

225 REXDALE BLVD | TORONTO

LOCATED IN THE HIGHLY SOUGHT-AFTER REXDALE SUBMARKET





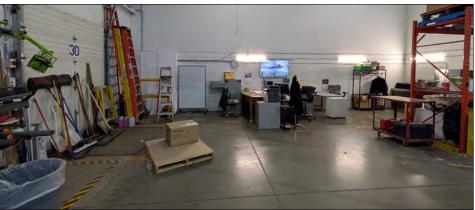


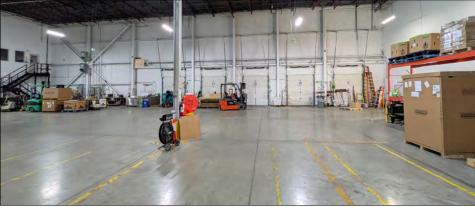
PROPERTY SPECIFICATIONS

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













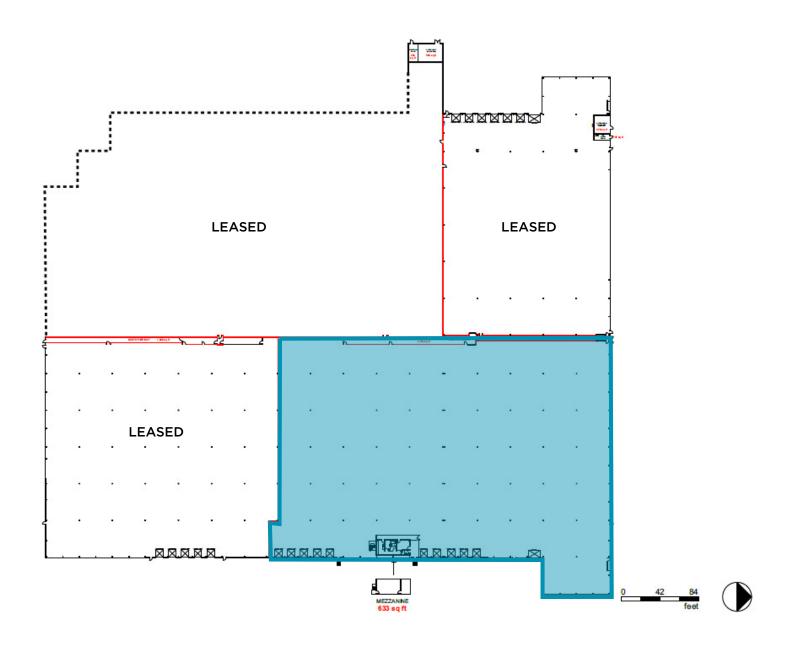
AERIAL PHOTOS



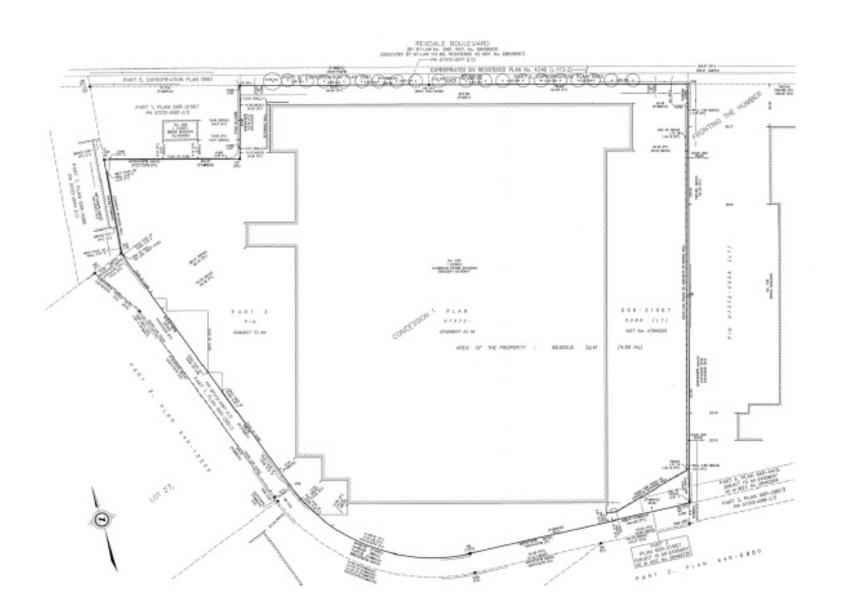
OFFICE PHOTOS



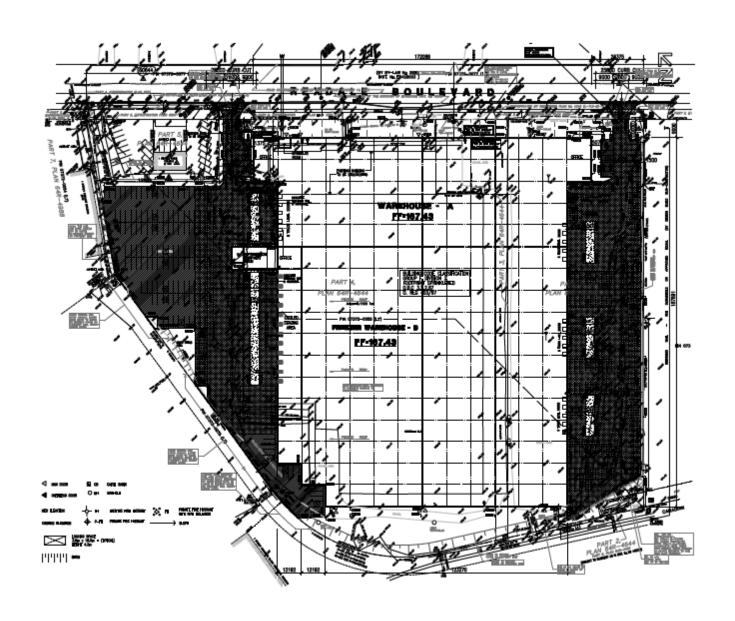
FLOOR PLAN



PROPERTY SURVEY



SITE PLAN



STRATEGIC LOCATION



DEMOGRAPHIC STATISTICS



		5 km	10 km	15 km	
ۯۺۺٲ	Population:	197,406	711,012	2,014,236	
8	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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