



225 REXDALE BLVD | TORONTO

LOCATED IN THE HIGHLY SOUGHT-AFTER REXDALE SUBMARKET



Outlines are approximate

AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS

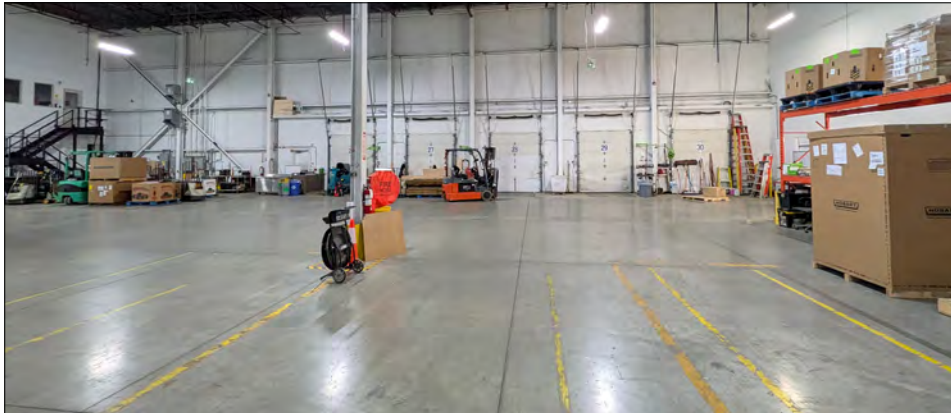
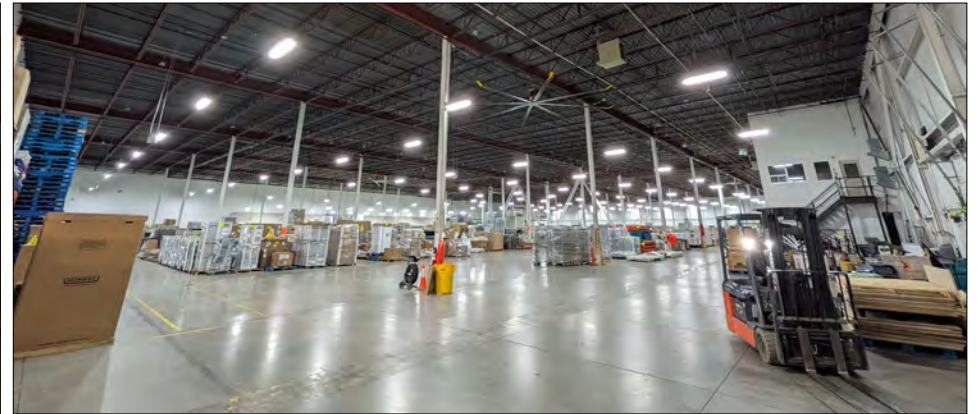
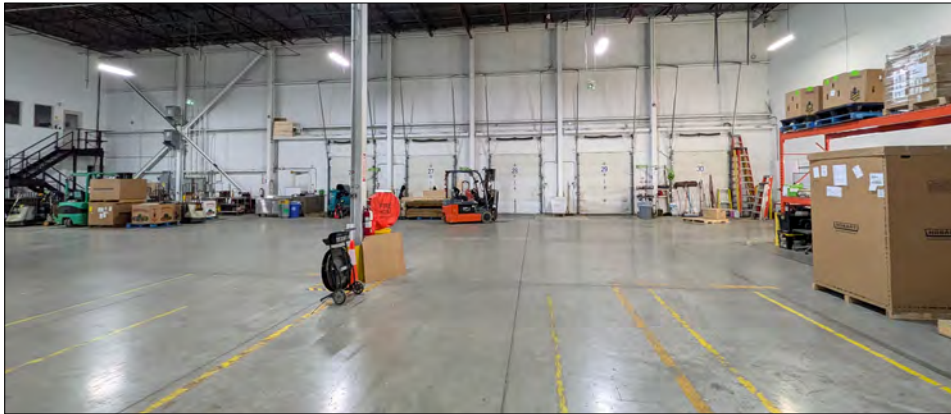
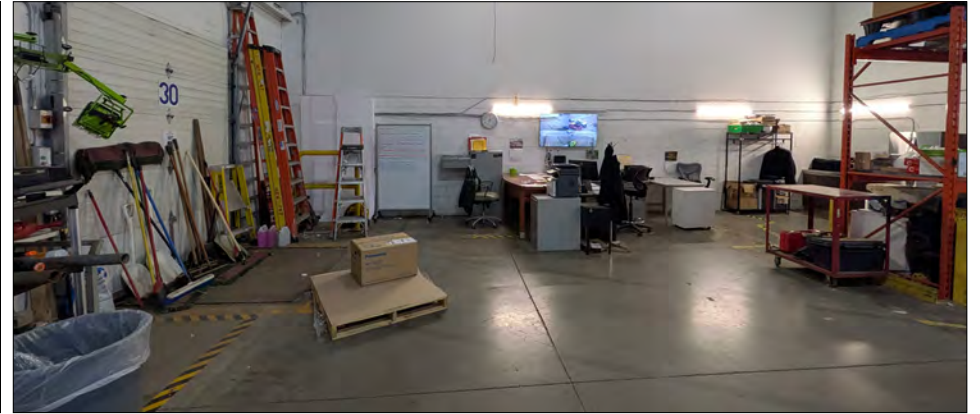
Total Area:	91,916 sf
Warehouse Area:	85,096 sf
Office Area:	3,000 sf
Clear Height:	28'6"
Shipping:	11 TL, 1 DI
Lease Rate:	\$16.95 psf
T.M.I. (2025):	\$3.50 psf
Possession:	March 1, 2026
Zoning:	E1

Comments:

- 5 of 11 dock-level doors at van height, ideal for courier and logistics users
- 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
- Freshly painted columns, updated LED lighting and clean interior
- 2,554 sf for Tenant's share of common areas and 1,266 sf shipping office with mezzanine not included in total GFA



WAREHOUSE PHOTOS



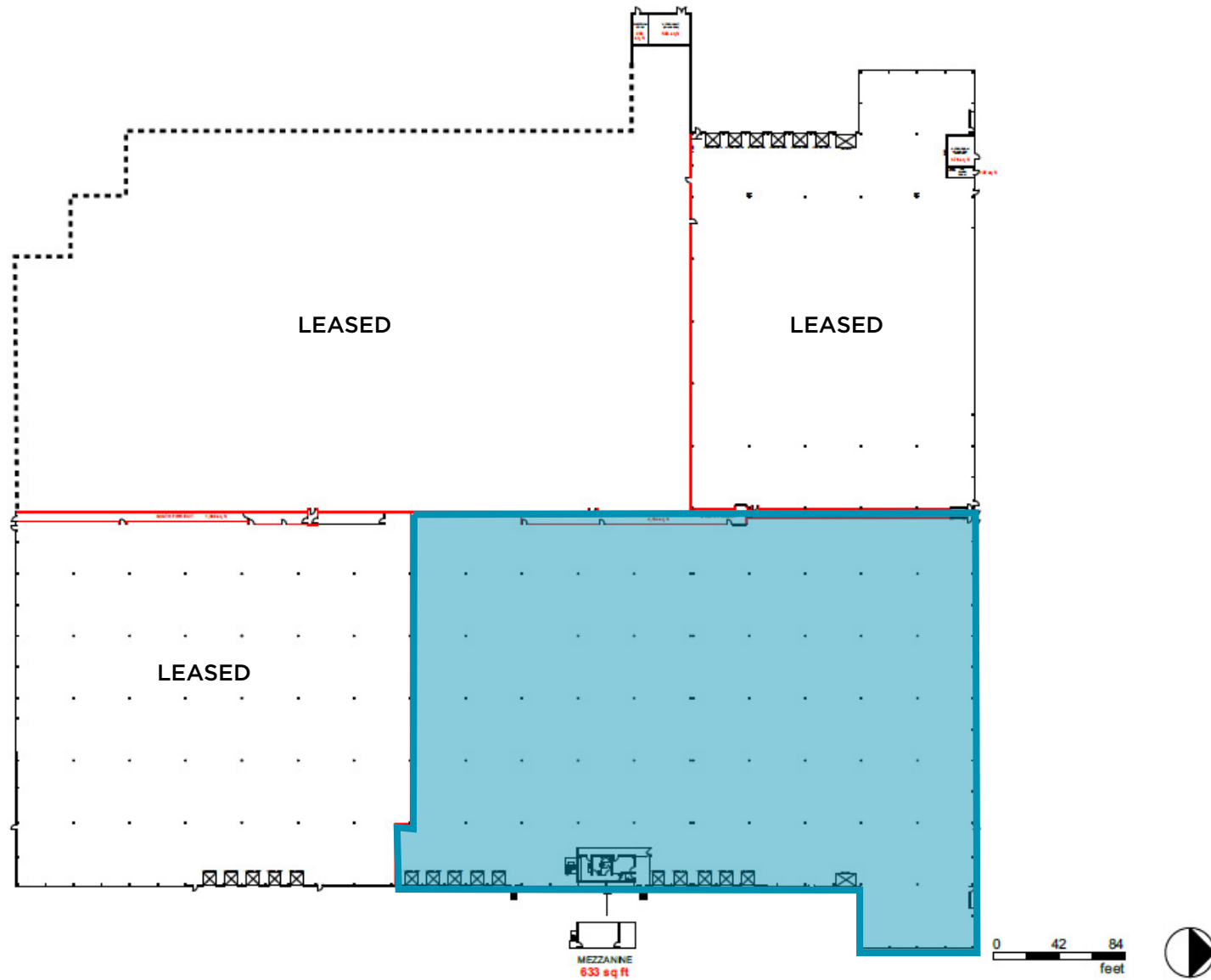
AERIAL PHOTOS



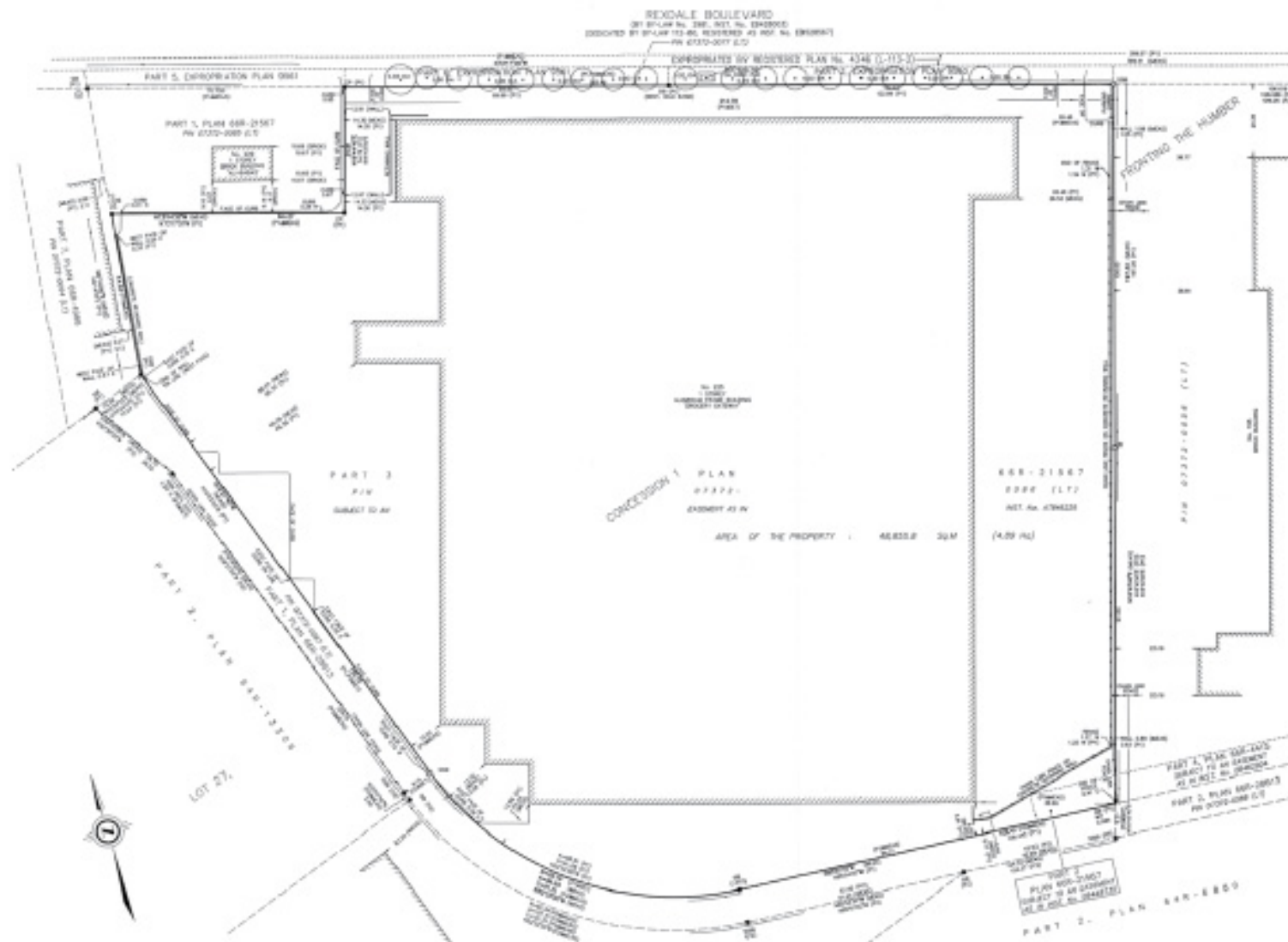
OFFICE PHOTOS



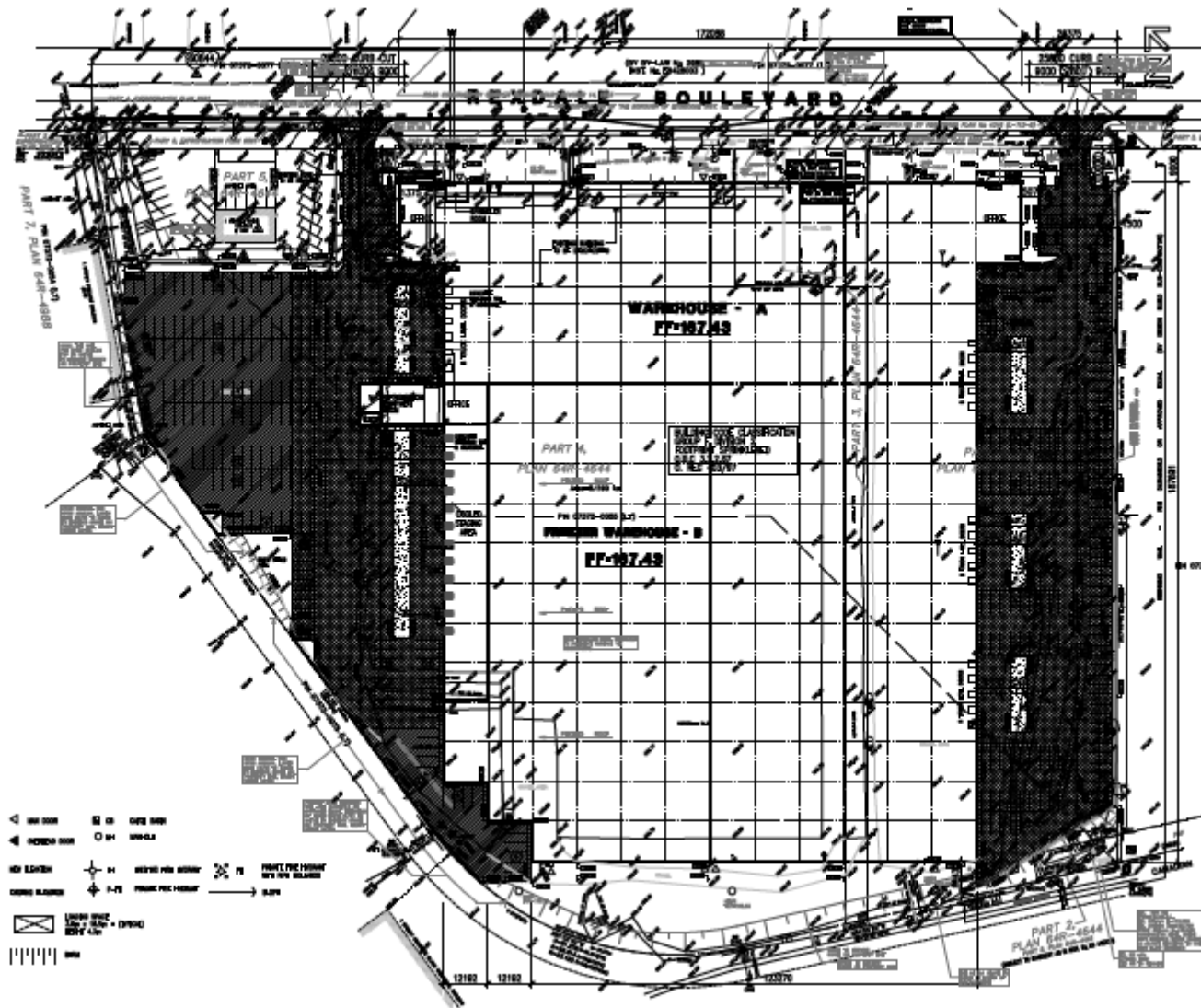
FLOOR PLAN



7



8



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





FOR MORE INFORMATION, CONTACT:

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