

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

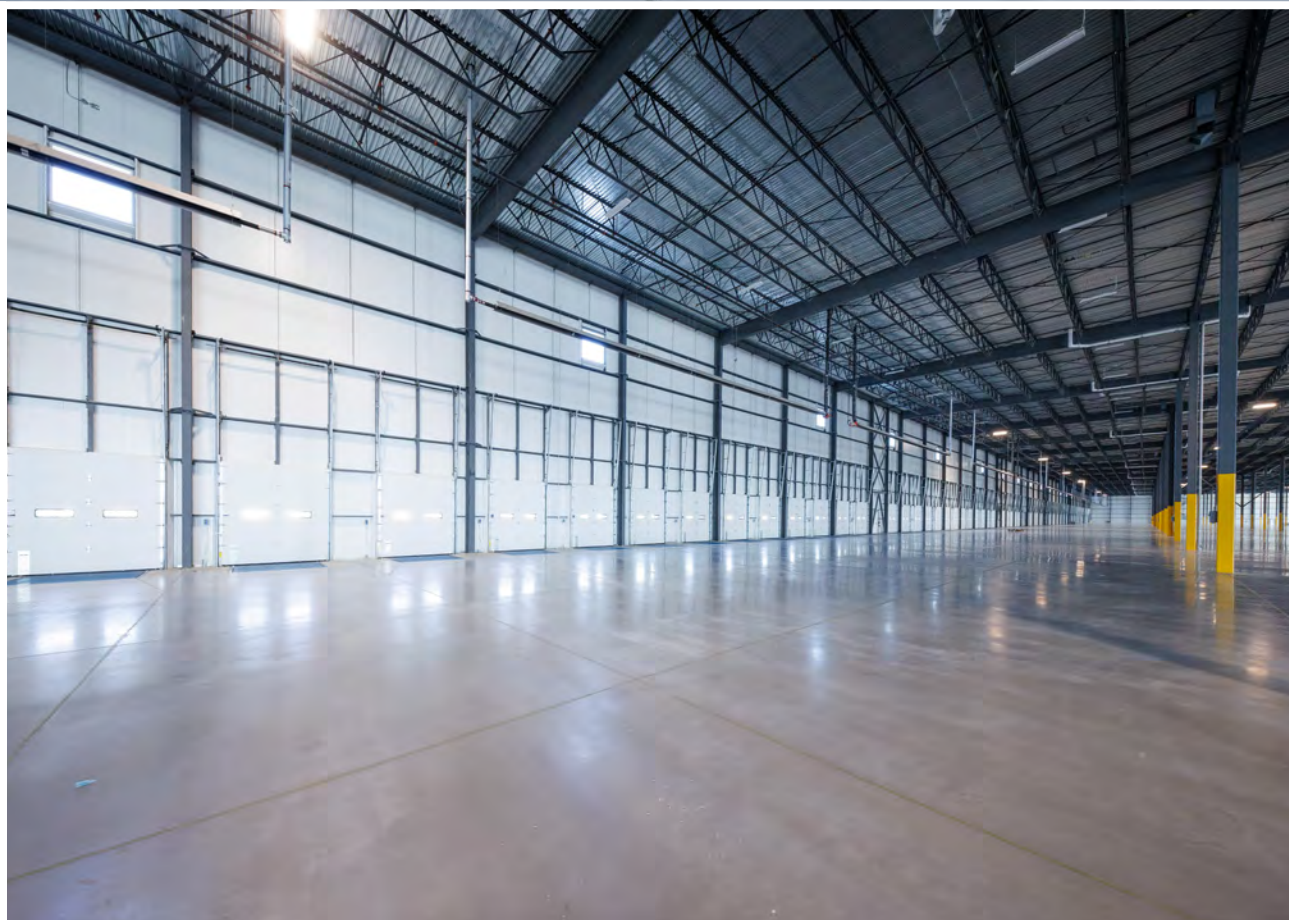
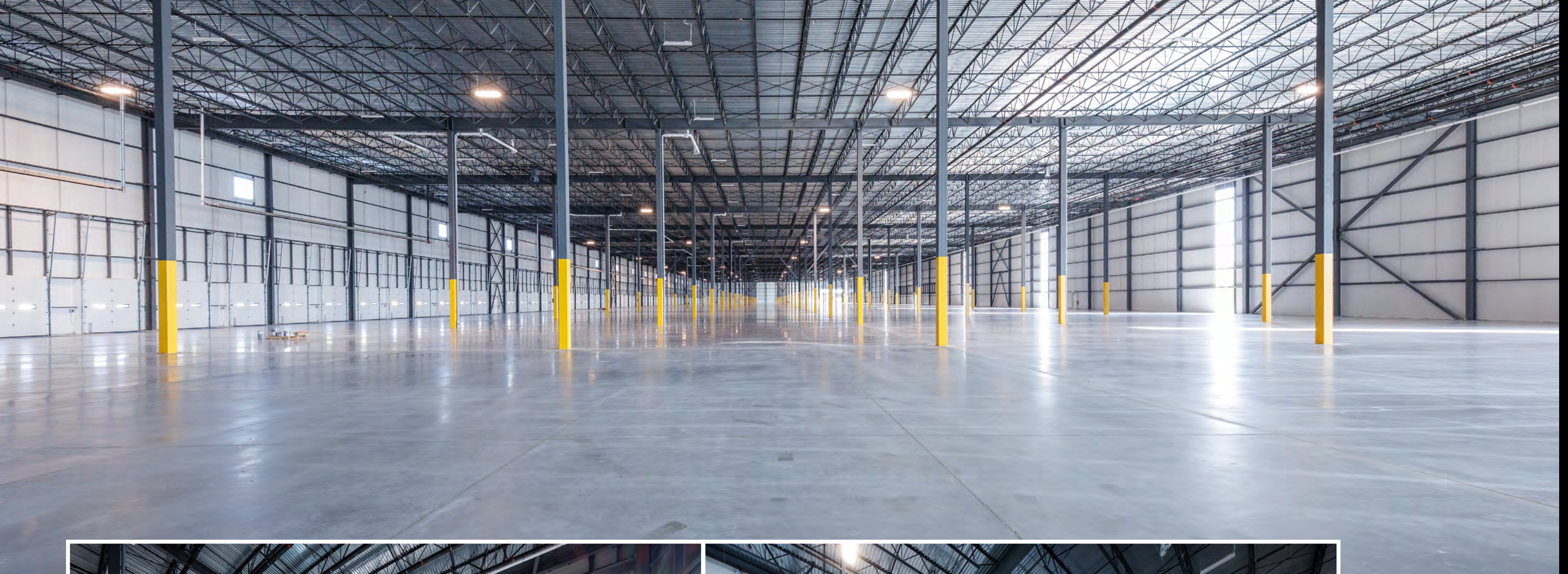
Avison Young is pleased to introduce the lease offering of a 337,210 SF state-of-the-art last-mile distribution facility located at 541 Kipling Avenue in Toronto, Ontario.

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

Full Building	225,000 SF +	100,000 SF +
\$17.95 psf Net	\$18.50 psf Net	\$18.95 psf Net

T.M.I. (2024 est)
\$4.19 psf



REDEFINING LOGISTICS OF EVERYDAY LIFE



SITE PLAN

337,210 SF



SHIPPING
76 Truck Level
2 Drive-in Doors



LIGHTING
LED



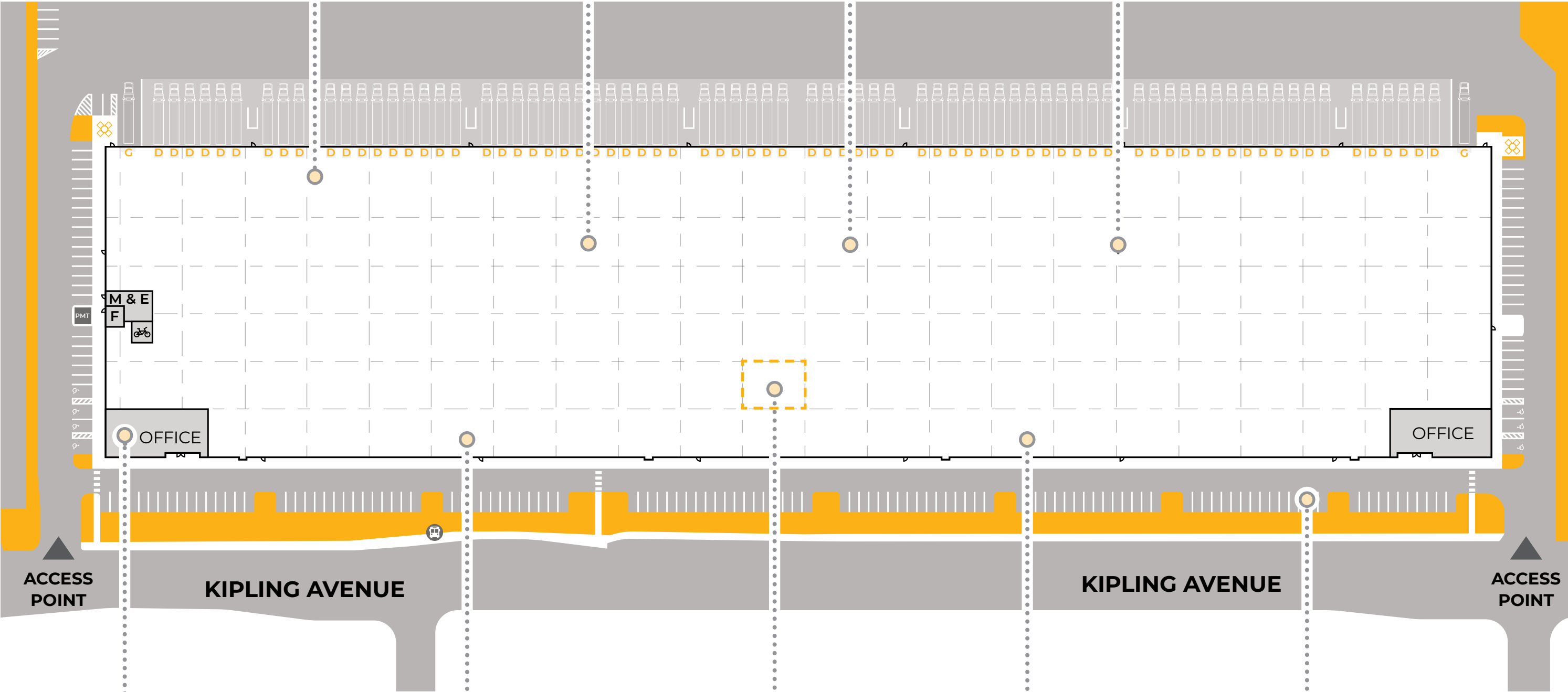
POWER
3000 Amps
347/600 Volt
3 Phase 4 Wire



ENERGY EFFICIENCY
Targeting
LEED Gold
Certification



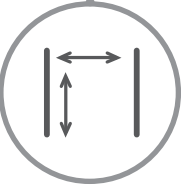
RAIL ACCESS
3 Active Rail
Spurs Available



OFFICE AREA
2.5% - To Suit



CLEAR HEIGHT
40'



BAY SIZE
55'w x 42'5'd



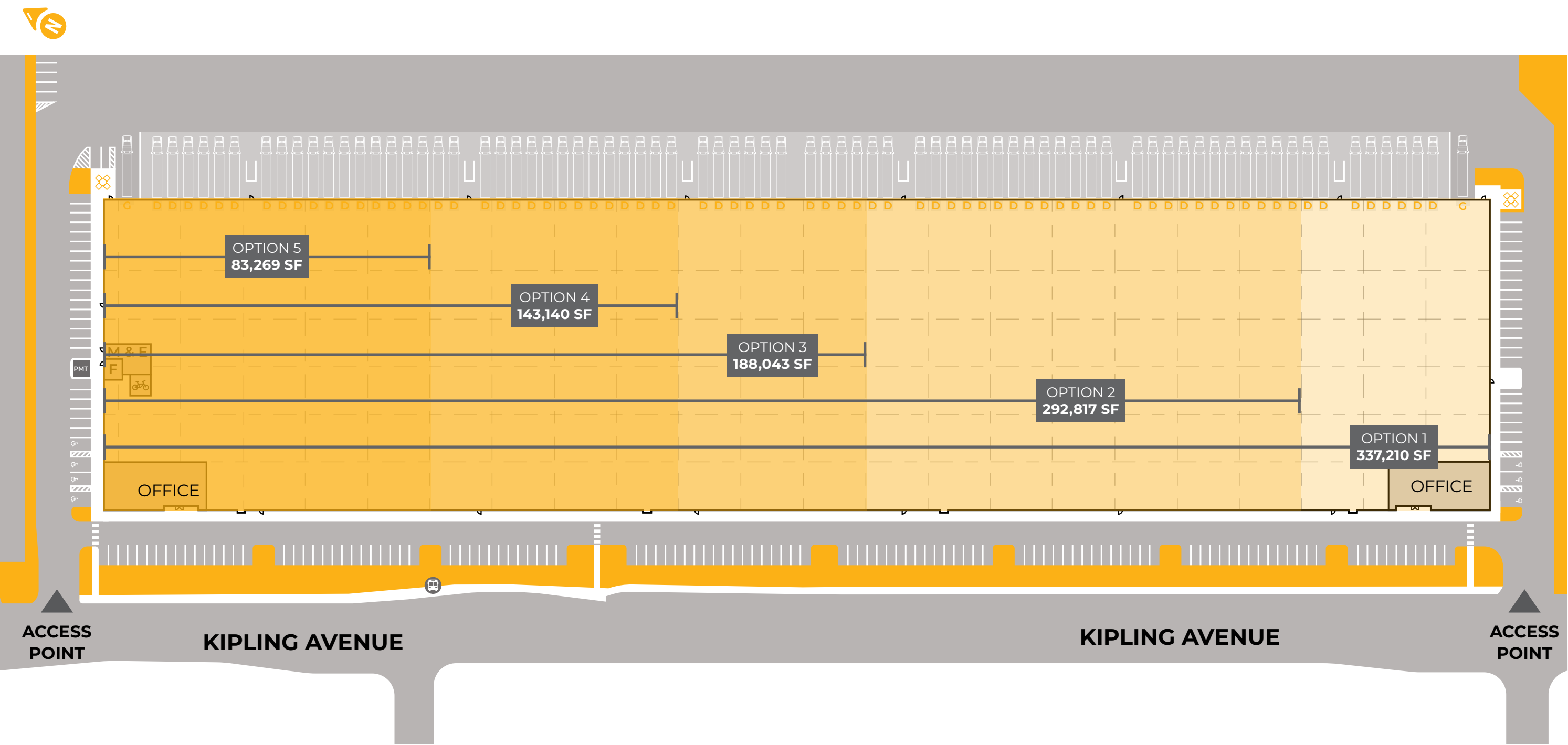
SPRINKLERS
ESFR



PARKING SPACES
178

DEMISING OPTIONS

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



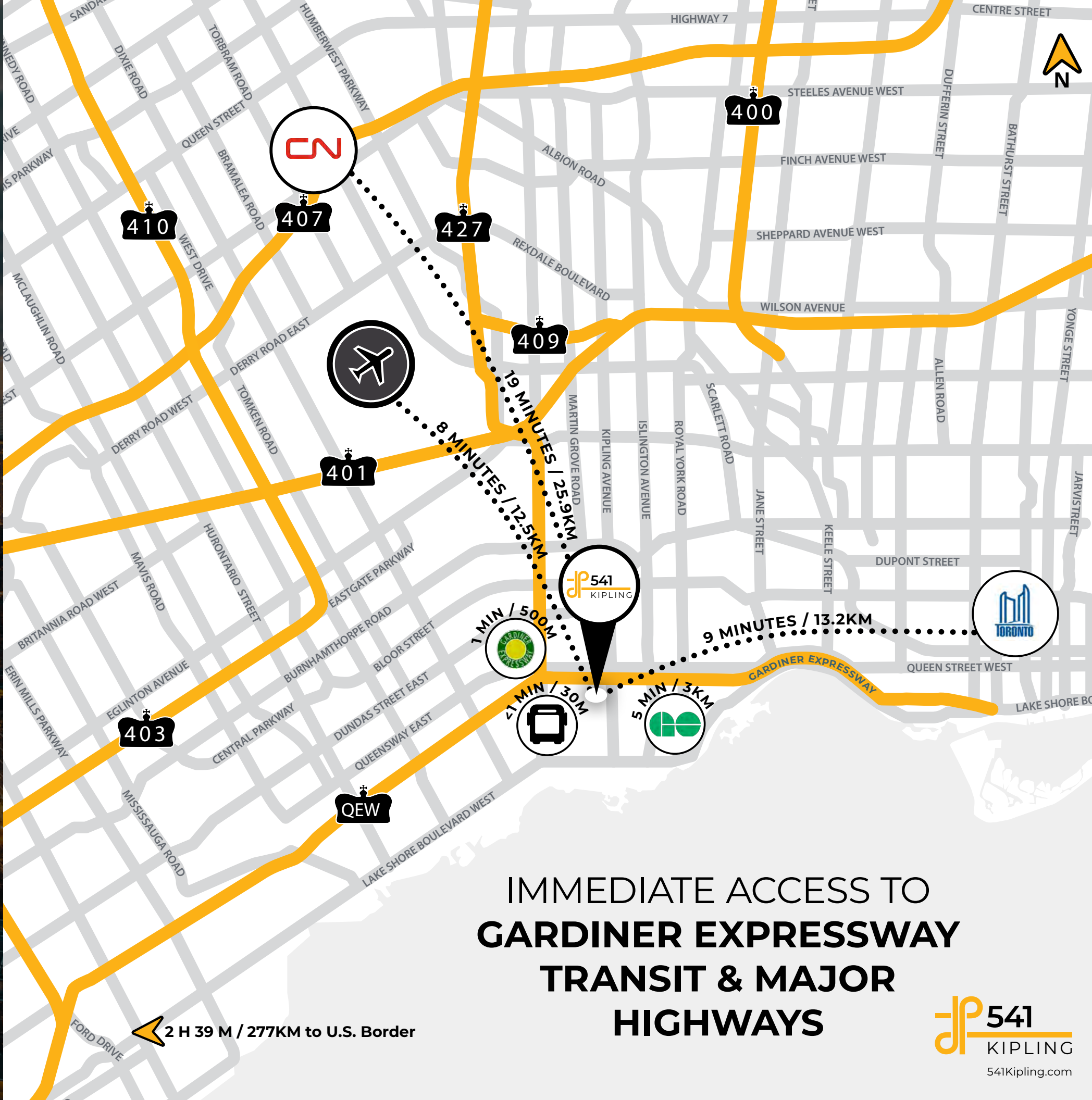


REDEFINING LOGISTICS OF EVERYDAY **LIFE**

[▶ View Property Video](#)



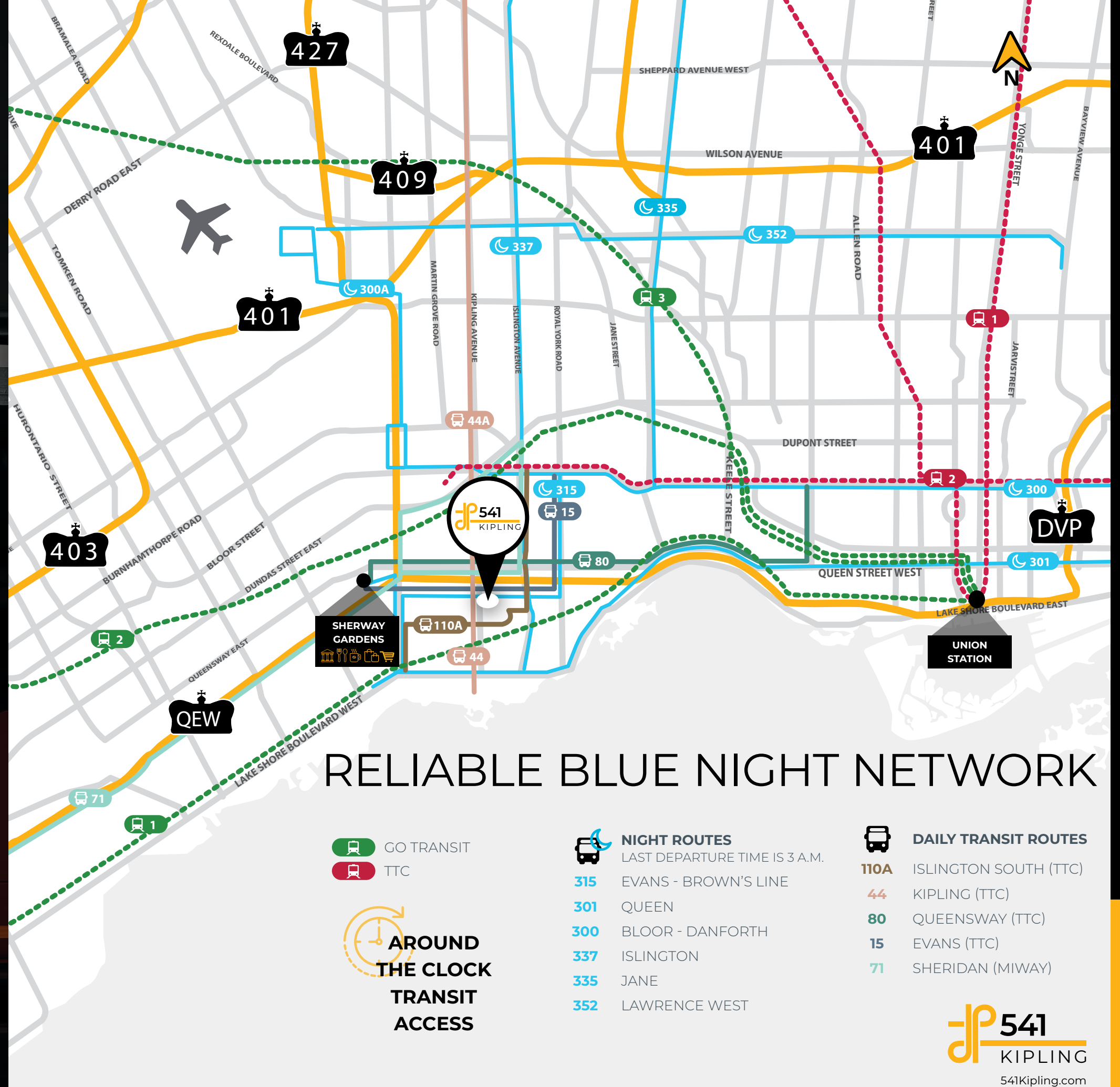
DOWNTOWN IN TEN



IMMEDIATE ACCESS TO
GARDINER EXPRESSWAY
TRANSIT & MAJOR
HIGHWAYS

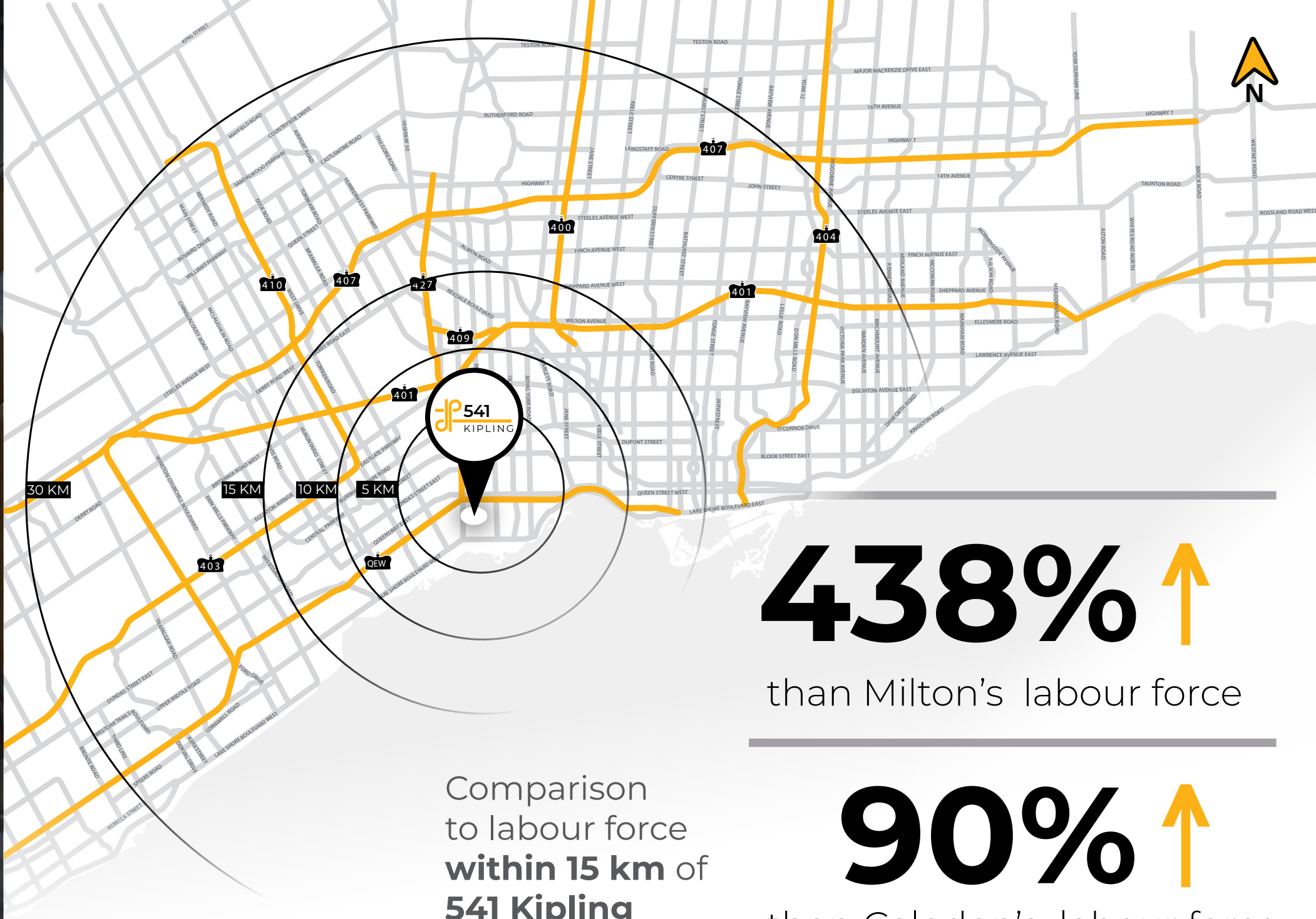


24/7
TRANSIT
AT FRONT
DOOR





UNMATCHED 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
TOTAL	15,918	76,593	145,384	428,236

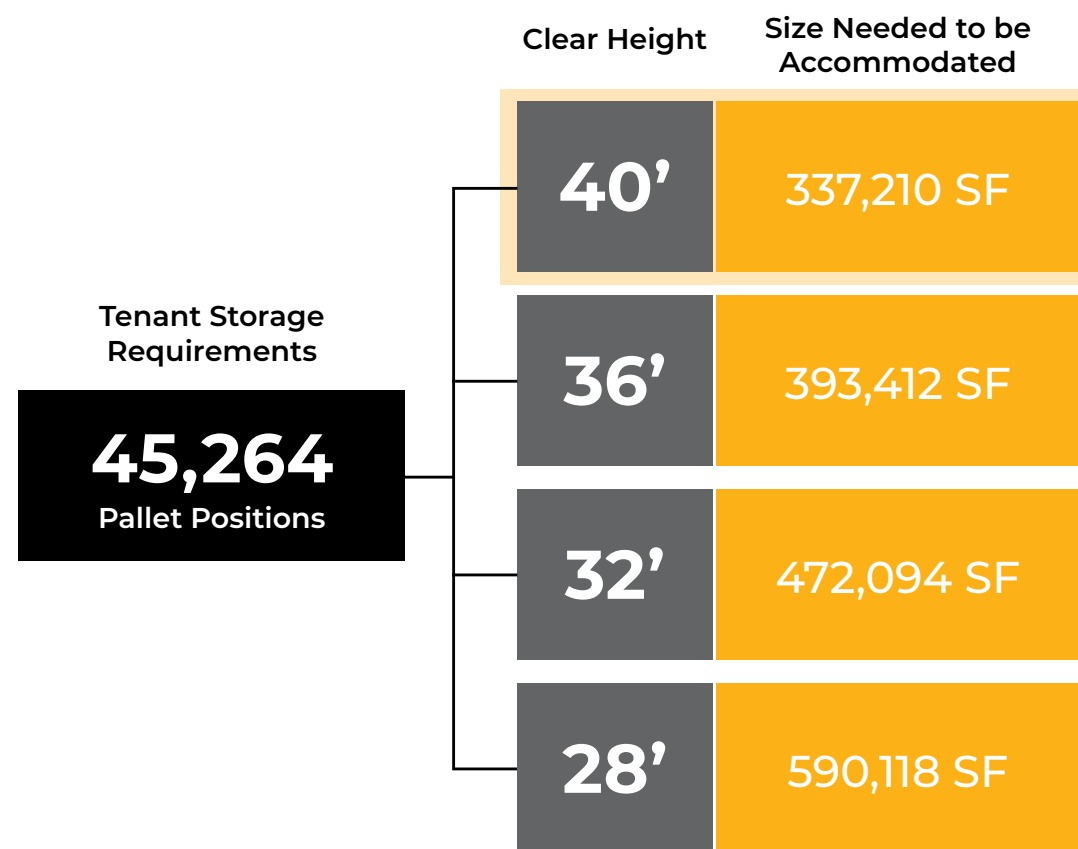
40' CLEAR HEIGHT SAVINGS

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

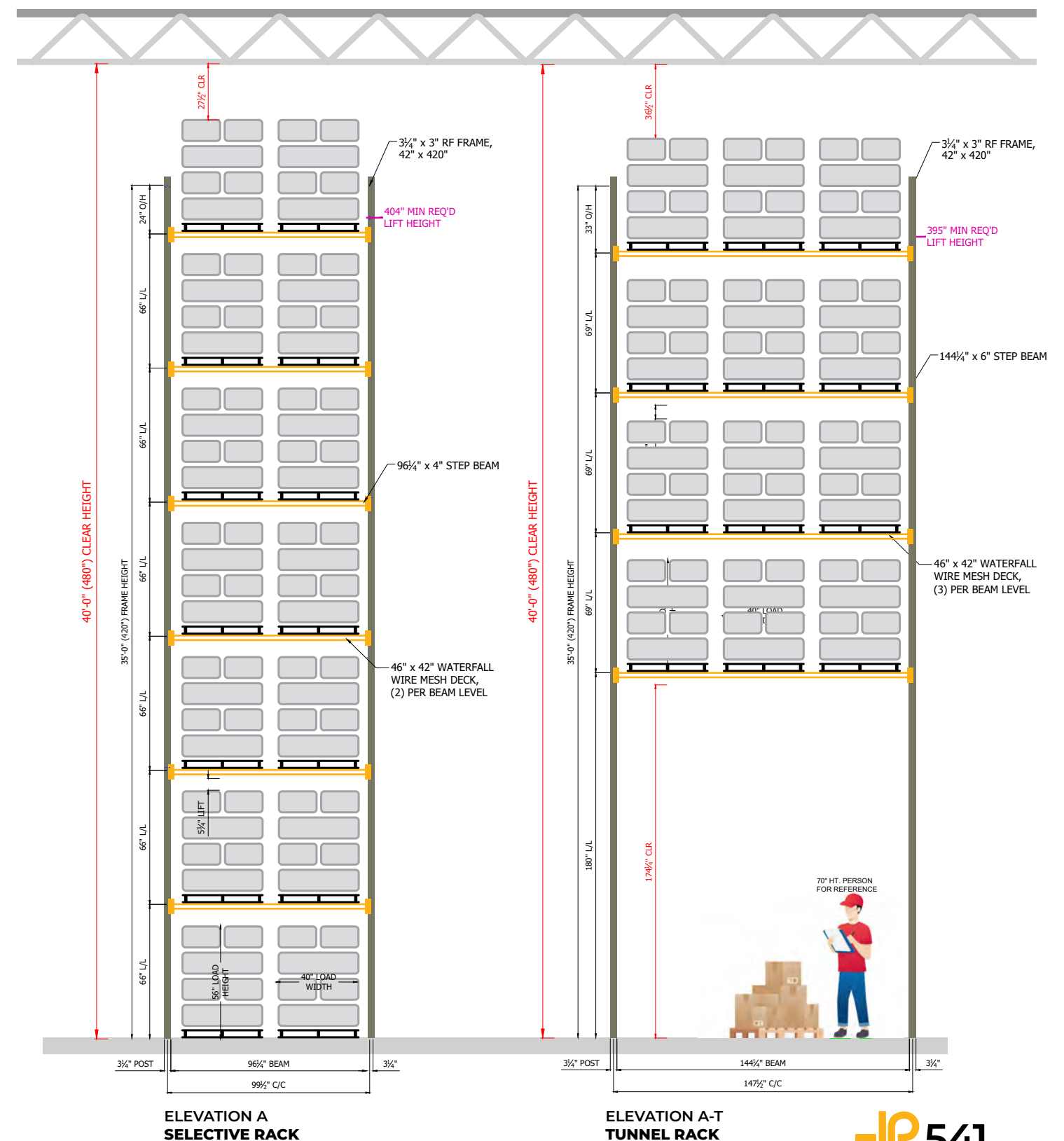
TARGETING LEED GOLD®

Sustainability Features

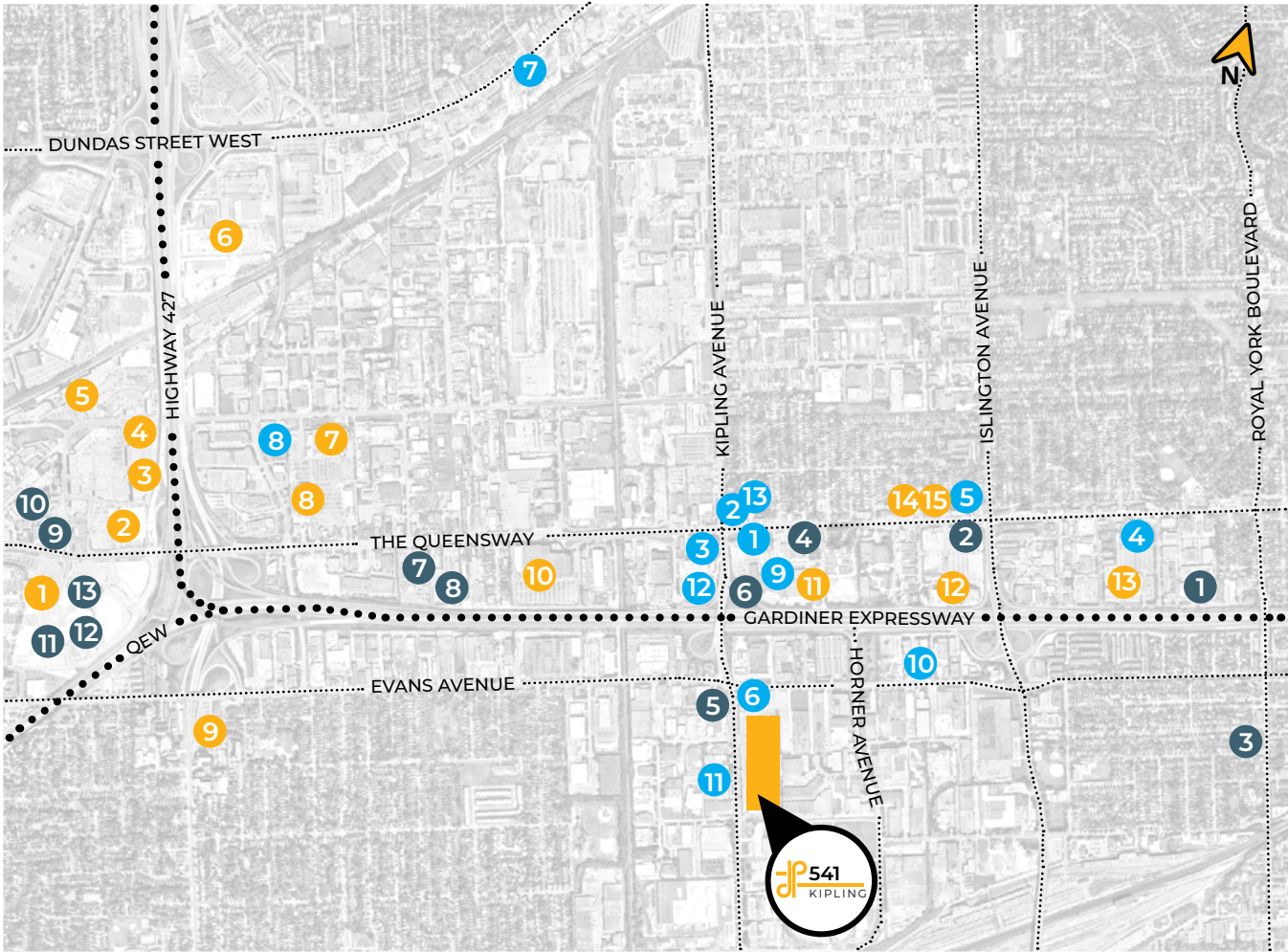
- Level 2, Wi-Fi connected, electric vehicle charging stations
- Low VOC-emitting materials
- High efficiency roof
- Exterior lighting design that reduces nighttime light pollution
- Efficient building envelope
- High efficiency Cambridge Unit Heaters
- Water efficient fixtures
- High performance envelope 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/

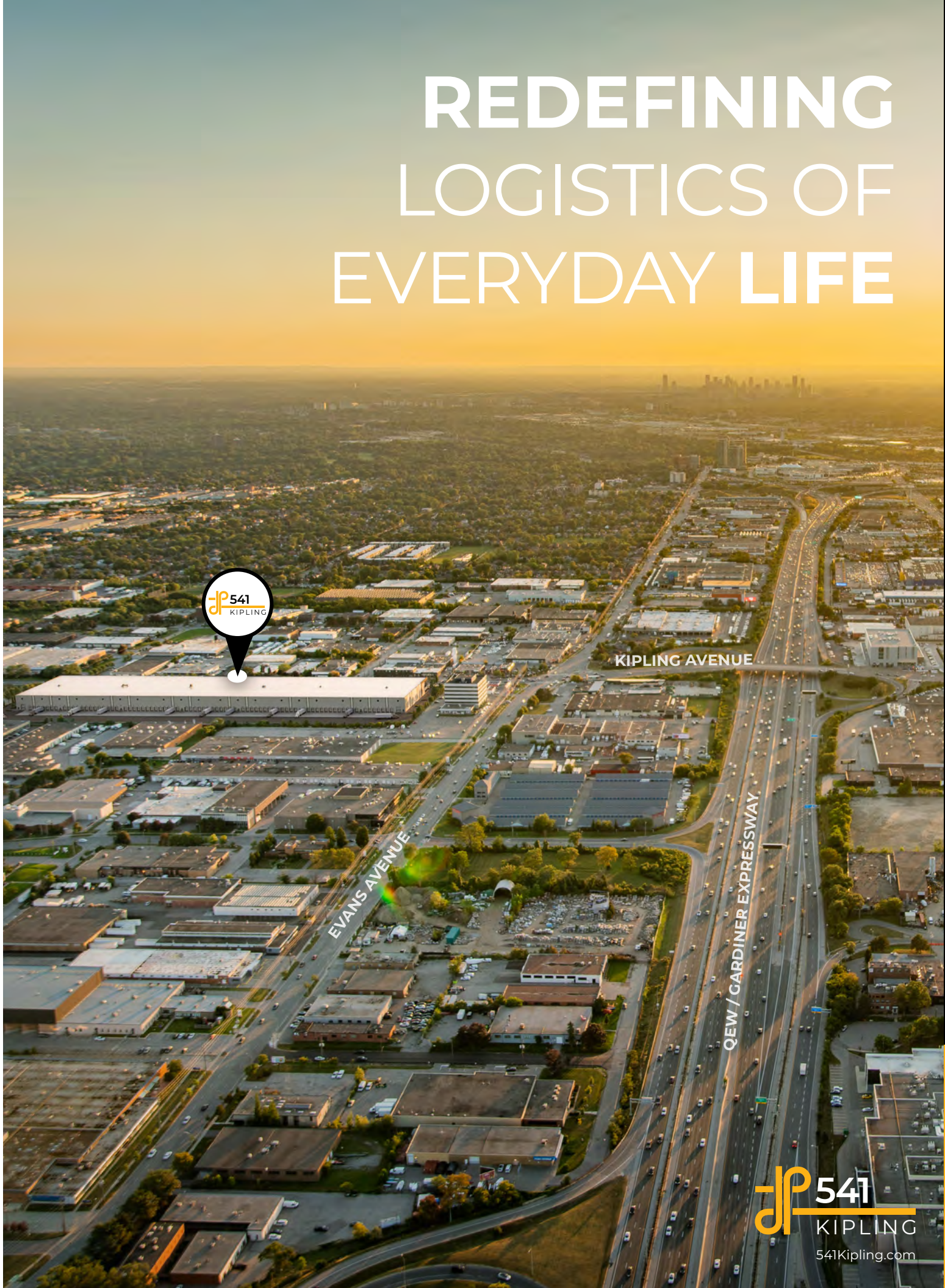
Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Canada’s largest private industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio 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

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