



225 REXDALE BLVD | TORONTO

FLEXIBLE DEMISING OPTIONS AVAILABLE | ~45,000 SF - 91,916 SF



WATCH PROPERTY VIDEO



Outlines are approximate

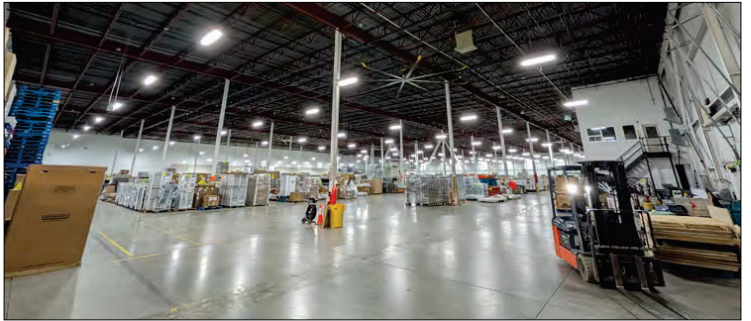
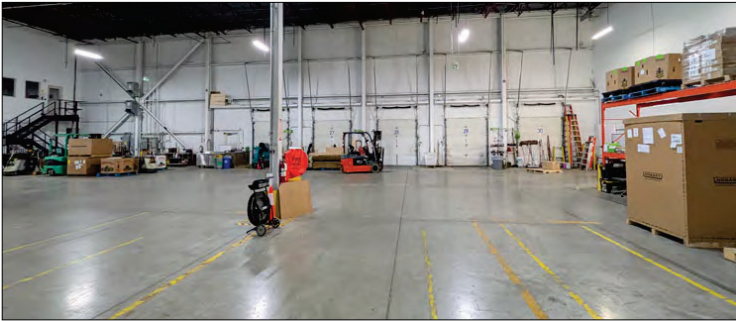
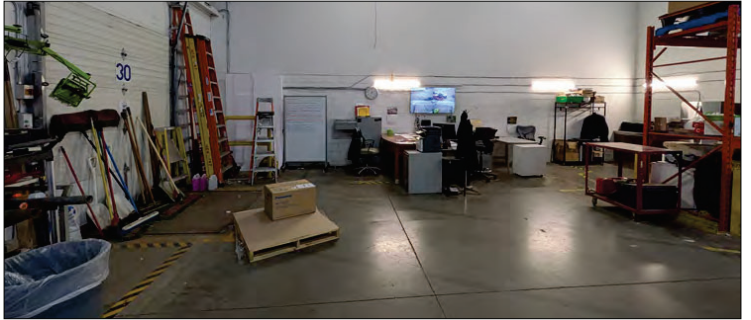
AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS

Total Area:	91,916 sf
Office Area:	3,000 sf
Demising Options:	Unit 1: ~47,000 sf (includes 3,000 sf office) Unit 2: ~45,000 sf (includes 1,266 sf shipping office with mezzanine) Unit 1 & 2 combined: 91,916 sf (no demising wall)
Clear Height:	28'6"
Shipping:	Unit 1: 4 TL, 1 DI Unit 2: 7 TL Unit 1 & 2 combined: 11 TL, 1 DI
Lease Rate:	\$15.95 psf (unit 1 & 2 combined) \$16.95 psf (unit 1 or unit 2)
T.M.I. (2025):	\$3.50 psf (plus utilities)
Possession:	Immediate
Zoning:	E1
Comments:	• 6 of 11 dock-level doors at van height, ideal for courier and logistics users (can be converted back to trailer height, if required) • Close proximity to Hwy 401, 407, 409 and 427 • 2.5km from Hwy 401 and Martin Grove Road interchange • Go transit Etobicoke North Station on Kipling Avenue located 1.3km away, providing convenient public transit access • Landlord to confirm final sf for demised units



WAREHOUSE PHOTOS



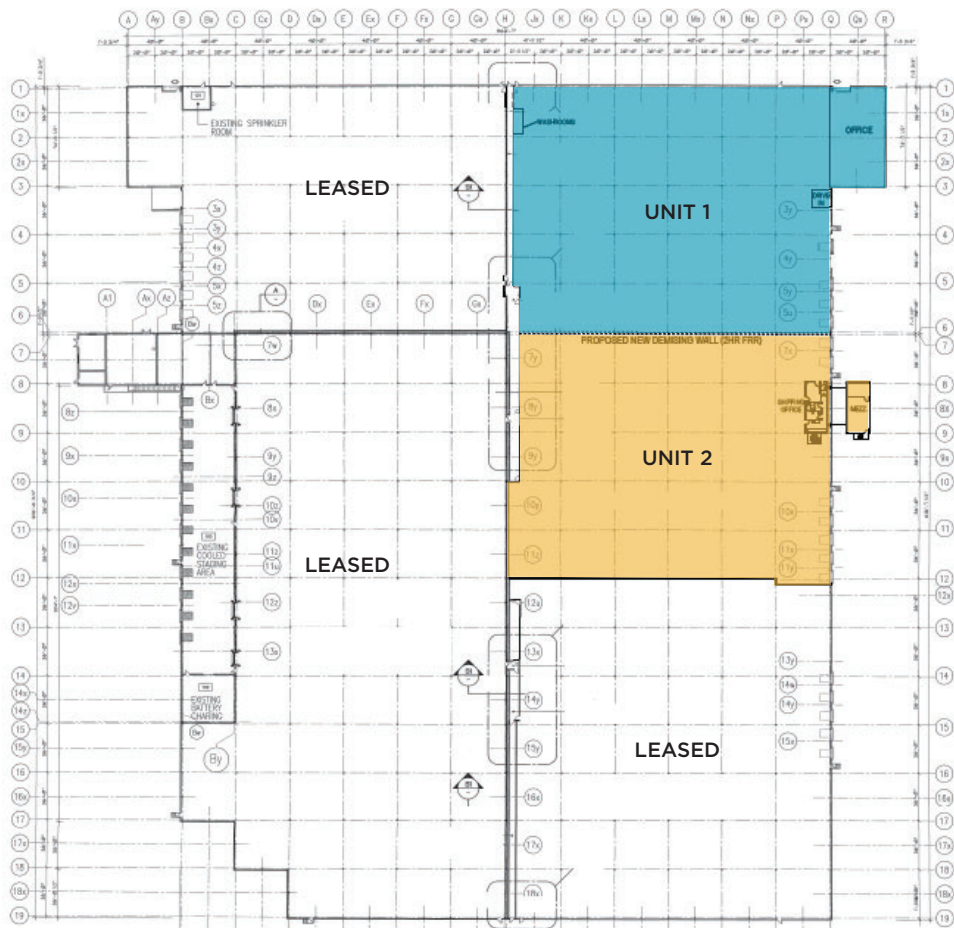
AERIAL PHOTOS



OFFICE PHOTOS



FLOOR PLAN



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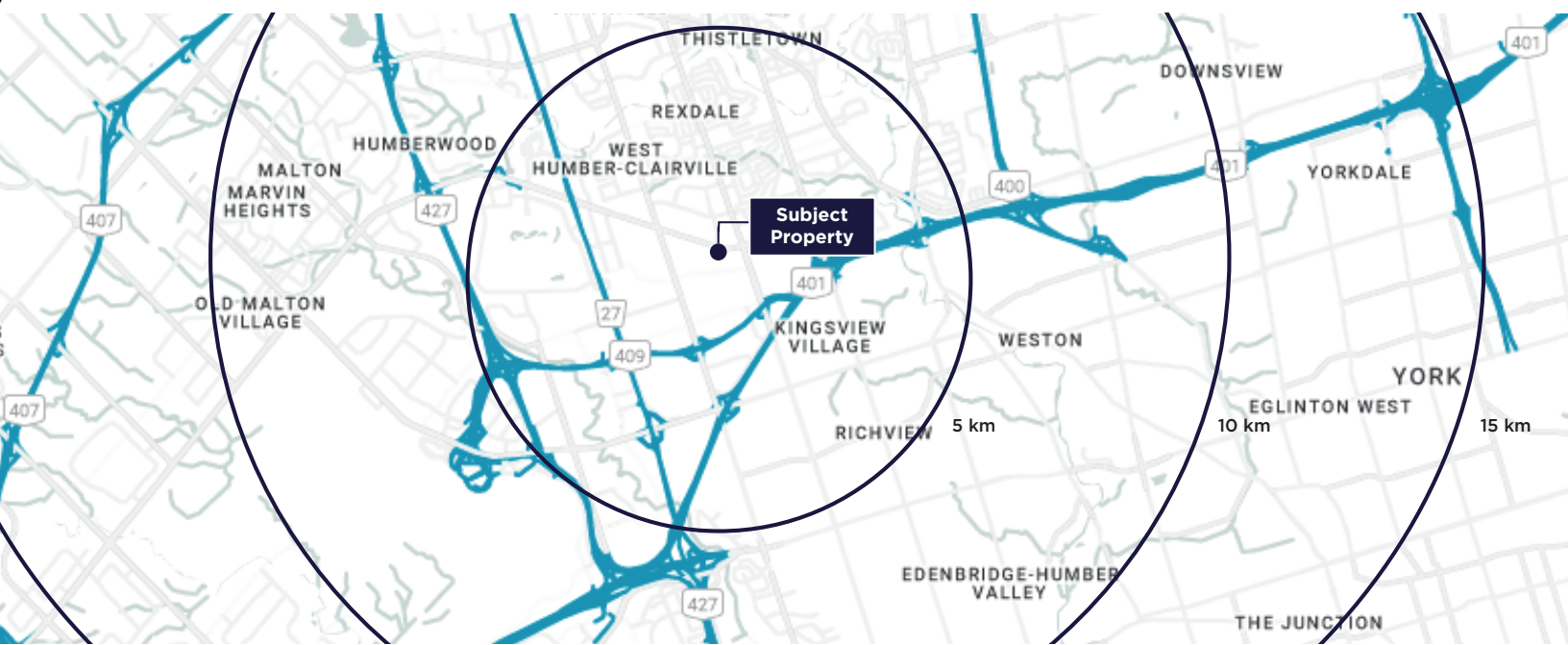
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STRATEGIC LOCATION



DEMOGRAPHIC STATISTICS



	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



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