



# 225 REXDALE BLVD | TORONTO

LOCATED IN THE HIGHLY SOUGHT-AFTER REXDALE SUBMARKET

 WATCH PROPERTY VIDEO



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: \$15.95 psf

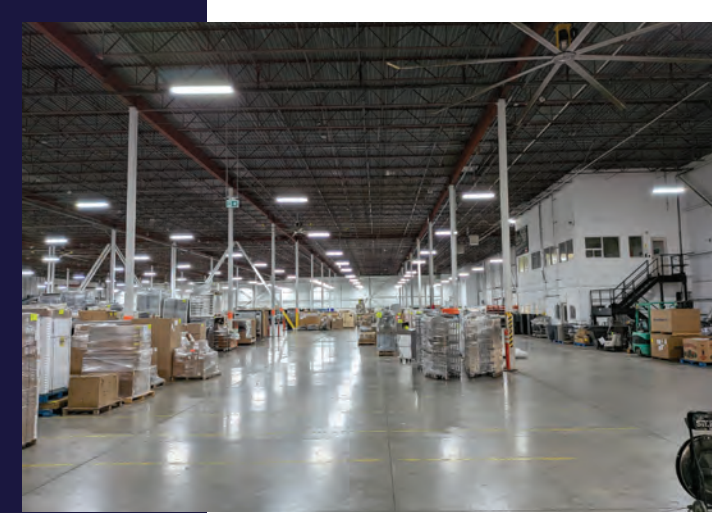
T.M.I. (2025): \$3.50 psf

Possession: Immediate

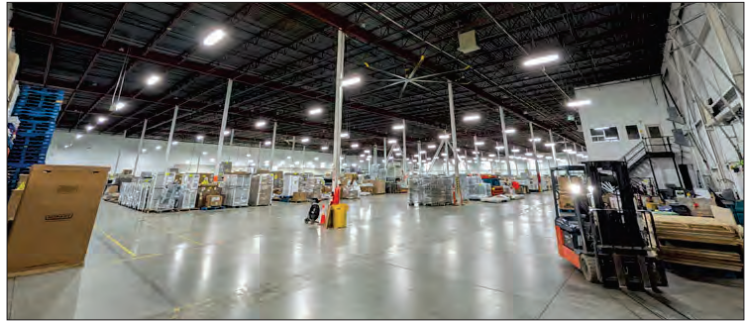
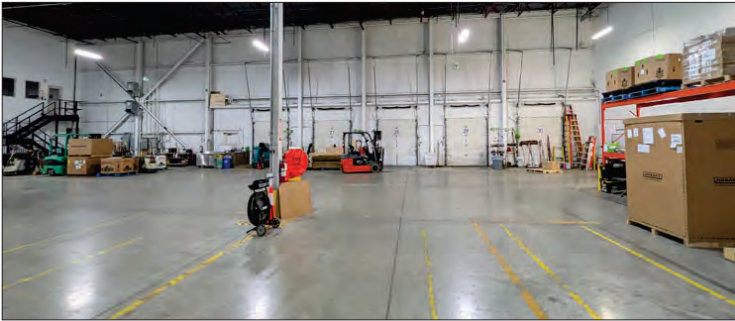
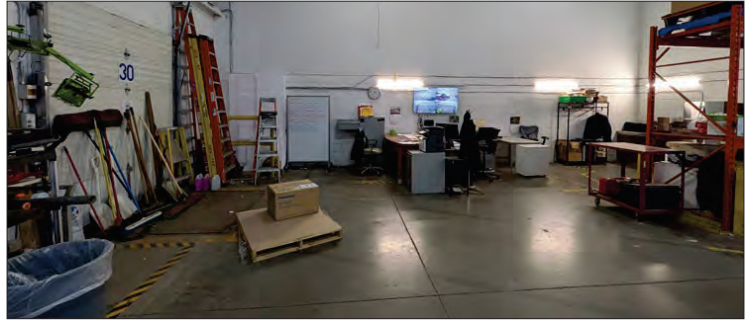
Zoning: E1

## Comments:

- 5 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
- 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



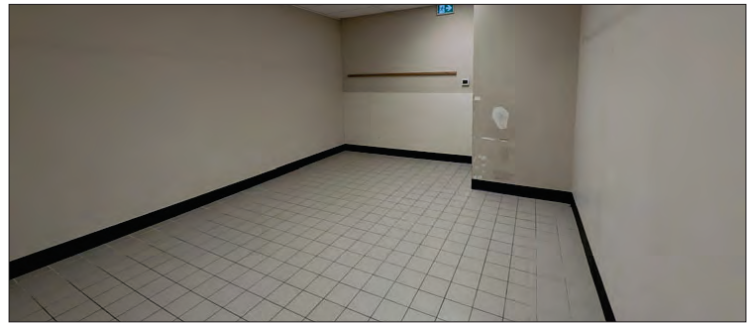
# WAREHOUSE PHOTOS



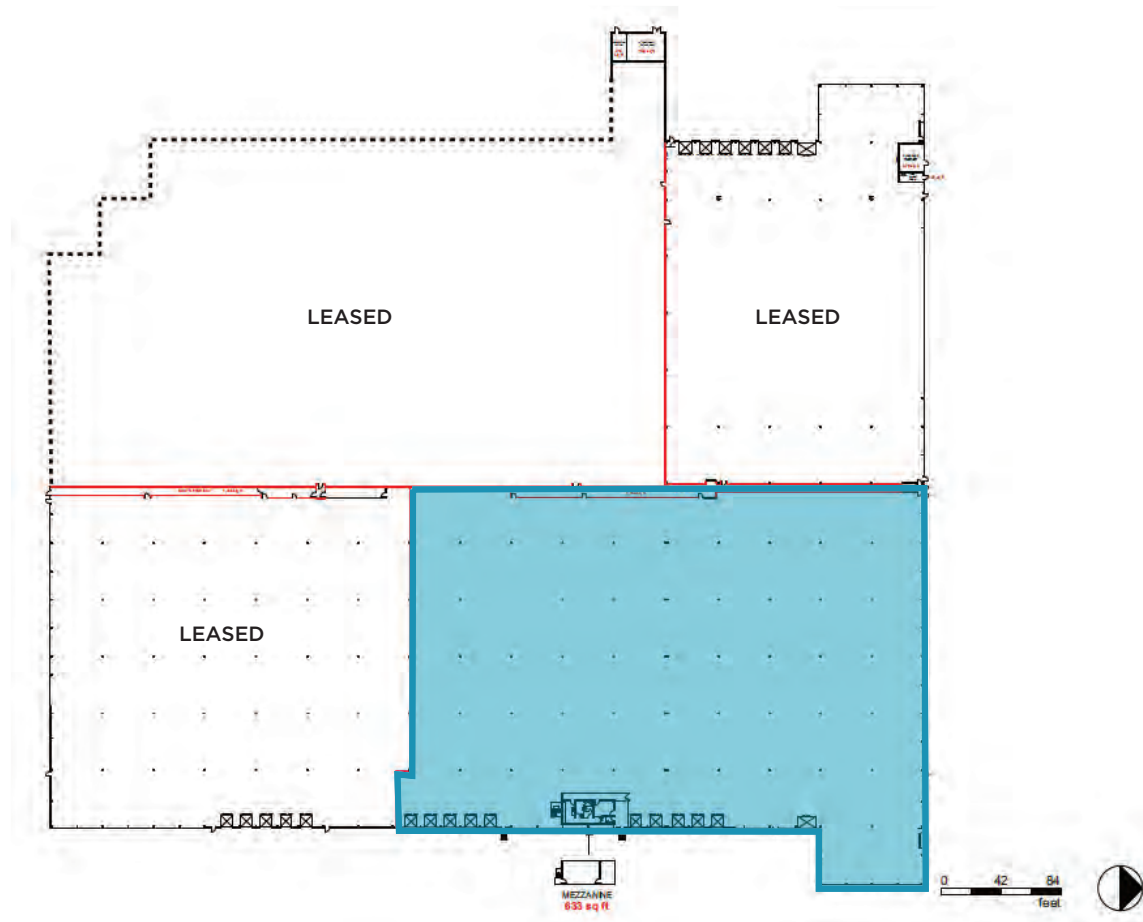
# AERIAL PHOTOS



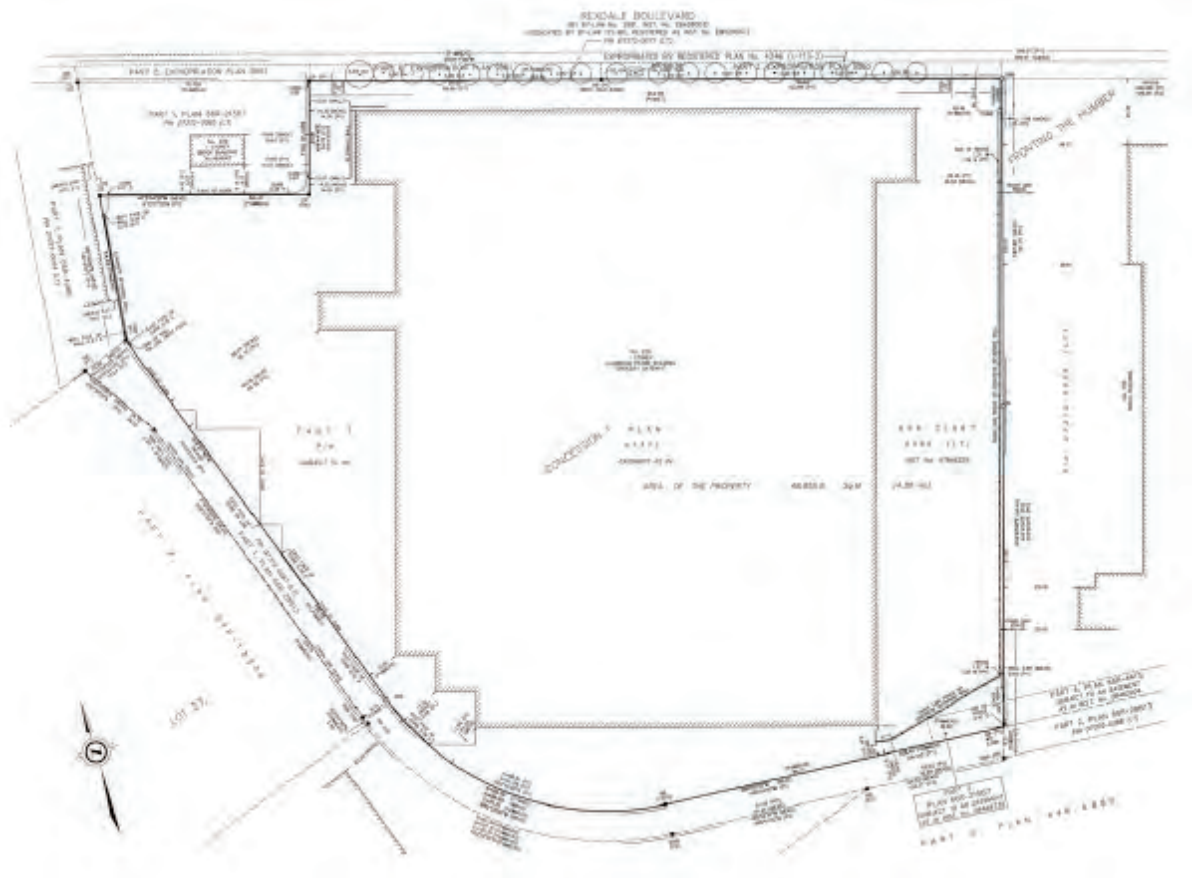
# OFFICE PHOTOS



# FLOOR PLAN





# PROPERTY SURVEY





# STRATEGIC LOCATION







-  5 minutes | 1.8 km
-  6 minutes | 1.8 km
-  7 minutes | 2.9 km
-  8 minutes | 3.8 km
-  13 minutes | 5.7 km

● Amenities   
 ● Corporate Tenants   
 ● Subject Property

# DEMOGRAPHIC STATISTICS



	5 km	10 km	15 km
 <b>Population:</b>	197,406	711,012	2,014,236
 <b>Average Household Income:</b>	\$87,505	\$96,536	\$107,015
 <b>Median Age</b>	40	41	41
 <b>Employment Rate</b>	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:**

**MICHAEL YULL\*, SIOR**  
Vice Chair  
647 272 3075  
Michael.Yull@cushwake.com

**FRASER PLANT\***  
Executive Vice President  
416 505 1194  
Fraser.Plant@cushwake.com

**CUSHMAN & WAKEFIELD ULC.**  
1 Prologis Blvd, Suite 300  
Mississauga, ON L5W 0G2  
cushmanwakefield.com