



TORONTO EAST LOGISTICS HUB

601 MILNER AVENUE

AVAILABLE FOR LEASE

UP TO

242,191 SF



LAST MILE
DISTRIBUTION FACILITY

601 MILNER AVENUE, TORONTO

CUSHMAN & WAKEFIELD ULC, BROKERAGE

N NICOLA
WEALTH
REAL ESTATE

**CUSHMAN &
WAKEFIELD**
REAL ESTATE

A dark blue, semi-transparent background image of a modern logistics hub building with large glass windows and a flat roof. The building is situated in an industrial area with some trees and a parking lot visible in the foreground.

TORONTO EAST LOGISTICS HUB

YOU NEED TO BE HERE

242,191 SF UNIT FEATURES



242,191 SF
REMAINING (DIVISIBLE)



40'
CLEAR HEIGHT



56' X 40' BAY SIZE
WITH 60' DEEP
MARSHALLING BAY



39 TL DOORS
1 DRIVE IN SHIPPING DOOR



36
TRAILER PARKING



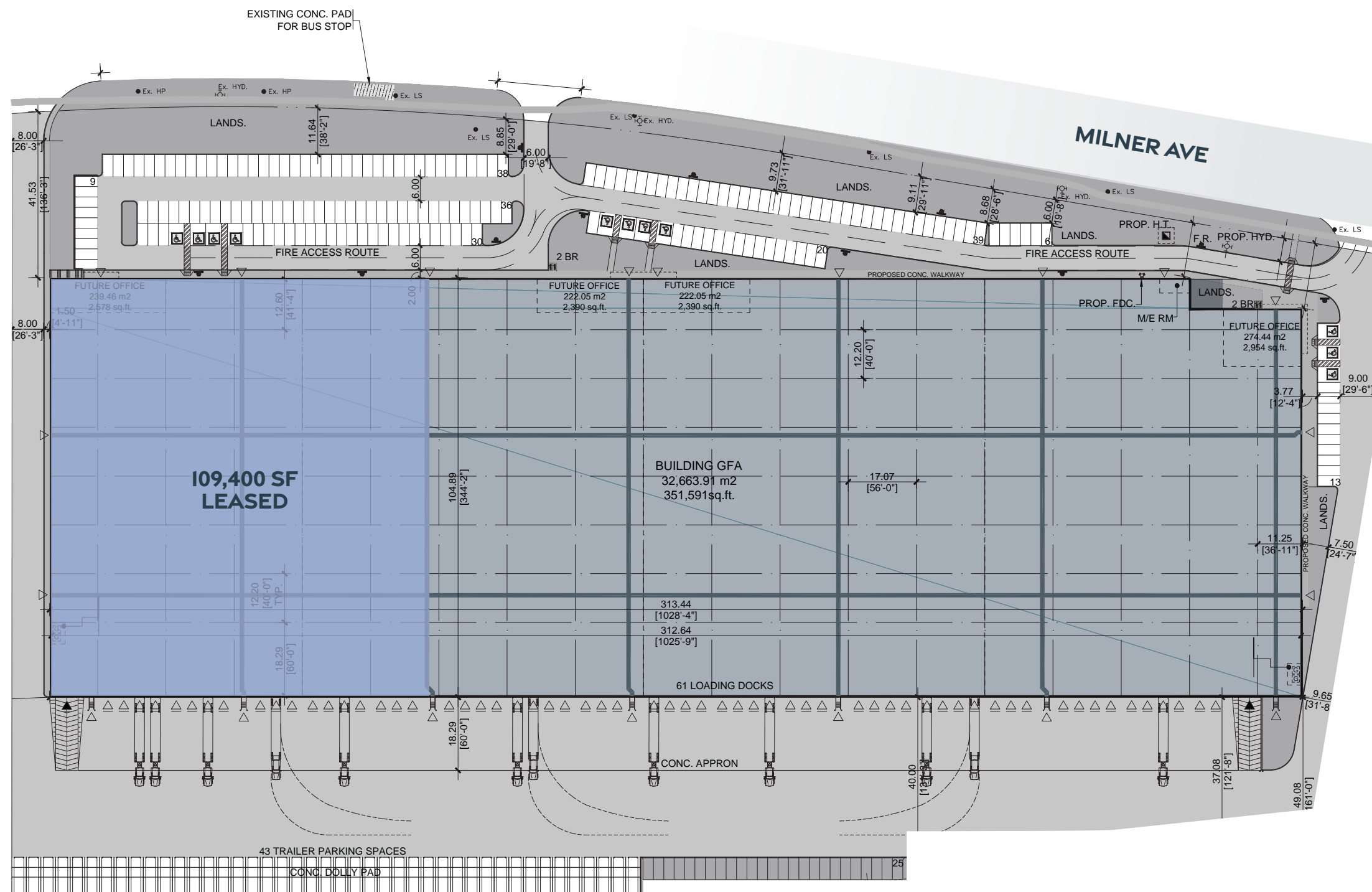
1,600A /600V
POWER



AMPLE
CAR PARKING



1,220' EXPOSURE
ONTO HIGHWAY 401





BUILDING DETAILS

BUILDING SIZE	351,591 SF DIVISIBLE
OFFICE AREA	3%
SHIPPING	61 TL, 2 DI
CLEAR HEIGHT	40' CLEAR
LIGHTING	LED
DOCK LEVELLERS	ELECTRO HYDRAULIC 40,000LB CAPACITY WITH AUTOMATIC DOOR OPENER
BAY SIZES	56' X 40' WITH 60' DEEP MARSHALLING BAY
POWER	1,600A/600V 3 PHASE, 4 WIRE BUILDING MAIN SERVICE
SPRINKLERS	ESFR
TRAILER PARKING	43
CAR PARKING	191

TARGETTING LEED SILVER

- High Efficiency interior LED lighting fixtures with motion sensors
- Exterior LED wallpacks
- High Efficiency roof mounted HVAC units
- New building constructed from recycled granular removed from the building demolition
- Bicycle Parking

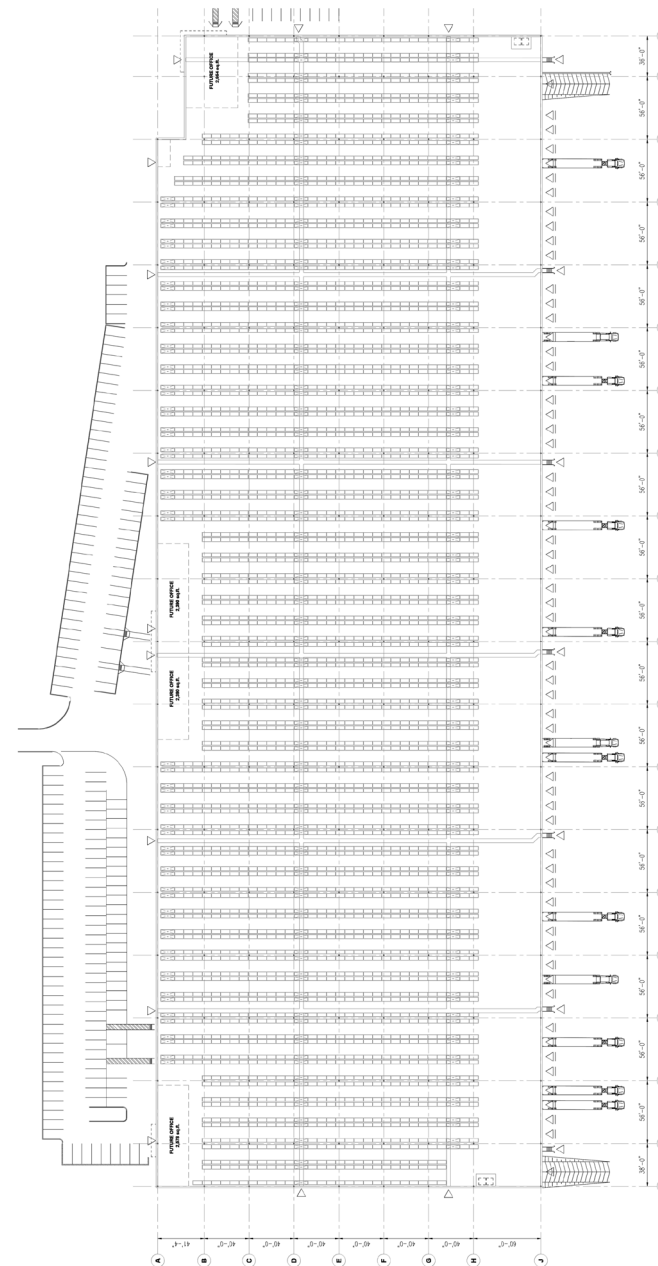


Strategically located, state of the art last mile facility suitable for warehousing and distribution operations

RACKING LAYOUT

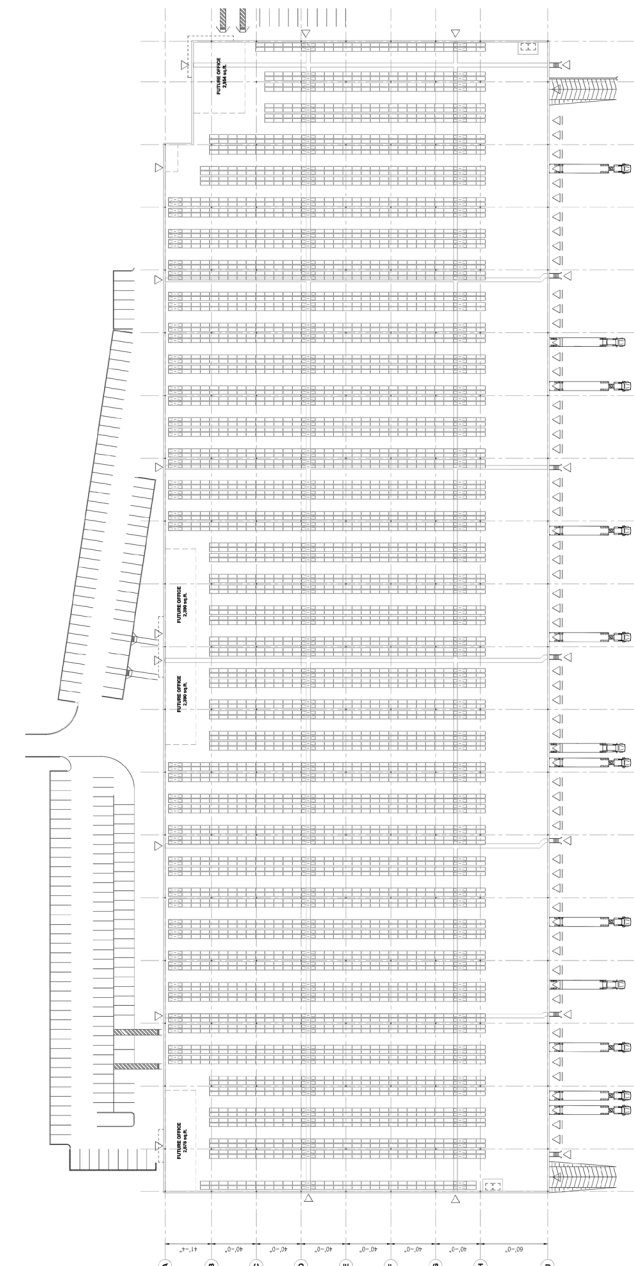
PALLET CAPACITY

Toronto East Logistics clear height at 40' has been designed to meet the demands of today's and tomorrow's industrial occupiers.



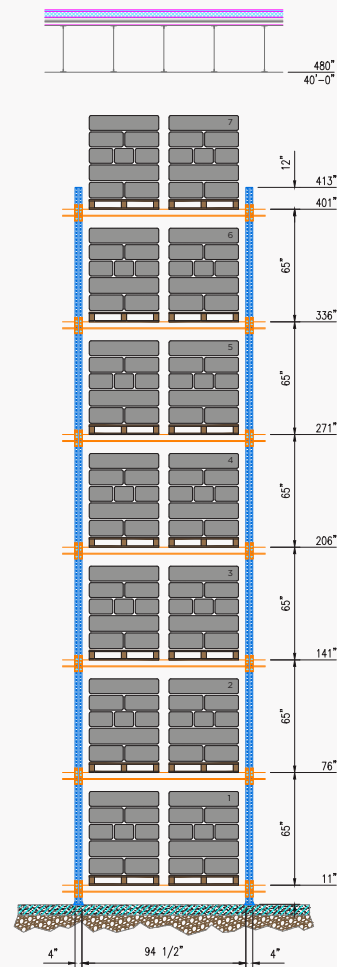
Single Selective
46, 972
Total Pallets

Designed by
www.racking.ca
 racking.ca



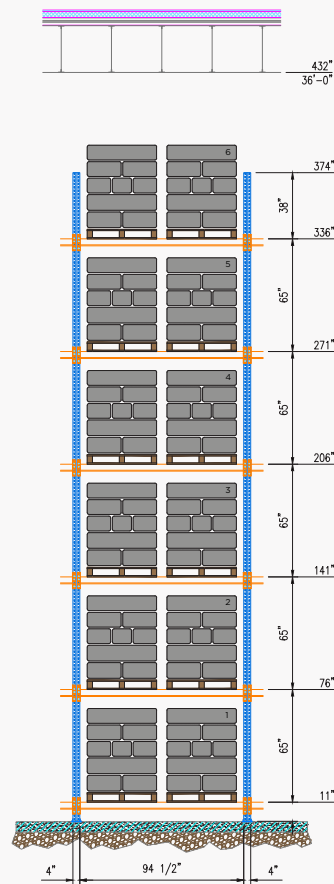
Double Deep
61,668
Total Pallets

CLEAR HEIGHT SAVINGS



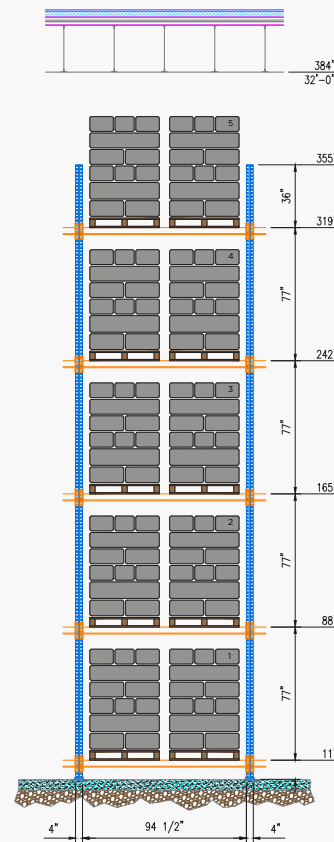
40' Clear
RACK ELEVATION

61,668
Net Pallet Count
DOUBLE DEEP



36' Clear
RACK ELEVATION

52,380
Net Pallet Count
DOUBLE DEEP



32' Clear
RACK ELEVATION

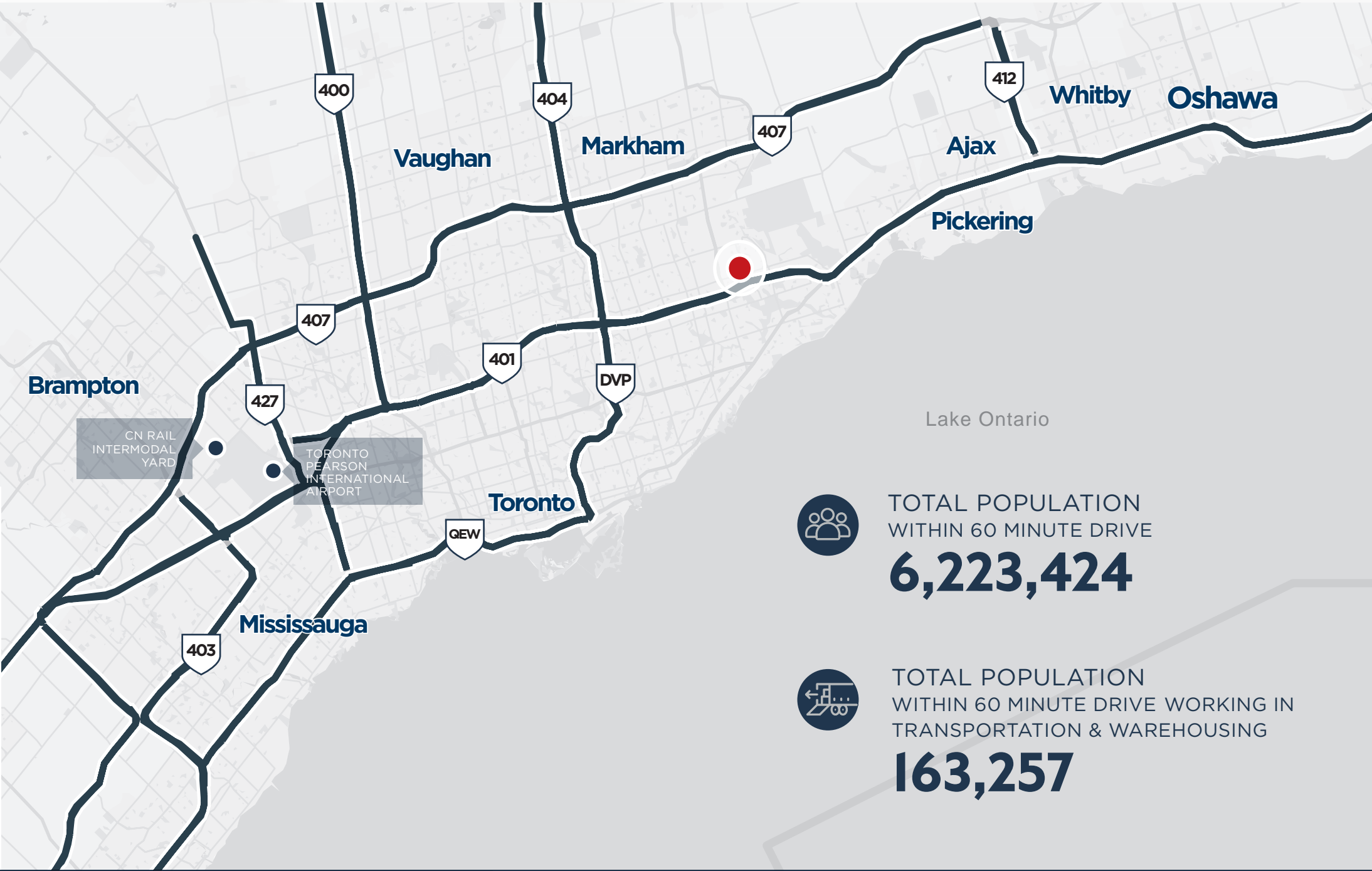
43,092
Net Pallet Count
DOUBLE DEEP



UNCOVER THE 40' ADVANTAGE

Toronto East Logistics 40-foot ceilings have been built to exceed standard industrial clear heights, resulting in a critical increase in storage capacity. By design, these towering clear heights also reduce total square footage requirements by approximately 30% (compared to 28' clear heights), leading to significant potential cost savings over time.

STRATEGICALLY LOCATED



DRIVE TIMES & DISTANCES

Highway 401	4 MINS	1.4 KM
Highway 407	23 MINS	17 KM
Highway 400	38 MINS	41 KM
Pearson Airport	43 MINS	37 KM
CN Rail Intermodal Yard	41 MINS	47 KM
Highway 427	38 MINS	49 KM
Downtown Toronto	56 MINS	28 KM
CP Rail Intermodal Yard	52 MINS	50 KM



TOTAL POPULATION
WITHIN 60 MINUTE DRIVE

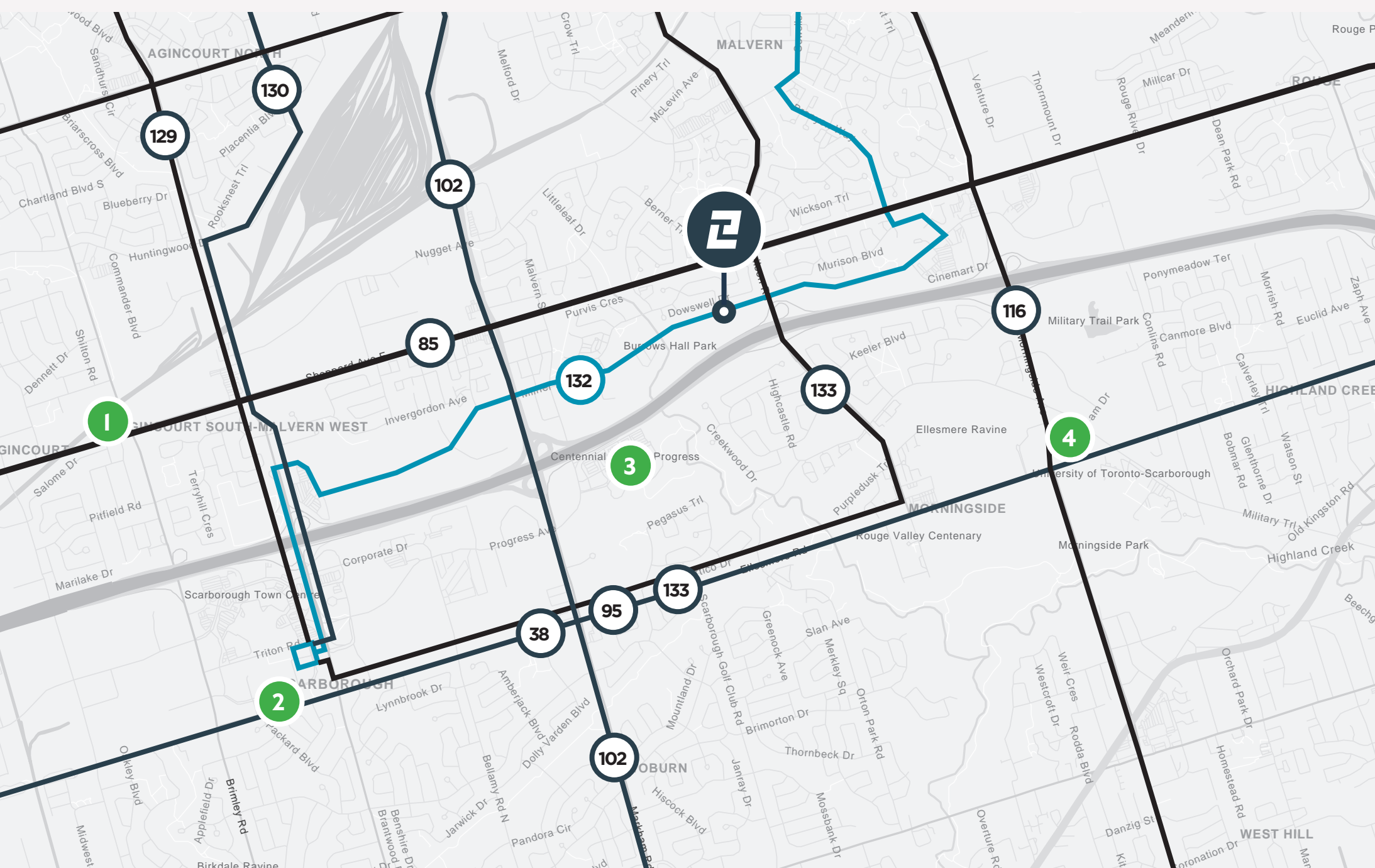
6,223,424



TOTAL POPULATION
WITHIN 60 MINUTE DRIVE WORKING IN
TRANSPORTATION & WAREHOUSING

163,257

PUBLIC TRANSPORTATION



CONVENIENTLY LOCATED

This property is strategically connected to various TTC stops, major highways and takes less than one hour to reach Pearson International Airport, CN Rail Intermodal Yard and the City of Toronto, making your tenants appreciate the location.

TTC Bus Stop (**ROUTE 132**)

AT FRONT DOOR

- | | | |
|--------------------------|----------------|----------------|
| 1. Agincourt GO | 12 MINS | 6 KMS |
| 2. Scarborough Centre GO | 8 MINS | 4.3 KMS |
| 3. Centennial College GO | 5 MINS | 2.3 KMS |
| 4. UofT Scarborough GO | 5 MINS | 3.4 KMS |

THE NEIGHBOURHOOD

RETAIL

1. Scarborough Town Centre
2. Malvern Town Centre
3. Shoppers Drug Mart
4. Leon's Furniture
5. Walmart
6. Canadian Tire
7. Staples
8. Home Depot
9. LCBO
10. The Beer Store
11. Lee Valley
12. Dollarama
13. Best Buy
14. Winners
15. Sheridan Nurseries
16. East Court Ford Lincoln
17. Toyota Canada
18. Morningside Nissan

GAS STATIONS

1. Shell
2. Esso
3. Petro-Canada
4. Husky
5. Circle-K

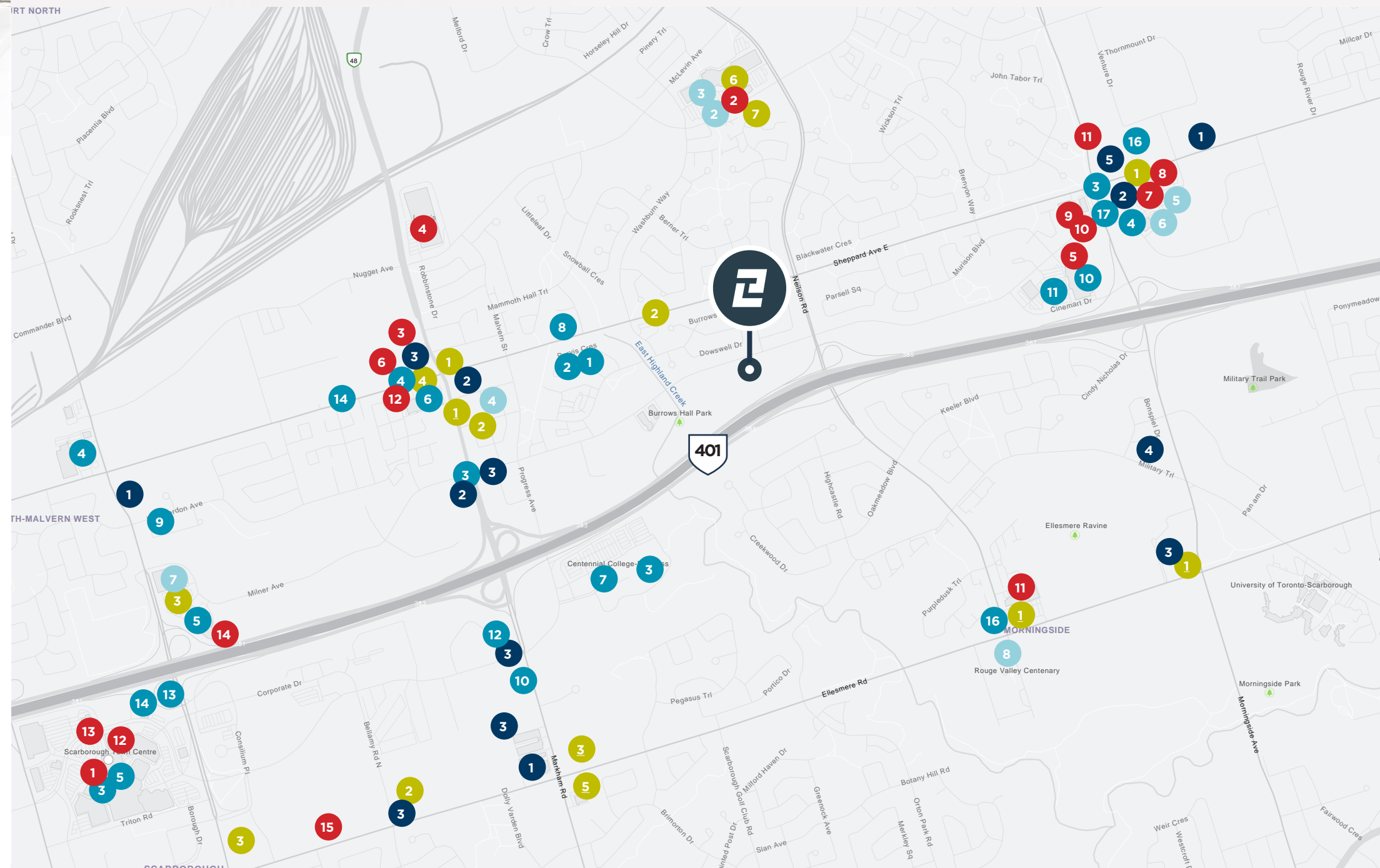
FOOD & COFFEE

6. Pizza Pizza
7. Barrio Fiesta
8. Tim Hortons
9. Harveys
10. Starbucks
11. Markham Station
12. The Local
13. Popular Pizza
14. Francesca Bakery
15. MacDonalds
16. Kelseys
17. The Keg
18. Milestones
19. Dominos
20. Street Eats Market
21. Wendy's
22. Mr. Greek

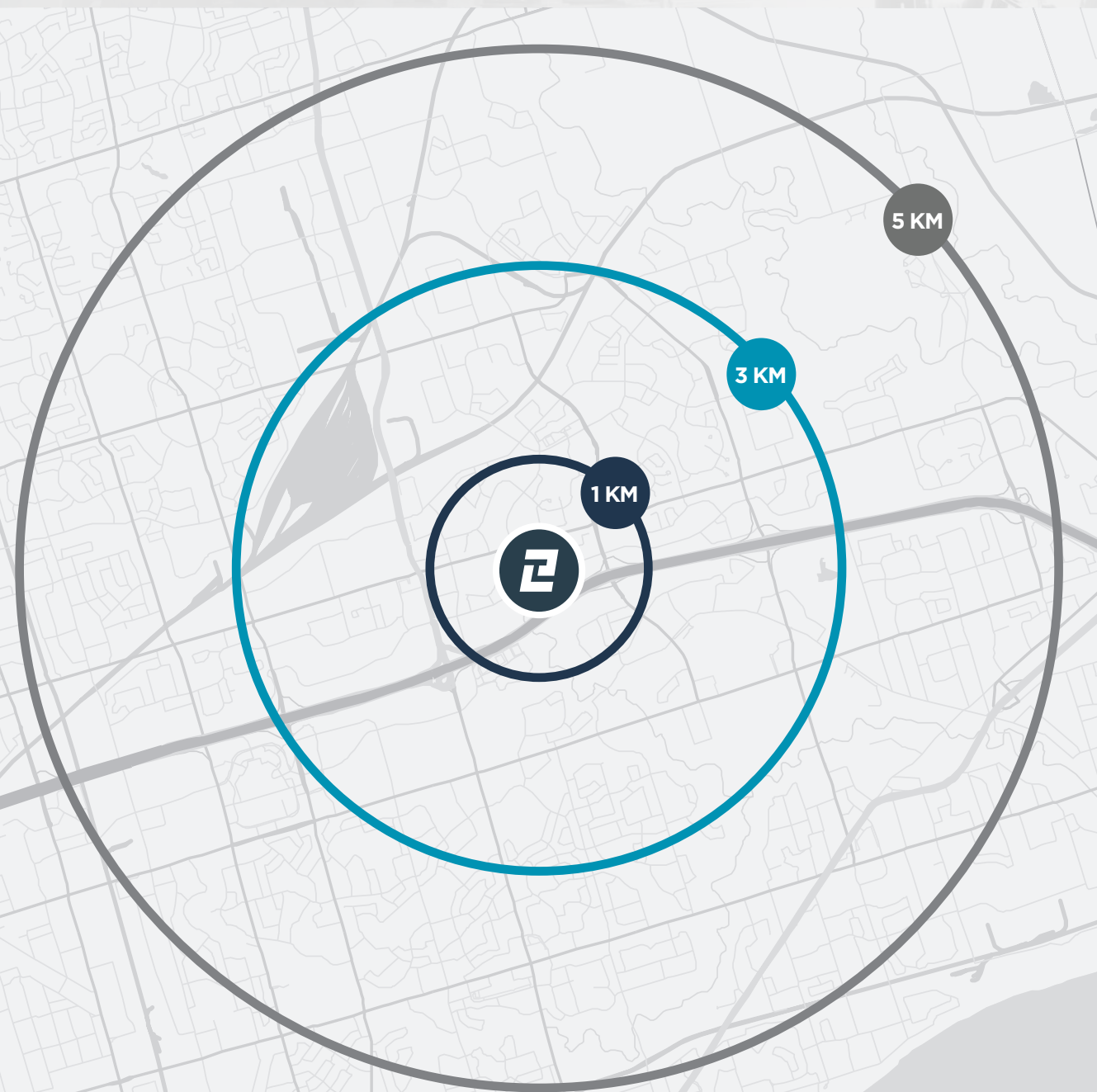
FINANCIAL/ATM

1. RBC
2. TD
3. BMO
4. CIBC
5. Manulife
6. PC
7. Scotia Bank

AREA AMENITIES



LABOUR POOL



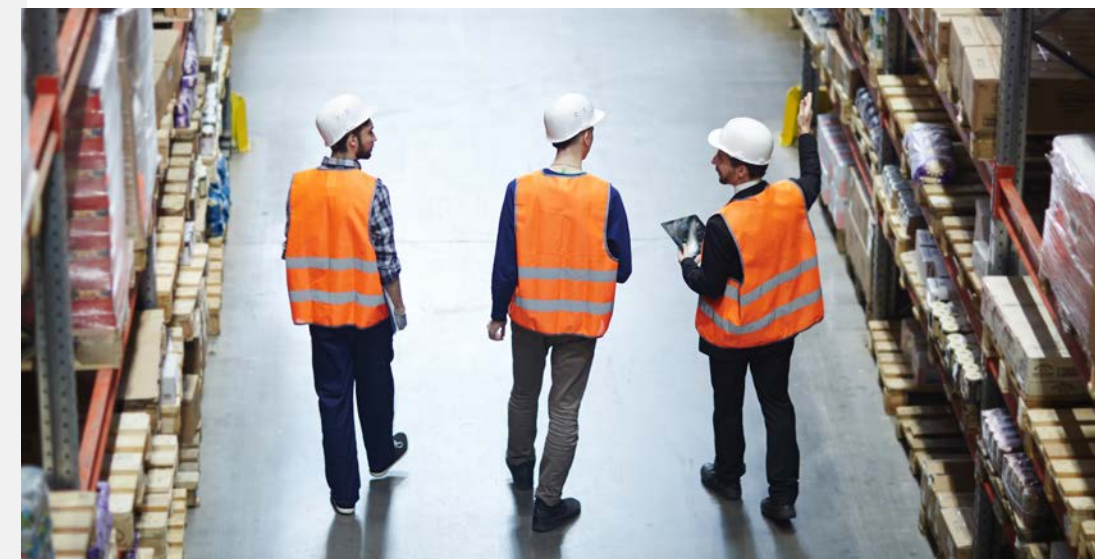
1 KM	
9,224	TOTAL POPULATION
11,562	DAYTIME POPULATION
\$78,024	HOUSEHOLD INCOME

3 KM	
96,232	TOTAL POPULATION
90,540	DAYTIME POPULATION
\$71,443	HOUSEHOLD INCOME

5 KM	
250,080	TOTAL POPULATION
216,303	DAYTIME POPULATION
\$75,931	HOUSEHOLD INCOME

LOCAL SUITABILITY SCORE

76 **SUITABLE**



ABOUT US



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$14.4 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The Nicola Wealth Real Estate portfolio now exceeds \$10 billion gross asset value.

realestate.nicolawealth.com | LinkedIn: www.linkedin.com/company/nicola-wealth-real-estate | Twitter: @NicolaWealthRE

F1RST GULF

First Gulf is an award-winning leader in the development of office, industrial, mixed-use and retail properties with developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build, construction, leasing, financing and property management. To date, First Gulf has developed and constructed over 30 million sf of office, retail, and industrial real estate. First Gulf is part of the Great Gulf Group, one of North America's premier real estate organizations. Established in 1975, with major projects in Canada and the United States, the Group's fully-integrated activities span the entire real estate spectrum.

www.firstgulf.com



TORONTO EAST LOGISTICS HUB

YOU NEED TO BE HERE

FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

GORAN BRELIH, B.SC.ENG., SIOR

EXECUTIVE VICE PRESIDENT I BROKER

416.458.4264

GORAN.BRELIH@CUSHWAKE.COM

DIANA MCKENNON

SALES REPRESENTATIVE

647.400.9801

DIANA.MCKENNON@CUSHWAKE.COM

