

NEW BROKER INCENTIVE: 2.5% Co-Operating Broker Commission For The Next 3 Units Sold

PRICING TABLE*

Building 1 - 2560 Morningside Avenue, Toronto, ON

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking	
12	4,750	2,146	6,896	\$520 PSF	0 D, 1 G	7 Stalls	
11	5,278	1,610	6,888	\$510 PSF	0 D, 1 G	7 Stalls	
10	Sold						
9	Sold						
8	Sold						
7	Sold						
6	Sold						
5	Sold						
3	Sold						
2	Sold						
1	11,855	1,807	13,662	\$520 PSF	2 D, 1 G	14 Stalls	

Building 2 - 2450 Morningside Avenue, Toronto, ON

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking	
15	Sold						
13	Sold						
12	Sold						
11	Sold						
10	Sold						
9	Sold						
8	Sold						
7	Sold						
6	9,255	1,815	11,070	\$510 PSF	2 D, 1 G	12 Stalls	
5	Sold						
3	Sold						
2	Sold						
1	9,488	1,827	11,315	\$525 PSF	2 D, 1 G	12 Stalls	

* Prices are subject to change without notice.

PRICING TABLE*

Building 3 - 2340 Morningside Avenue, Toronto, ON

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
9	8,883	1,818	10,701	-	2 D, 1 G	11 Stalls
8	9,191	1,804	10,995	-	2 D, 1 G	10 Stalls
7	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
6	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
5	9,191	1,804	10,995	\$510 PSF	2 D, 1 G	11 Stalls
3	9,191	1,804	10,995	\$510 PSF	2 D, 1 G	11 Stalls
2	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
1	9,488	1,853	11,341	-	2 D, 1 G	11 Stalls

* Lease opportunities also available.



Selling your business and retaining an income producing real estate asset.

1



Selling your facility and leasing back the facility for a substantial cash infusion.

2

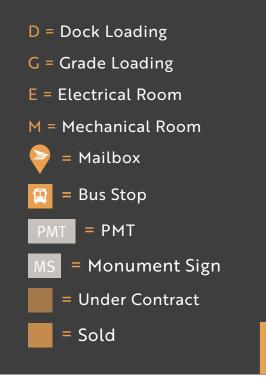
Selling both your business and the facility together.

3

Controlling your real estate will allow you to grow your business with confidence. Take advantage of one of the top industrial markets in North America by building equity. By purchasing a brand new facility, you minimize your business's exposure to large capital repairs / replacements for the first 15 years of ownership.

MARKETING PLAN

LEGEND





COMPLETION DATE

Move-in Ready



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