



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.



OWNING YOUR COMPANY'S REAL ESTATE PROVIDES FLEXIBLE EXIT STRATEGIES FOR BUSINESS OWNERS.

1

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

2

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

3

Selling both your business and the facility together.

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

D = Dock Loading

G = Grade Loading

E = Electrical Room

M = Mechanical Room

 = Mailbox

 = Bus Stop

 = PMT

 = Monument Sign

 = Under Contract

 = Sold



COMPLETION DATE

Move-in Ready



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Developed by **Beedie**

Marketed by **CUSHMAN & WAKEFIELD**

