



PROLOGIS
EVANS AVE
DISTRIBUTION
CENTRE

The Future of
URBAN →
LAST MILE DELIVERY



▶▶ Delivering an **Urban Last Mile** Solution

Developed by Prologis, the global leader in logistics real estate, Prologis Evans Avenue Distribution Centre offers 317,000 square feet of state-of-the-art distribution and logistics space, across two buildings at 450 and 454 Evans Avenue.



►► Positioned for Success

DEVELOPMENT DETAILS



317,000 sf
2 Building Facility



36'
Clear height



56' x 46'
Bay size



LED
Lighting



146
Parking spaces



1600A
600 Volts | Power



ESFR
Sprinklers



VISIBILITY
Excellent exposure
along Gardiner Expy



GARDINER EXPRESSWAY
signage visibility



DIRECT
access to downtown
Toronto in minutes



MODERN
spec facility in under
supplied market



SUSTAINABLY
designed and pursuing
LEED Gold

Site Plan

SITE DETAILS

Site Area:	12.50 Acres
Building Area:	317,220 SF
F.A.R.	37.5%

BUILDING 1

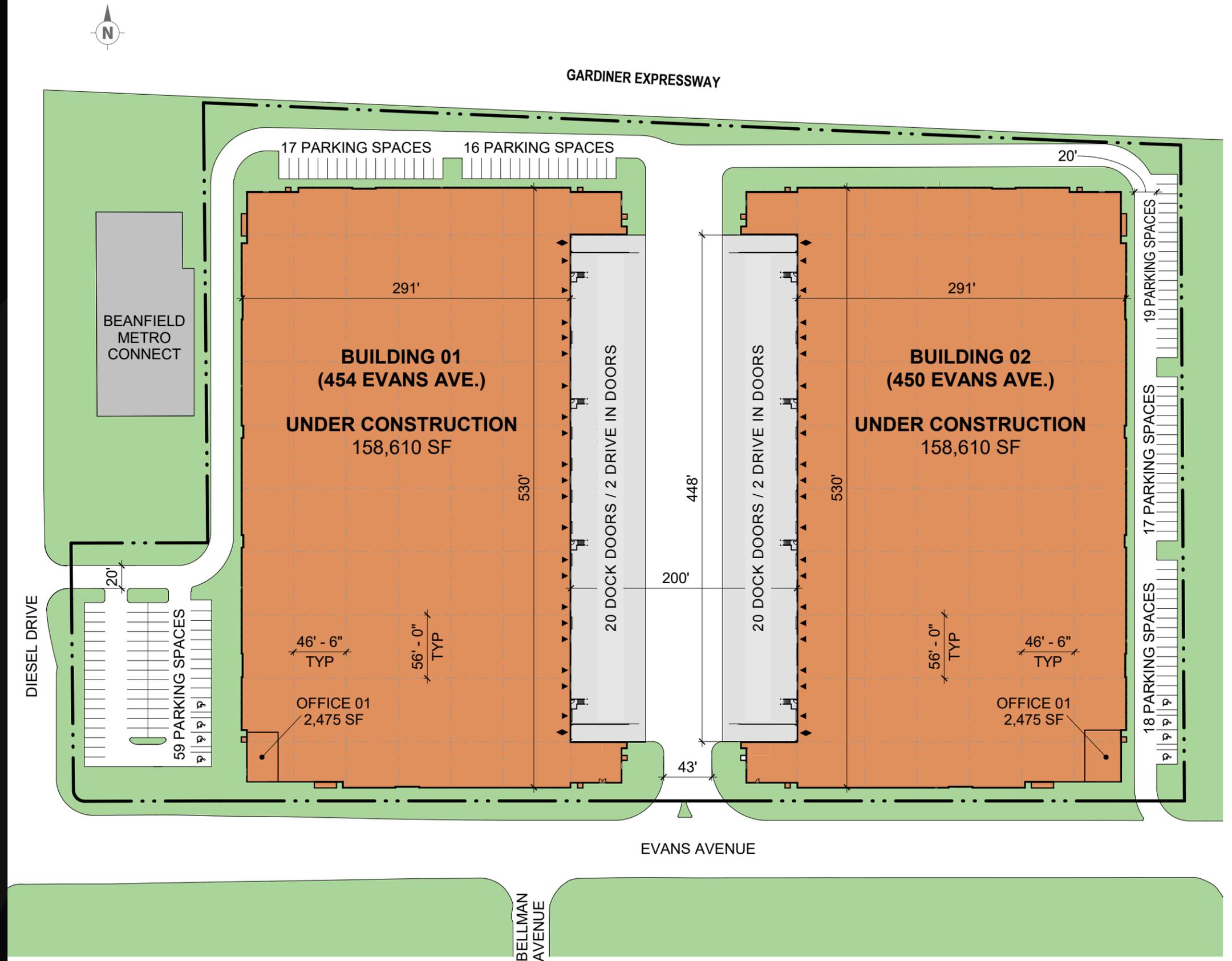
Total Area:	158,610 SF
Clear Height:	36'
Truck Level Doors	20
Knock Out Panels:	6
Drive In Doors:	2
Typical Bay:	56' x 46' - 6"

BUILDING 2

Total Area:	158,610 SF
Clear Height:	36'
Truck Level Doors	20
Knock Out Panels:	6
Drive In Doors:	2
Typical Bay:	56' x 46' - 6"

LEGEND

- UNDER CONSTRUCTION
- DOCK DOOR
- DRIVE IN DOOR



►► **Connected** & Purposeful Location

Prologis' location choice for this development on Evans Avenue was strategic and purposeful. Situated just 15 minutes away from downtown Toronto by car, Prologis Evans Avenue Distribution Centre provides a uniquely connected and accessible location creating a true urban last mile development.

This urban and accessible location provides easy access to Toronto Pearson International Airport, Billy Bishop Airport, Union Station, Scotiabank Arena and all the amenities the city of Toronto has to offer. Additionally, it has multiple nearby transit options, including TTC and GO Train, and is in close proximity to green space and walking trails.

This development offers superior exposure, with direct visibility to the Gardiner Expressway and is directly connected to one of the GTA's most important highway networks, optimizing delivery routes. The city of Toronto also offers Canada's largest labour pools, providing access to unmatched and dynamic talent.



▶▶ Connecting People & Possibilities

FOOD/RETAIL

- 1 Tim Hortons
- 2 Freshii
- 3 Pizza Pizza
- 4 McDonalds
- 5 Wendy's
- 6 Cora Breakfast
- 7 Costco
- 8 Sherway Gardens
- 9 Starbucks
- 10 IKEA
- 11 Lowes
- 12 Canadian Tire

GYM/FITNESS

- 1 Goodlife Fitness
- 2 Fit 4 Less

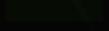
TRAVEL/HOSPITALITY

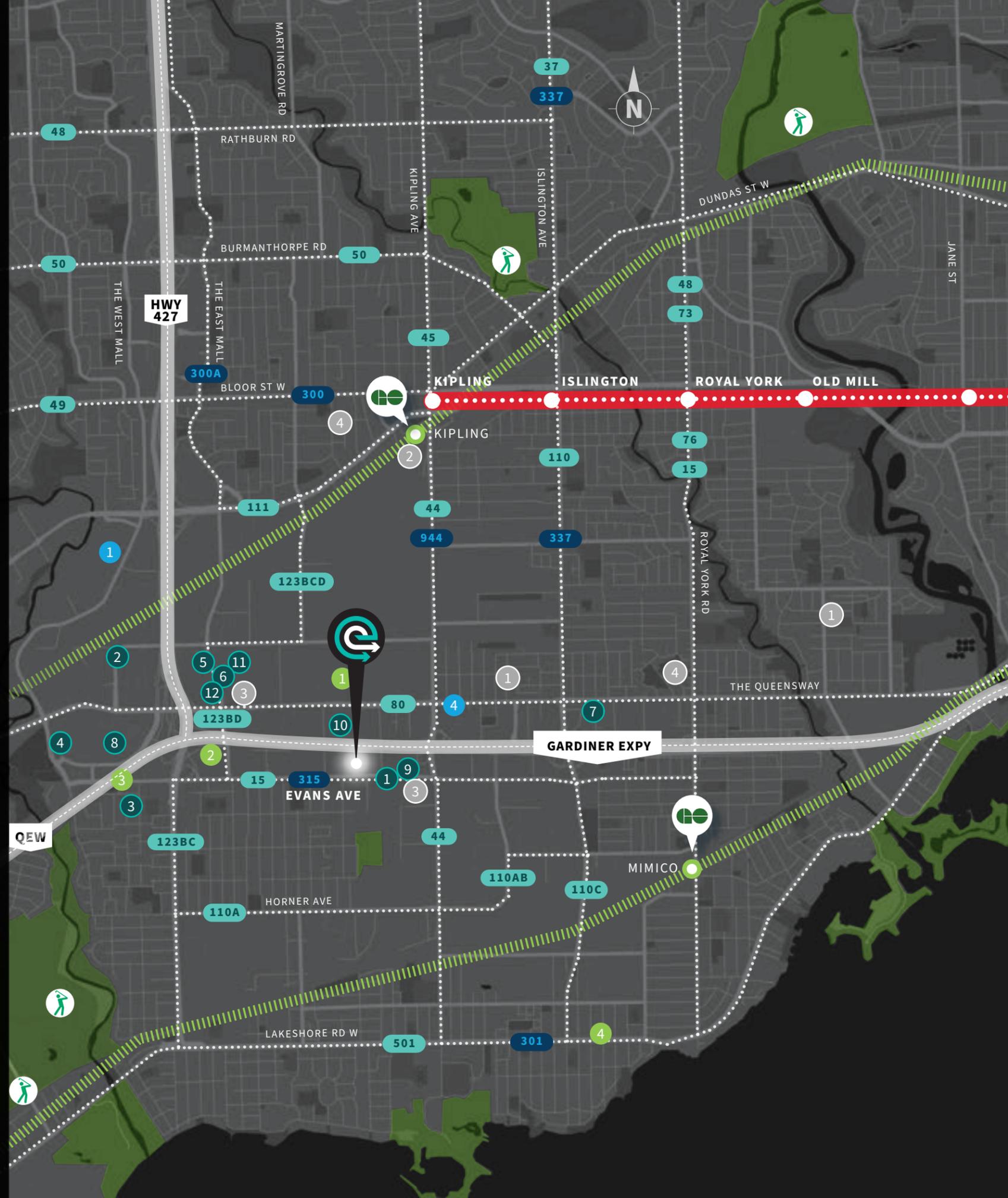
- 1 Delux Inn
- 2 Stay Inn Suites
- 3 Canada's Best Value Inn
- 4 Westlake Boutique Hotel

GAS

- 1 Esso
- 2 Husky
- 3 Petro
- 4 Shell

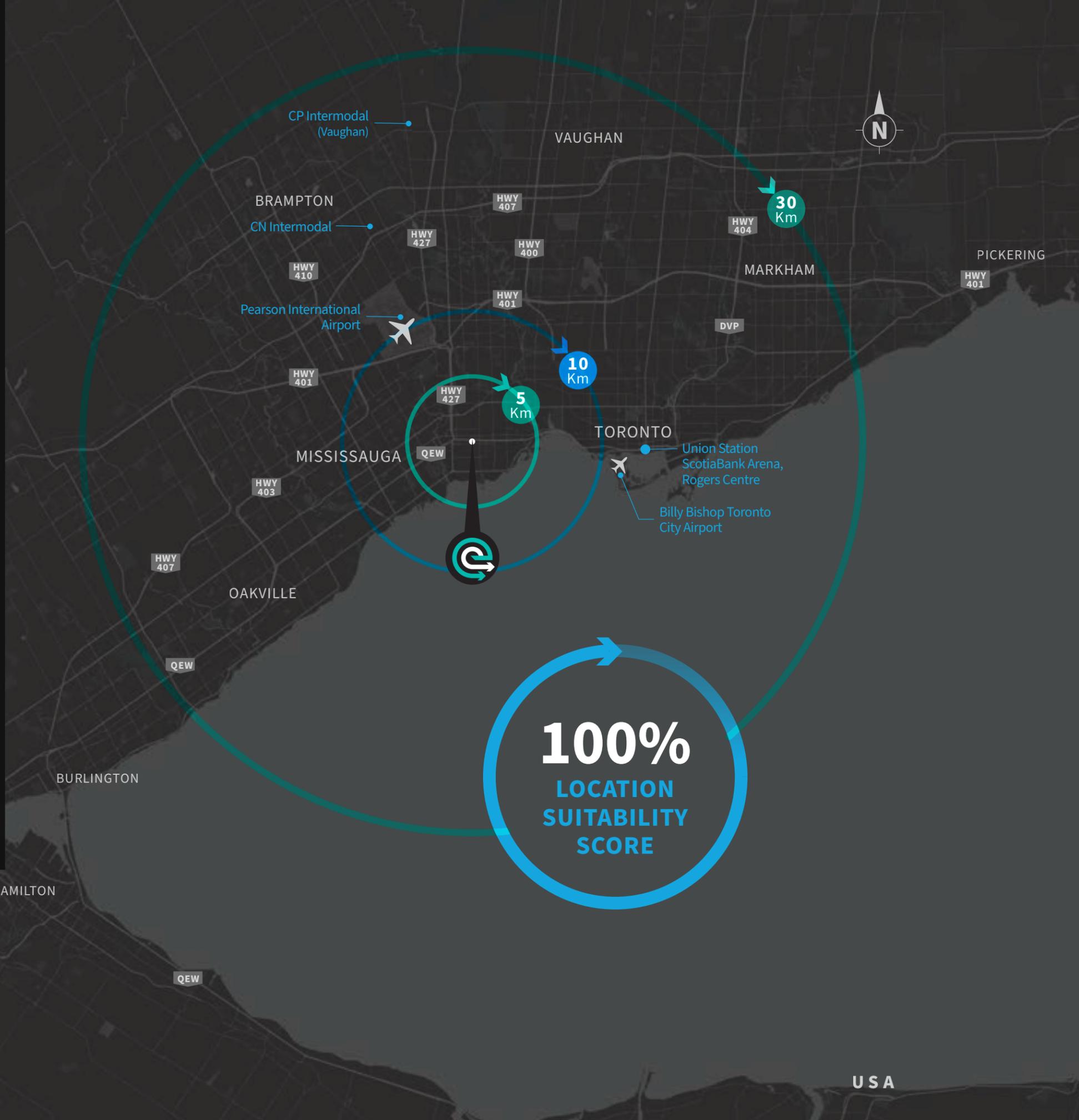
LEGEND

-  GO STATION
-  GO LINE
-  TTC BLOOR SUBWAY LINE
-  TTC NIGHT ROUTE
-  TTC DAY ROUTE
-  GOLF COURSES
-  PARKS, WALKING TRAILS



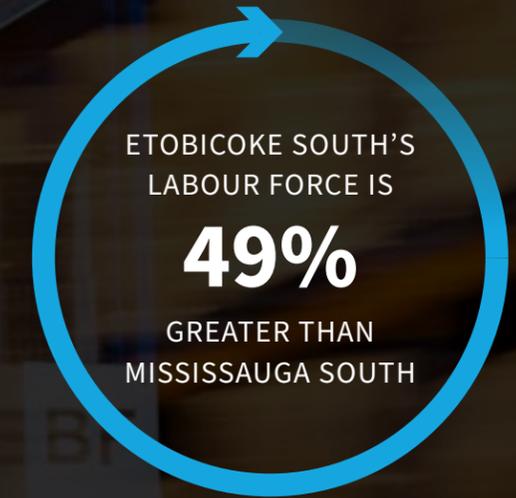
▶▶ Drive Times & Distances

DESTINATION	DISTANCE
The Gardiner Expressway	1.5 km 1 min
Highway 427	3 km 2 min
Highway 403	3 km 2 min
Highway 401	8 km 6 min
Highway 407	24 km 17 min
Pearson International Airport	13 km 15 min
Billy Bishop Toronto City Airport	13.9 km 22 min
Hamilton International Airport	70 km 45 min
Lewiston-Queenston Bridge (Niagara Falls)	116 km 1 h 12 min
CP Intermodal	28 km 27 min
CN Intermodal	24 km 18 min



▶▶ A Strong Labour Force

With Canada's largest labour pool of **2,638,015M** specializing in manufacturing, warehousing & logistics, your business is Primed for Success.



450 & 454 EVANS AVENUE (ETOBICOKE - SOUTH)

5 KM	10 KM	15 KM	30 KM
OVERALL LABOUR FORCE 113,194	OVERALL LABOUR FORCE 448,591	OVERALL LABOUR FORCE 928,883	OVERALL LABOUR FORCE 2,521,520
OCCUPATIONS IN WAREHOUSING & LOGISTICS 6,159	OCCUPATIONS IN WAREHOUSING & LOGISTICS 22,723	OCCUPATIONS IN WAREHOUSING & LOGISTICS 45,206	OCCUPATIONS IN WAREHOUSING & LOGISTICS 136,394
OCCUPATIONS IN MANUFACTURING 8,659	OCCUPATIONS IN MANUFACTURING 34,746	OCCUPATIONS IN MANUFACTURING 72,158	OCCUPATIONS IN MANUFACTURING 214,793
OCCUPATIONS IN UTILITIES 533	OCCUPATIONS IN UTILITIES 1,798	OCCUPATIONS IN UTILITIES 3,687	OCCUPATIONS IN UTILITIES 10,182
TOTAL (3 OCCUPATIONS) 15,351	TOTAL (3 OCCUPATIONS) 59,267	TOTAL (3 OCCUPATIONS) 121,051	TOTAL (3 OCCUPATIONS) 361,369



►► Building Towards a Greener Future

Prologis is committed to doing its part to promote sustainable design practices in the commercial real estate industry, therefore Prologis Evans Avenue Distribution Centre has been developed with the environment in mind.



Green living roof, which helps to reduce building energy, city smog and captures pollutants from the urban air



Bikes racks, promoting employees to cycle to work, reducing car pollution



LED lighting, which promotes energy savings and efficiency



Pursuing LEED Gold certification, a globally recognized symbol for sustainability, showcasing Prologis' dedication to healthy, efficient and cost-saving green buildings

▶▶ Team That Delivers



Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At December 31, 2023, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.



Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more.



▶▶ **Steel is Up** at
Prologis Evans Ave
Distribution Centre





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▶▶ The Future of **Urban Last Mile Delivery**





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For more information on this leasing opportunity at 450 & 454 Evans Ave, call:



ZACK PARENT*

Senior Vice President
905 501 6441
zack.parent@cushwake.com

KYLE KERR*

Associate Vice President
905 501 6406
kyle.kerr@cushwake.com

CLIFF LEE*

Senior Associate
905 501 6414
cliff.lee@cushwake.com

Cushman & Wakefield ULC, Brokerage
1 Prologis Boulevard, Suite 300.
Mississauga, ON L5W 0G2
cushmanwakefield.com

RAYMOND RAMNAUTH, CCIM**

Senior Vice President
905 501 6494
raymond.ramnauth@cushwake.com

RICHARD BURTON*

Associate Vice President
905 501 6415
richard.burton@cushwake.com

PRABH RATRA*

Senior Associate
905 501 6413
prabh.ratra@cushwake.com



BILL BOLENDER**

Vice President
Country Manager • Prologis Canada
Management Corporation
+1 416 509 9533
wbolender@prologis.com

BILL BATES**

Vice President
Investment Officer • Prologis Canada
Management Corporation
+1 647 628 0067
wbates@prologis.com

SHARON WONG**

Leasing and Marketing Coordinator
+16472582608
swong@prologis.com

185 The West Mall, Suite 700
Toronto ON, M9C 5L5