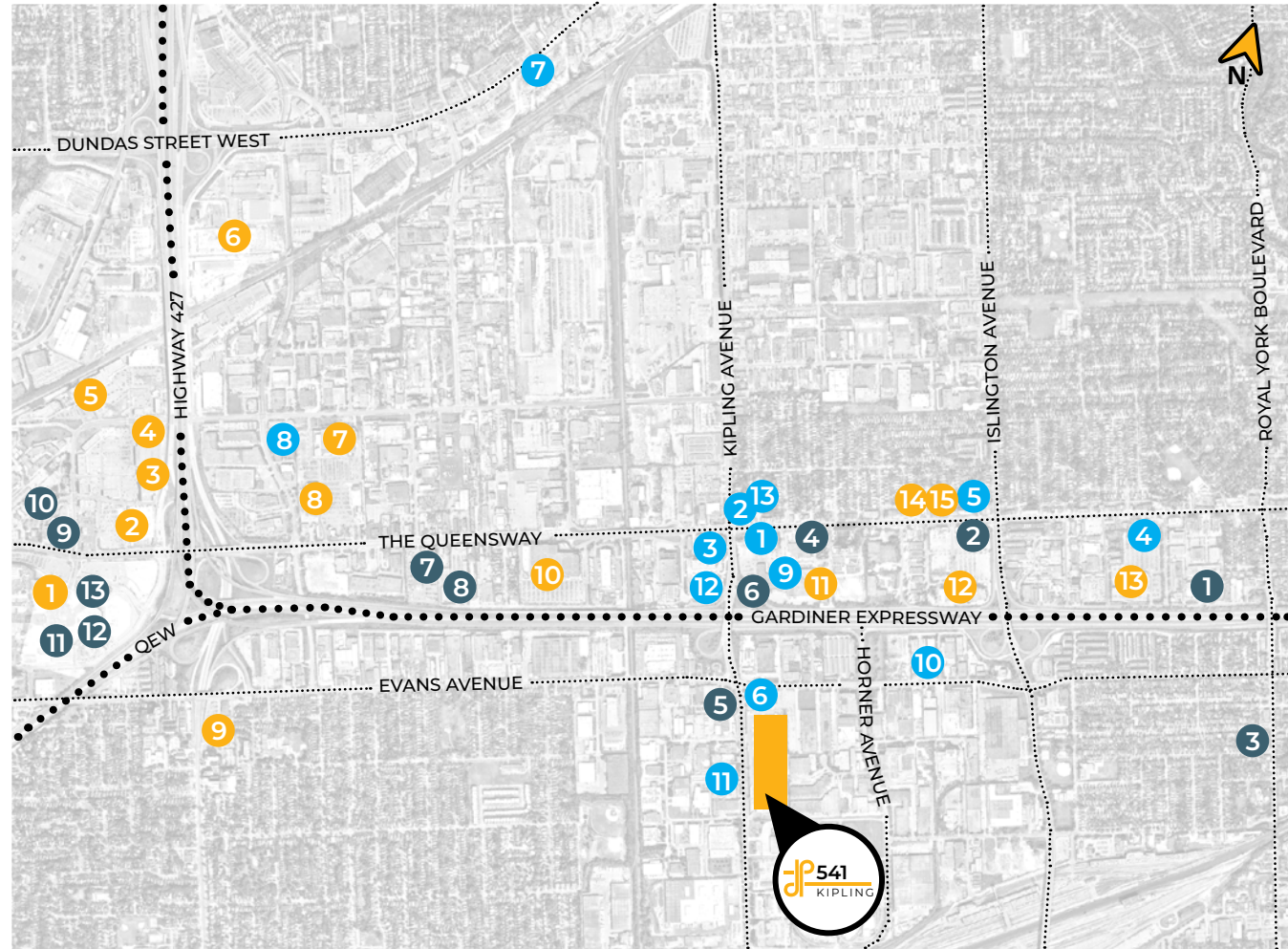
- Level 2, Wi-Fi connected, electric vehicle charging stations
- Low VOC-emitting materials
- High efficiency roof
- Exterior lighting design that reduces nighttime light pollution
- Efficient building envelope
- High efficiency Cambridge Unit Heaters
- Water efficient fixtures
- High performance envelope including R-30 roof insulation
- Regional materials selected to meet LEED® certification criteria
- Recycled content to meet LEED® certification criteria
- In excess of 75% construction waste diversion to registered recycling facilities

# 40' CLEAR HEIGHT RACKING DIAGRAM

## FRONT ELEVATION



# SURROUNDING AMENITIES



## SHOPPING & ENTERTAINMENT

- 1 SHERWAY GARDENS
- 2 HOME DEPOT
- 3 BEST BUY
- 4 WALMART SUPERCENTRE
- 5 SMARTCENTRES ETOBICOKE
- 6 CLOVERDALE MALL
- 7 LOWE'S
- 8 CANADIAN TIRE
- 9 FARM BOY
- 10 IKEA
- 11 SOBEYS
- 12 CINEPLEX
- 13 COSTCO
- 14 LCBO
- 15 NO FRILLS

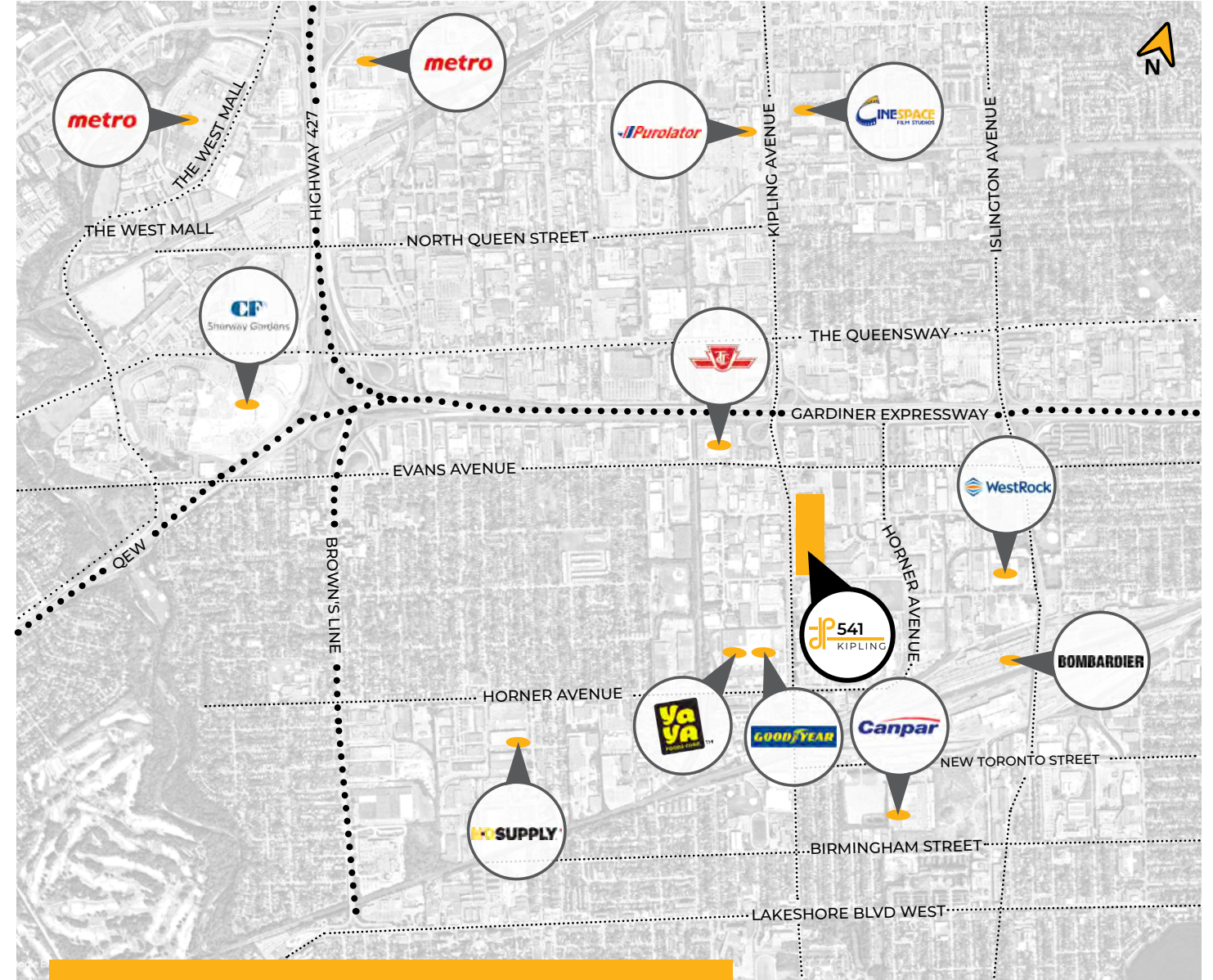
## RESTAURANTS

- 1 GREAT LAKES BREWERY
- 2 MILESTONES
- 3 SANREMO BAKERY
- 4 MANDARIN
- 5 WENDY'S
- 6 SWISS CHALET
- 7 BURGER KING
- 8 WILD WINGS
- 9 RED LOBSTER
- 10 JACK ASTOR'S BAR & GRILL
- 11 THE KEG STEAKHOUSE + BAR
- 12 JOEY SHERWAY
- 13 CACTUS CLUB

## SERVICES

- 1 RBC ROYAL BANK
- 2 BMO
- 3 TD CANADA TRUST
- 4 COSTCO GAS
- 5 ESSO
- 6 PETRO CANADA
- 7 SERVICE CANADA
- 8 ETOBICOKE MEDICAL CENTRE
- 9 FIT4LESS
- 10 GTA MOTORCARS INC.
- 11 WORLD FINE CARS
- 12 MARINO'S AUTO GROUP
- 13 ARMIN AUTO SALES

# NEIGHBOURING BUSINESSES



**STRATEGICALLY  
LOCATED IN THE  
HEART OF ETOBICOKE**

# THE TEAM

## Beedie/

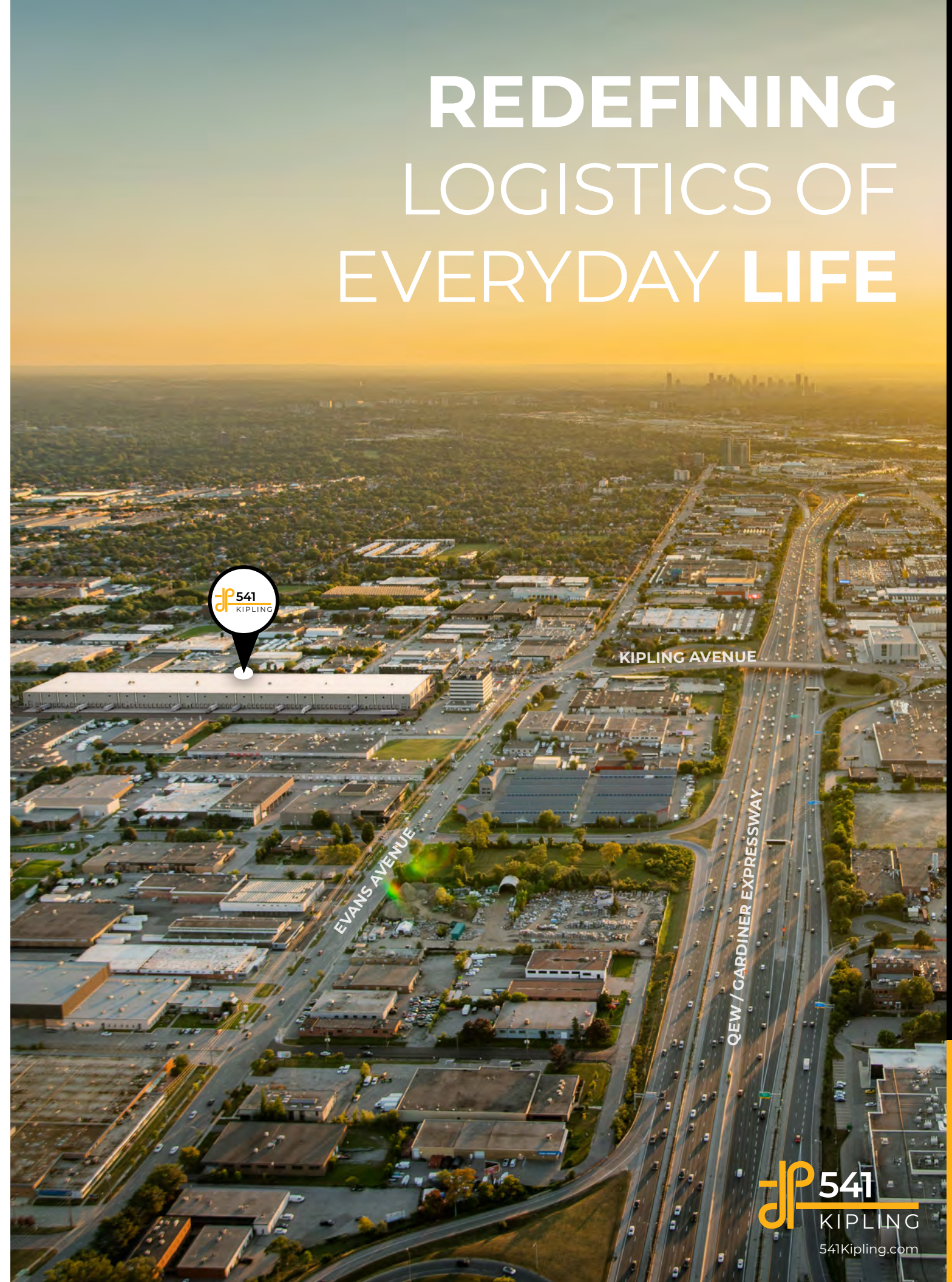
Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Canada's largest private industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of nearly 16 million square feet of leasable space across North America, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support. With the integration of acquisition, development, design, construction, sales, asset management, and after-sales care under one roof, Beedie has built an all-encompassing approach to the way they are building for the future.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

## AVISON YOUNG

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

# REDEFINING LOGISTICS OF EVERYDAY LIFE





# 541 KIPLING

For more information, please contact:

**Ben Sykes\***, SIOR

Principal

416.903.5340

ben.sykes@avisonyoung.com

**Ryan G. Cunningham\***

Principal

905.283.2384

ryan.cunningham@avisonyoung.com

\*Sales Representative



541kipling.com

**Avison Young  
Commercial Real Estate Services, LP, Brokerage**

77 City Centre Drive, Suite 301 Mississauga, Ontario, Canada L5B 1M5  
T 905.712.2100 F 905.712.2937 [avisonyoung.ca](http://avisonyoung.ca)

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