PURE INDUSTRIAL

Hopewell DEVELOPMENT

CBRE

DESIGN BUILD LEASE

NEW TORONTO BUSINESS PARK

260 EIGHTH STREET, TORONTO

256,865 & 209,442 Sq. Ft.

PURE LAST MILE

CONTACT US TODAY FOR MORE INFORMATION

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CBRE Limited, in partnership with Pure Industrial and Hopewell is proud to introduce a first class last-mile industrial development for design build lease, featuring two buildings totaling up to 466,307 square feet in Toronto, Ontario.

FIRST CLASS DEVELOPMENT. PURE LAST MILE LOCATION.

Backed by **Pure Industrial**'s outstanding reputation for design and quality, this development is perfectly positioned with unprecedented access to downtown Toronto and major transportation routes.

The 20 acre property is located just west of Islington Avenue, at the intersection of New Toronto Street and Eighth Street. Ideally positioned with access to Lake Shore Boulevard and the Gardiner Expressway via Kipling or Islington Avenue, providing downtown Toronto access in 10 minutes.

PURE SPECIFICATIONS**

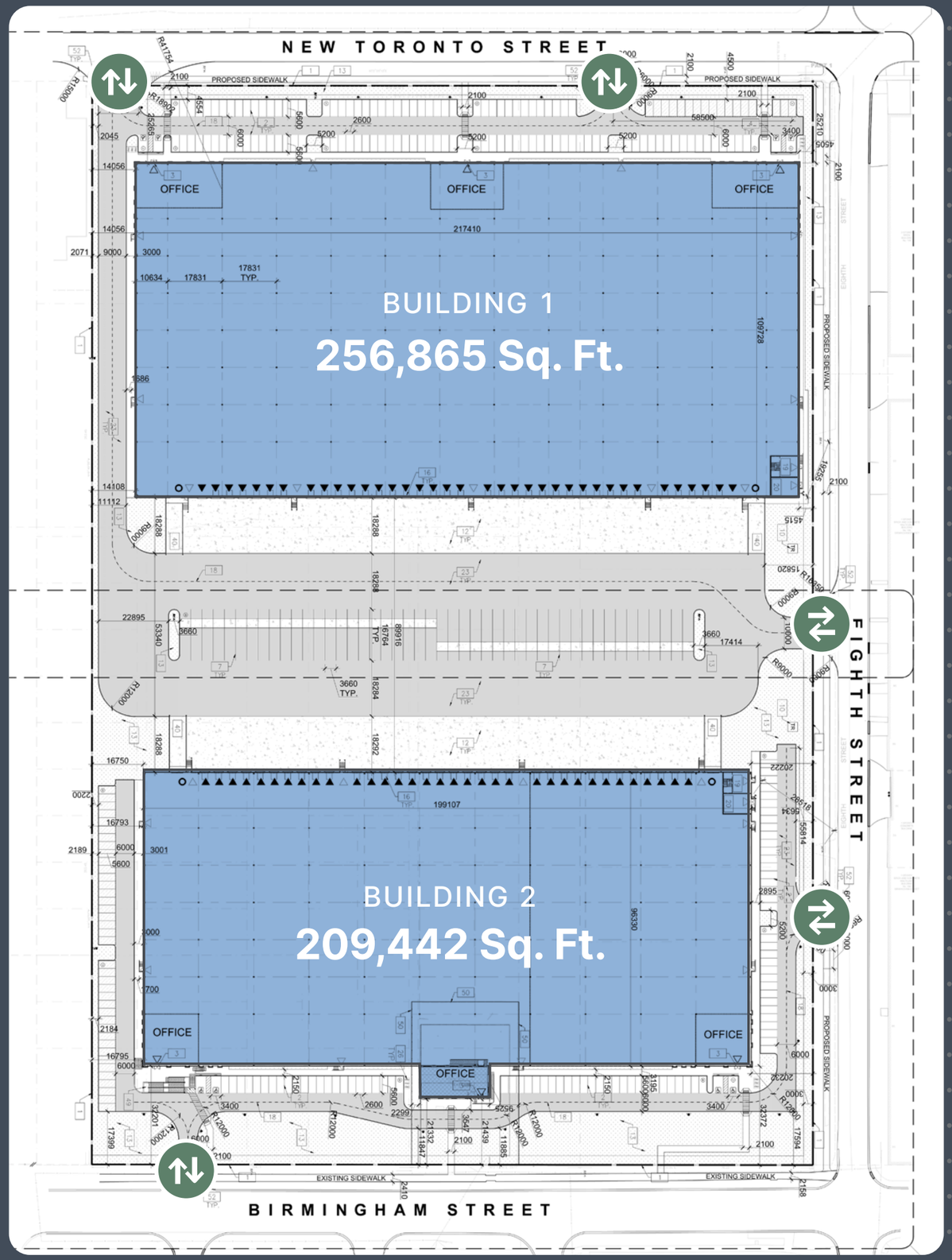
DOWNLOAD FULL SITE PLAN

	BUILDING 1	BUILDING 2
Size	256,865 Sq. Ft.	209,442 Sq. Ft.
Shipping	37 Truck level doors 2 Drive-in doors	34 Truck level doors 2 Drive-in doors
Office	TBC	2,604 Sq. Ft. (3-Storey Heritage Building)

GENERAL SPECIFICATIONS

Clear Height	36'
Bay Sizes	59' (w) x 40' (d), 60' Marshalling Bay
Car Parking	263 Stalls
Accessible Parking	8 Stalls
Bicycle Parking	24 Stalls
Trailer Parking	46 Stalls
Delivery	Approximately 20 months from lease execution** Larger single building plan also available, delivery approximately 26 months from lease execution – speak to Listing Agents.
Zoning	Zone E 1.0 - Employment Industrial Zone IC.2

***Some building modifications possible, significant changes to site plan will impact delivery date.*



PURE DESIGN
PURE HERITAGE

Expertly designed two building site plan totaling up to 466,307 square feet for design build lease which include the heritage designated New Toronto Hydro Substation building that will be a feature on the property for generations.

Downtown Toronto
10 MIN DRIVE
Gardiner Expressway
Mimico GO Station
4 MIN DRIVE • 10 MIN BIKE • 25 MIN WALK
Lake Shore Boulevard
10 MIN WALK • 2 MIN BIKE
New Toronto Street
Birmingham Street
DEDICATED BIKE LANE ON BIRMINGHAM

OVER HALF OF ONTARIO'S POPULATION LIVES WITHIN A ONE HOUR DRIVE OF THE SITE

848,000 CUSTOMERS

LIVING WITHIN 10KM RADIUS

UN-MATCHED LABOUR FORCE OF 719,208

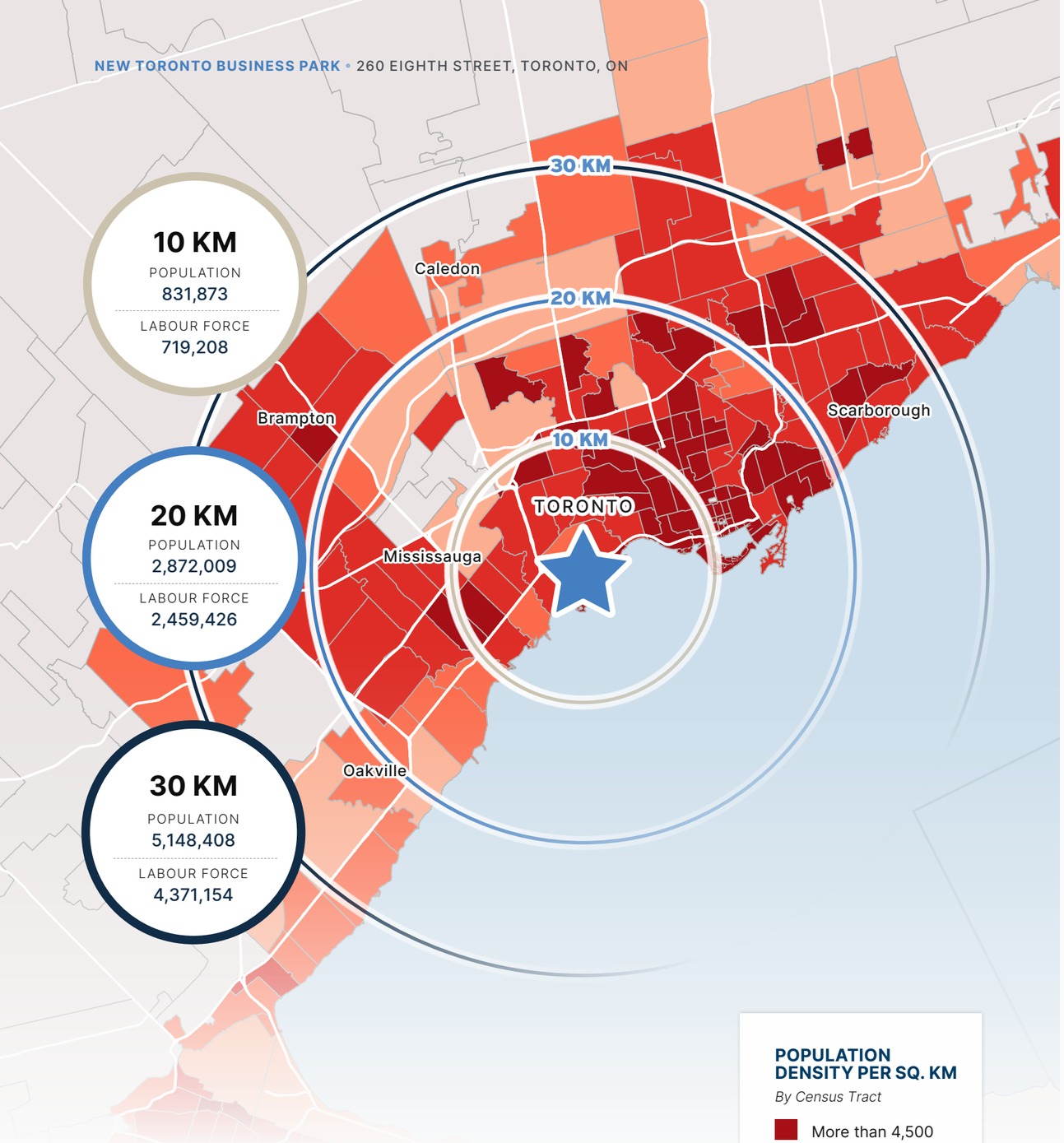
LIVING WITHIN A 10KM RADIUS

$2B TOTAL ONLINE SPENDING

WITHIN A 30KM RADIUS

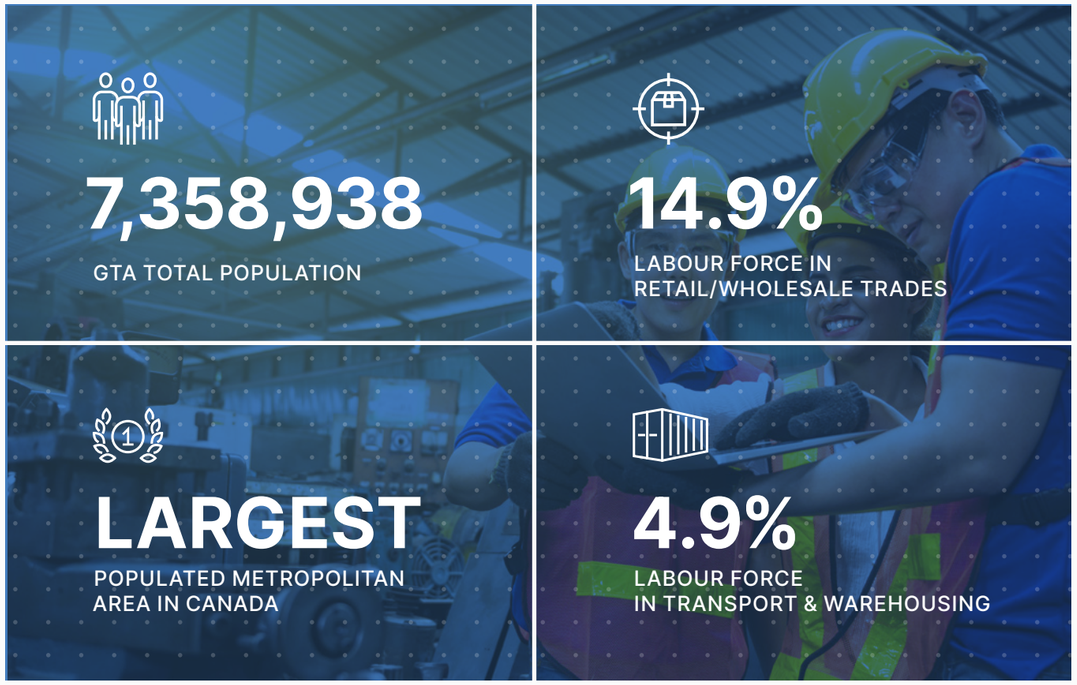
DRIVE DISTANCE

Gardiner Expressway	3 MIN / 2 KM	Highway 401	10 MIN / 13 KM	Brampton	25 MIN / 32 KM
Highway 427	6 MIN / 5 KM	Square One	16 MIN / 16 KM	Vaughan	26 MIN / 37 KM
Q.E.W.	5 MIN / 5.5 KM	Mississauga	16 MIN / 16 KM	Markham	30 MIN / 43 KM



PURE LABOUR PURE TALENT

Pure access to customers and an un-matched labour force.



	10 KM	20 KM	30 KM	GTA
Population	831,873	2,872,009	5,148,408	7,358,938
Labour Force	719,208	2,459,426	4,371,154	6,200,867
% of Labour Force in Transport & Warehousing	4.3%	4.4%	5.2%	4.9%
% of Labour Force in Manufacturing	6.8%	7.1%	8.3%	8.4%
% of Labour Force in Retail/Wholesale Trade	13.3%	13.4%	14.5%	14.9%
Avg. Household Income	$131,849	$139,667	$139,508	$141,676
Avg. Online Spending/Annum	$1,107	$1,138	$977	$916
# of Households	363,410	1,185,714	1,923,364	2,653,965

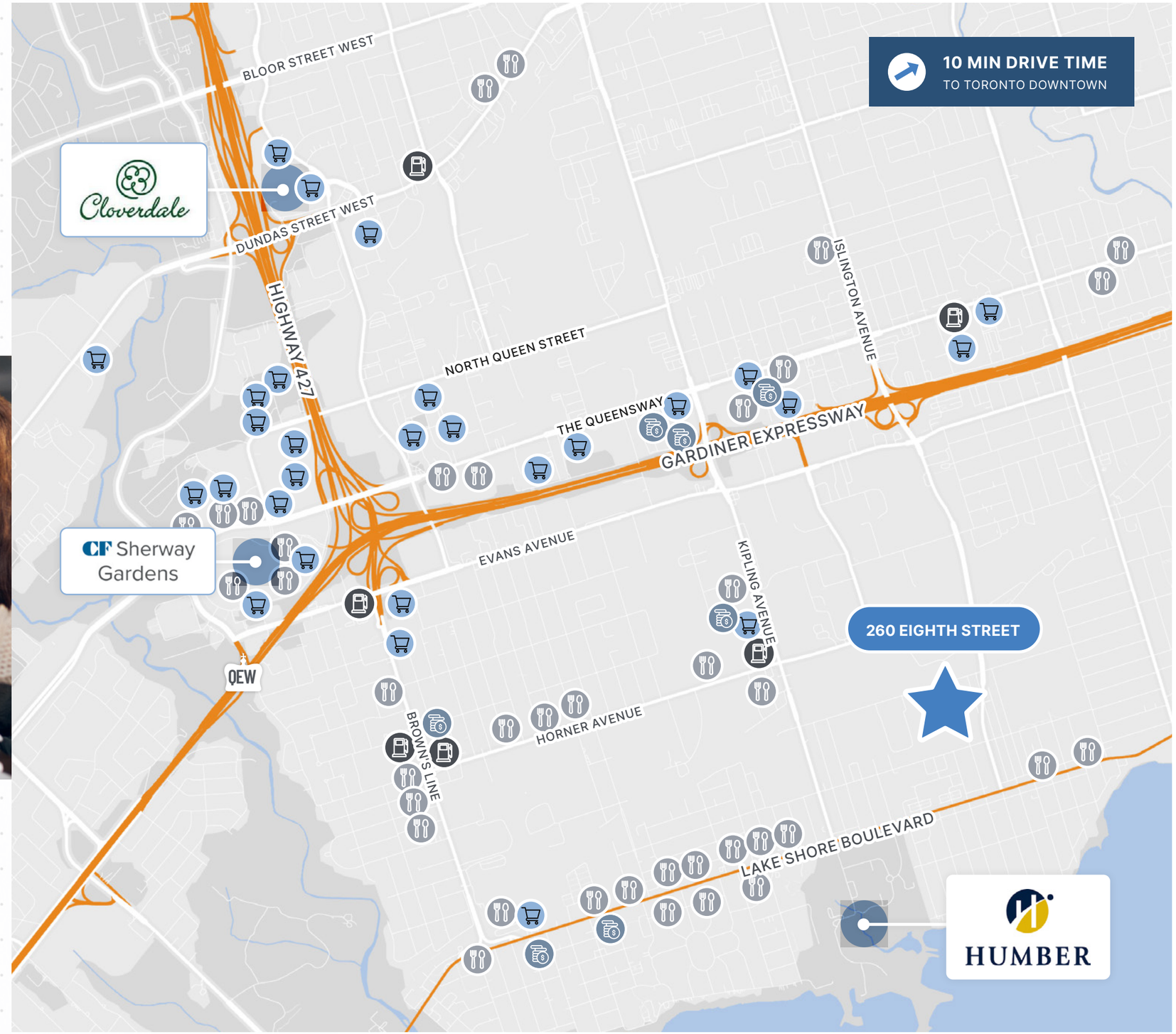
PURE TRANSIT

Accessible 24/7 Transit at your doorstep, with TTC bus stops nearby connecting commuters to TTC buses, streetcars, subway lines and the GO.

The Bloor-Danforth subway line runs through the southern part of South Etobicoke, with stations at Kipling, Islington, Royal York, and Old Mill. The area is also served by streetcars and several bus routes that connect to subway stations and other parts of the city.

PURE TORONTO

Strategically located in South Etobicoke surrounded by numerous amenities and corporate neighbours.



MAJOR AMENITIES

Within 10 minute drive

28+ SHOPPING PLACES

6 GAS STATIONS

39+ RESTAURANTS & CAFÉS

7 BANKS

THE TEAM

DEVELOPER

PURE INDUSTRIAL

pureindustrial.ca

Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

HOPEWELL

hopewelldevelopment.com

Hopewell has enjoyed more than 30 years in the real estate sector in North America. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers.

Hopewell manages every aspect of the development phase in a collaborative approach with its clients. Hopewell is a fully integrated company — engaging the right people at the right time to ensure all aspects of the development are aligned, including planning, engineering, entitlement approvals, construction management, along with the successful leasing of the project.

LEASING

cbre.ca

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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