



# 225 REXDALE BLVD | TORONTO

LOCATED IN THE HIGHLY SOUGHT-AFTER REXDALE SUBMARKET



Outlines are approximate

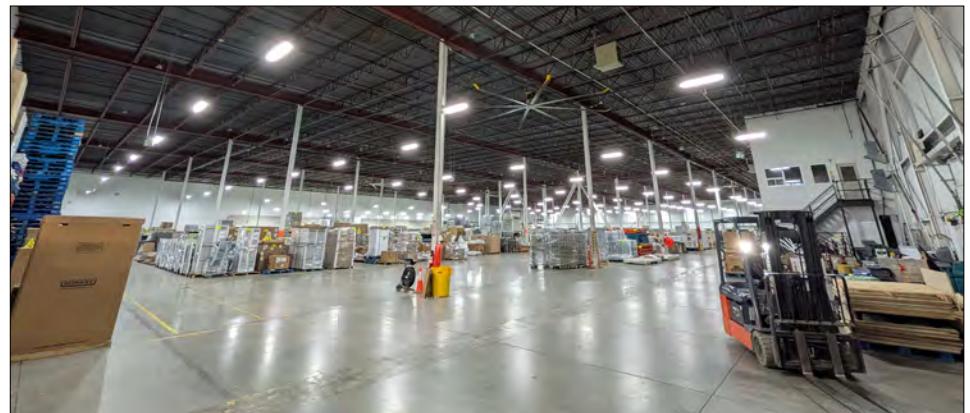
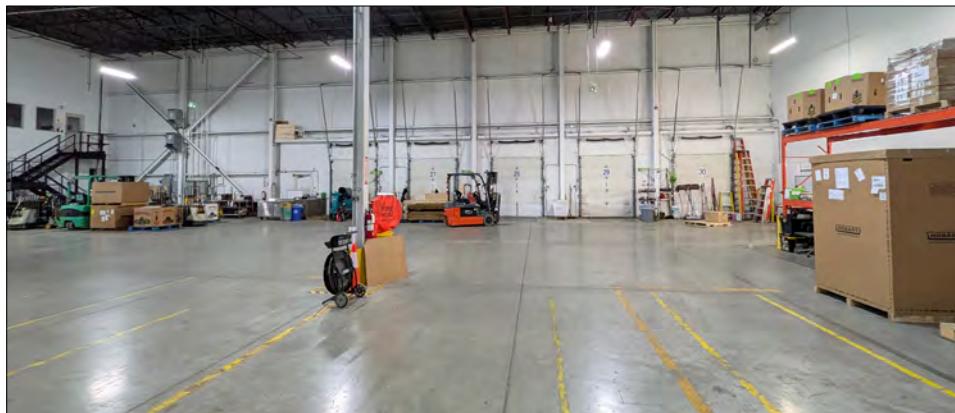
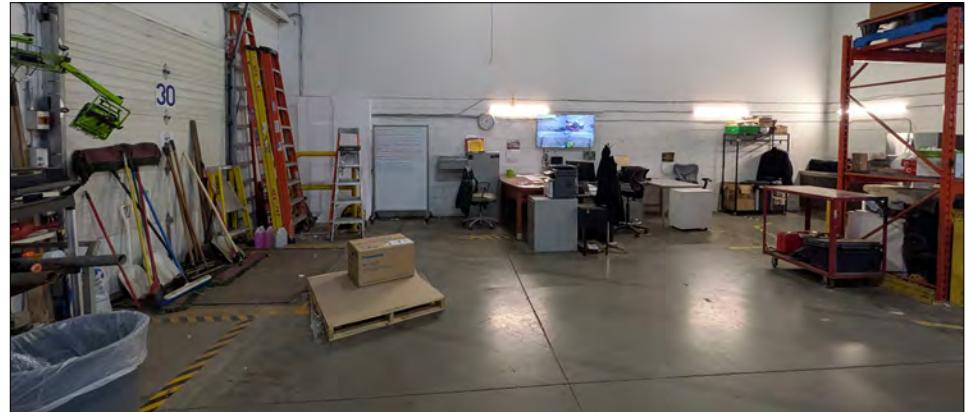
**AVAILABLE FOR LEASE**

# PROPERTY SPECIFICATIONS

<b>Total Area:</b>	91,916 sf
<b>Warehouse Area:</b>	85,096 sf
<b>Office Area:</b>	3,000 sf
<b>Clear Height:</b>	28'6"
<b>Shipping:</b>	11 TL, 1 DI
<b>Lease Rate:</b>	\$16.95 psf
<b>T.M.I. (2025):</b>	\$3.50 psf
<b>Possession:</b>	March 1, 2026
<b>Zoning:</b>	E1
<b>Comments:</b>	<ul style="list-style-type: none"><li>• 5 of 11 dock-level doors at van height, ideal for courier and logistics users</li><li>• Close proximity to Hwy 401, 407, 409 and 427</li><li>• 2.5km from Hwy 401 and Martin Grove Road interchange</li><li>• Go transit Etobicoke North Station on Kipling Avenue located 1.3km away, providing convenient public transit access</li><li>• Freshly painted columns, updated LED lighting and clean interior</li><li>• 2,554 sf for Tenant's share of common areas and 1,266 sf shipping office with mezzanine not included in total GFA</li></ul>



# WAREHOUSE PHOTOS



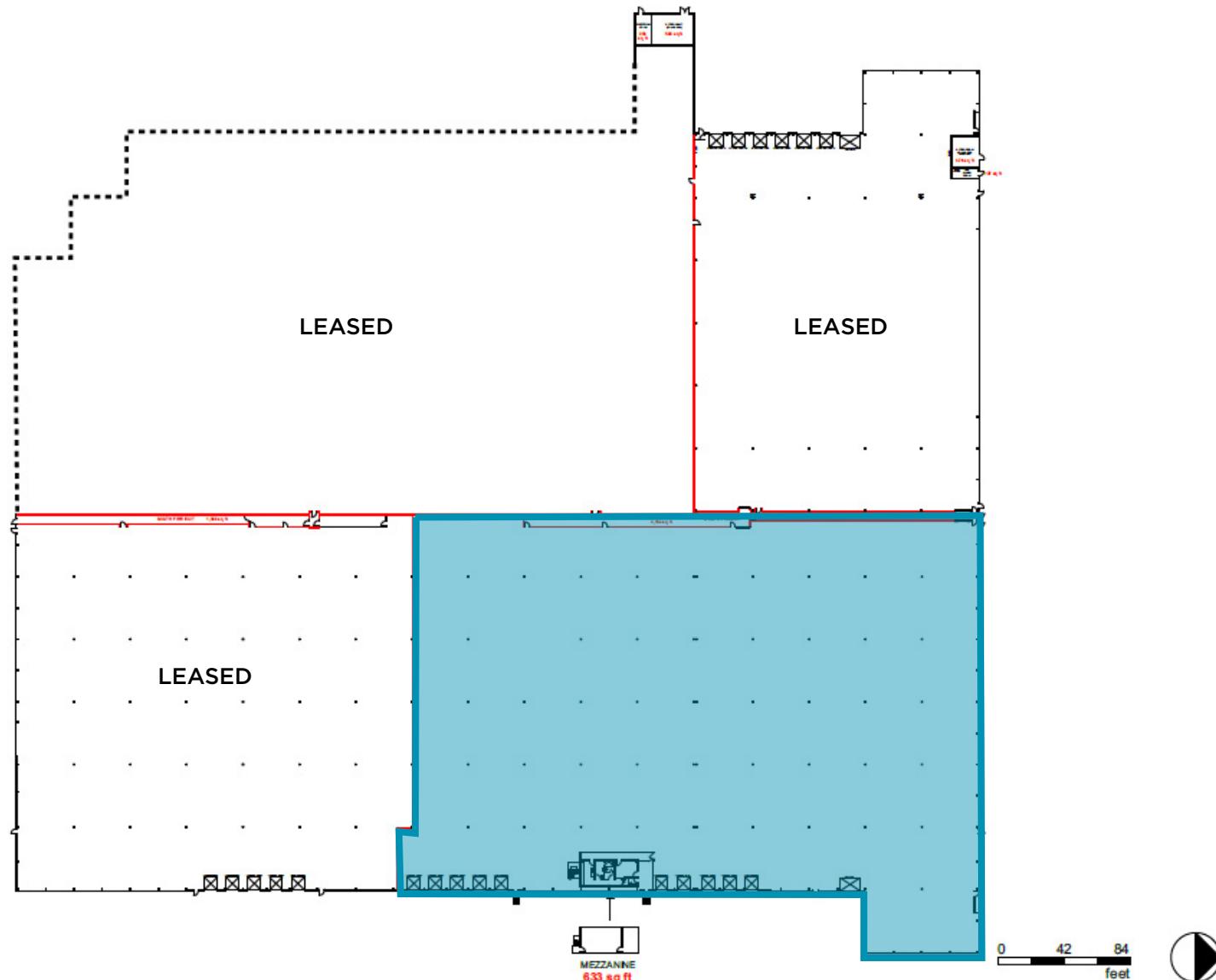
# AERIAL PHOTOS



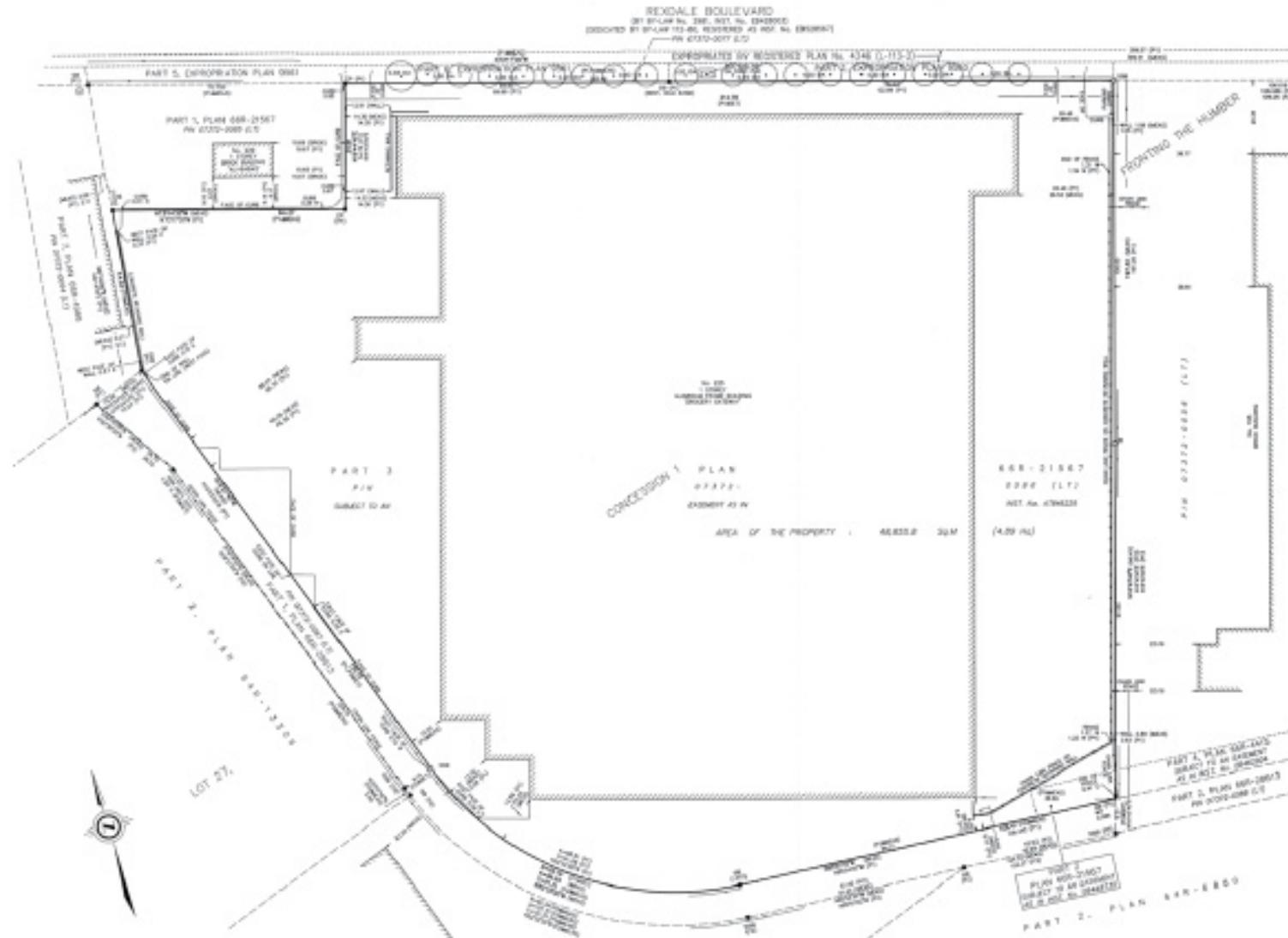
# OFFICE PHOTOS



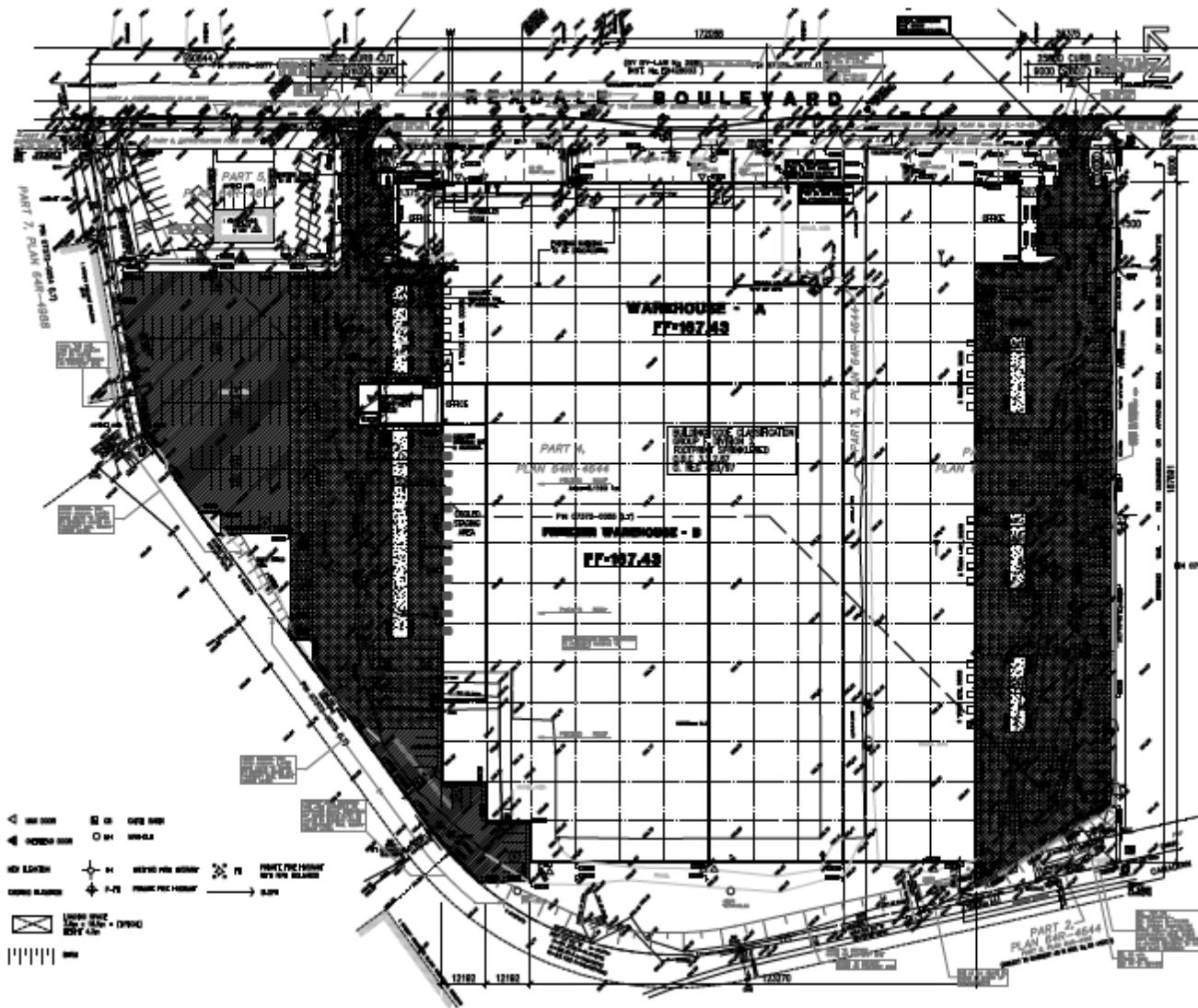
# FLOOR PLAN



# PROPERTY SURVEY



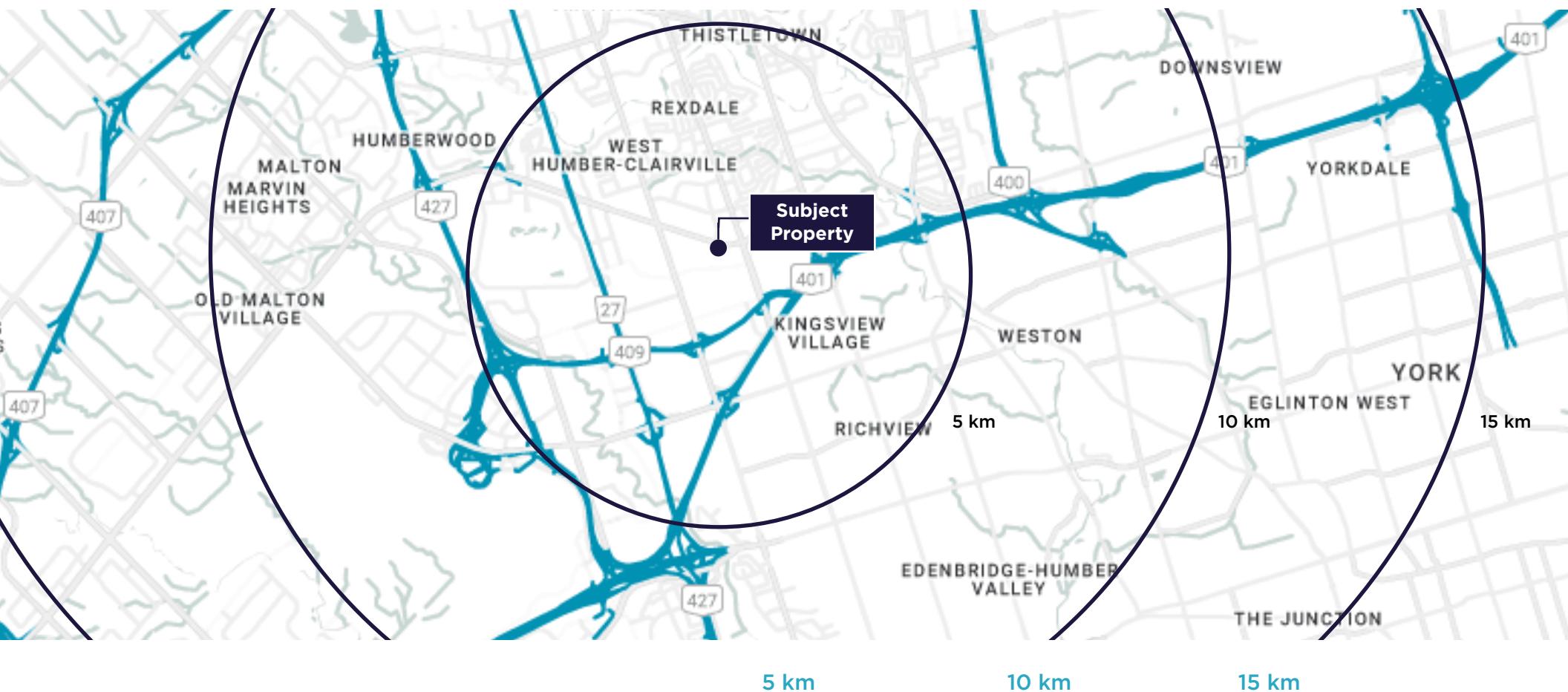
# SITE PLAN



# STRATEGIC LOCATION



# DEMOGRAPHIC STATISTICS



Demographic	5 km	10 km	15 km	
	Population:	197,406	711,012	2,014,236
	Average Household Income:	\$87,505	\$96,536	\$107,015
	Median Age	40	41	41
	Employment Rate	50%	52%	56%

# ZONING: E1

The following are permitted uses in the E1 variation:

## OFFICE

- Medical office
- Office

## BUSINESS ACTIVITIES

- Manufacturing facility
- Science & technology facility
- Warehouse/distribution facility
- Medicinal product manufacturing facility
- Plant based manufacturing facility

## COMMERCIAL

- Commercial school
- Financial institution
- Veterinary clinic

## HOSPITALITY

- Banquet hall/conference centre/convention centre
- Overnight accommodation

## OTHER

- Active recreational use
- University/college

For more information on zoning, visit [www.mississauga.ca](http://www.mississauga.ca)





**FOR MORE INFORMATION, CONTACT:**

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