



225 REXDALE BLVD #1 | TORONTO

46,458 SF AVAILABLE FOR IMMEDIATE OCCUPANCY



Outlines are approximate

AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS

Total Area: 46,458 sf

Office Area: 3,000 sf

Clear Height: 28'6"

Shipping: 4 TL, 1 DI

Lease Rate: \$16.95 psf

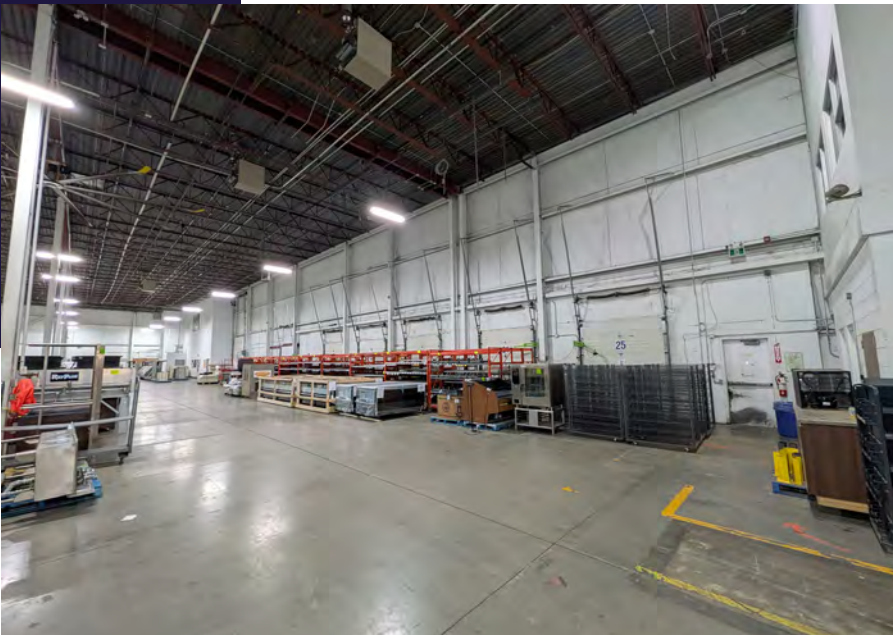
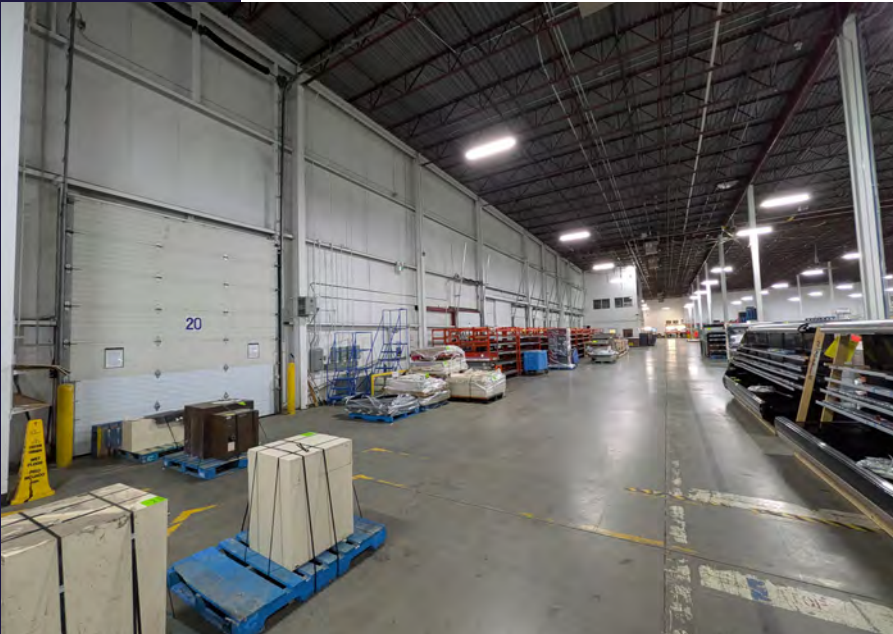
T.M.I. (2025): \$3.50 psf (plus utilities)

Possession: Immediate

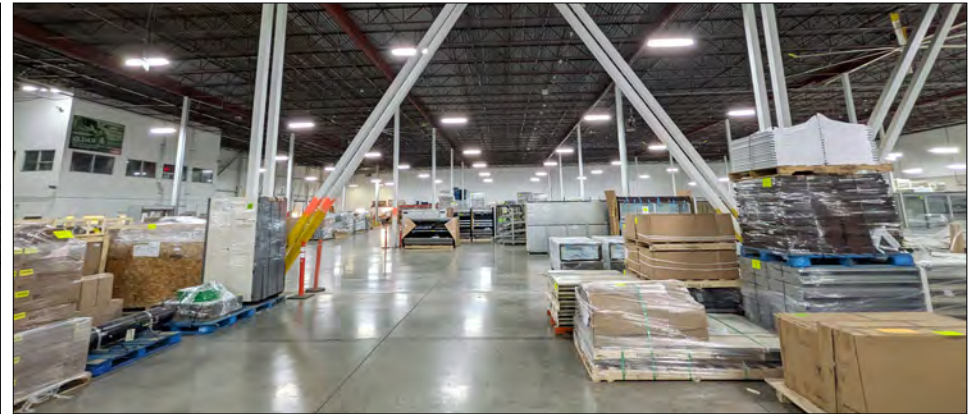
Zoning: E1

Comments:

- 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



WAREHOUSE PHOTOS



AERIAL PHOTOS



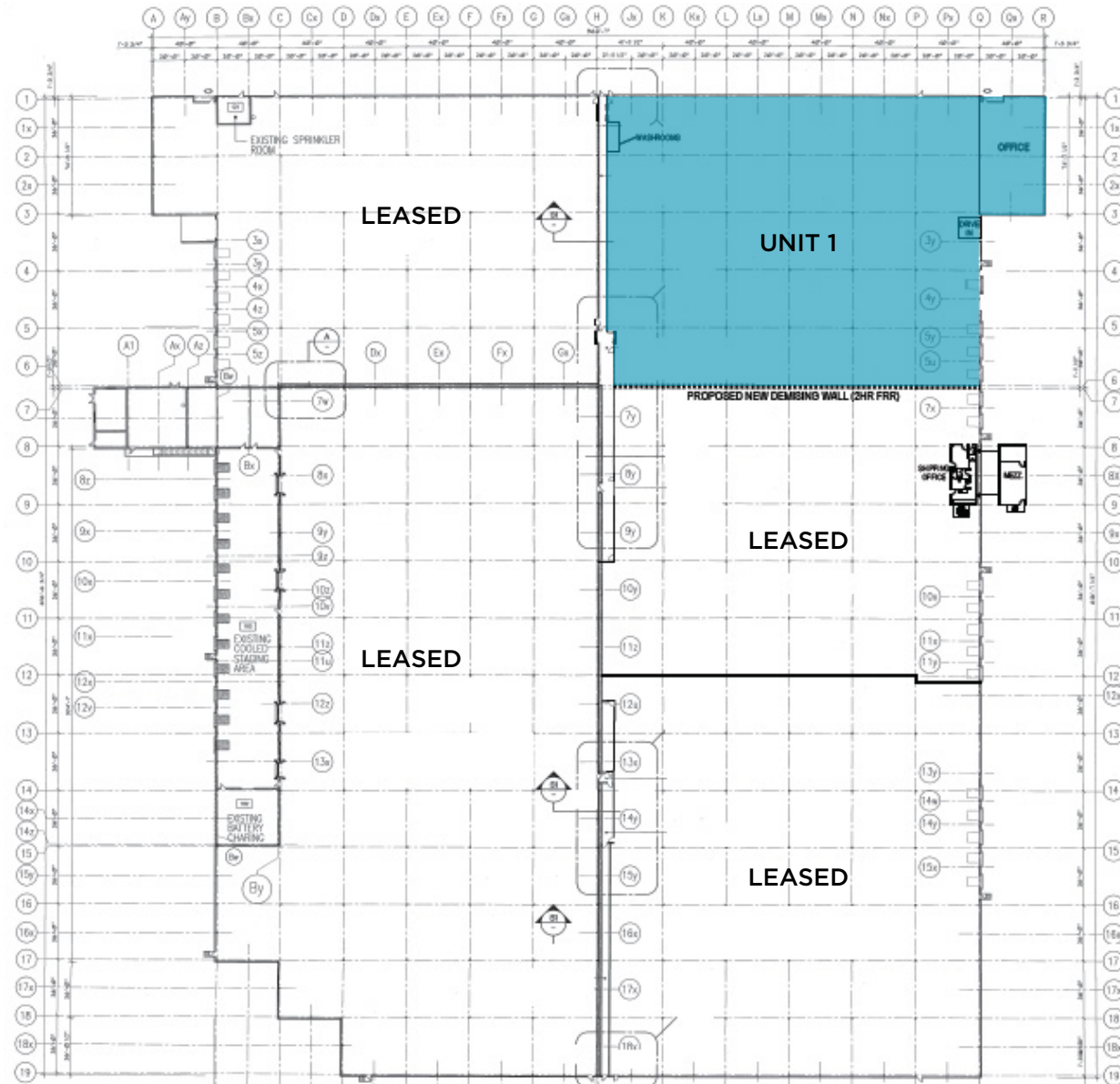
WATCH PROPERTY VIDEO



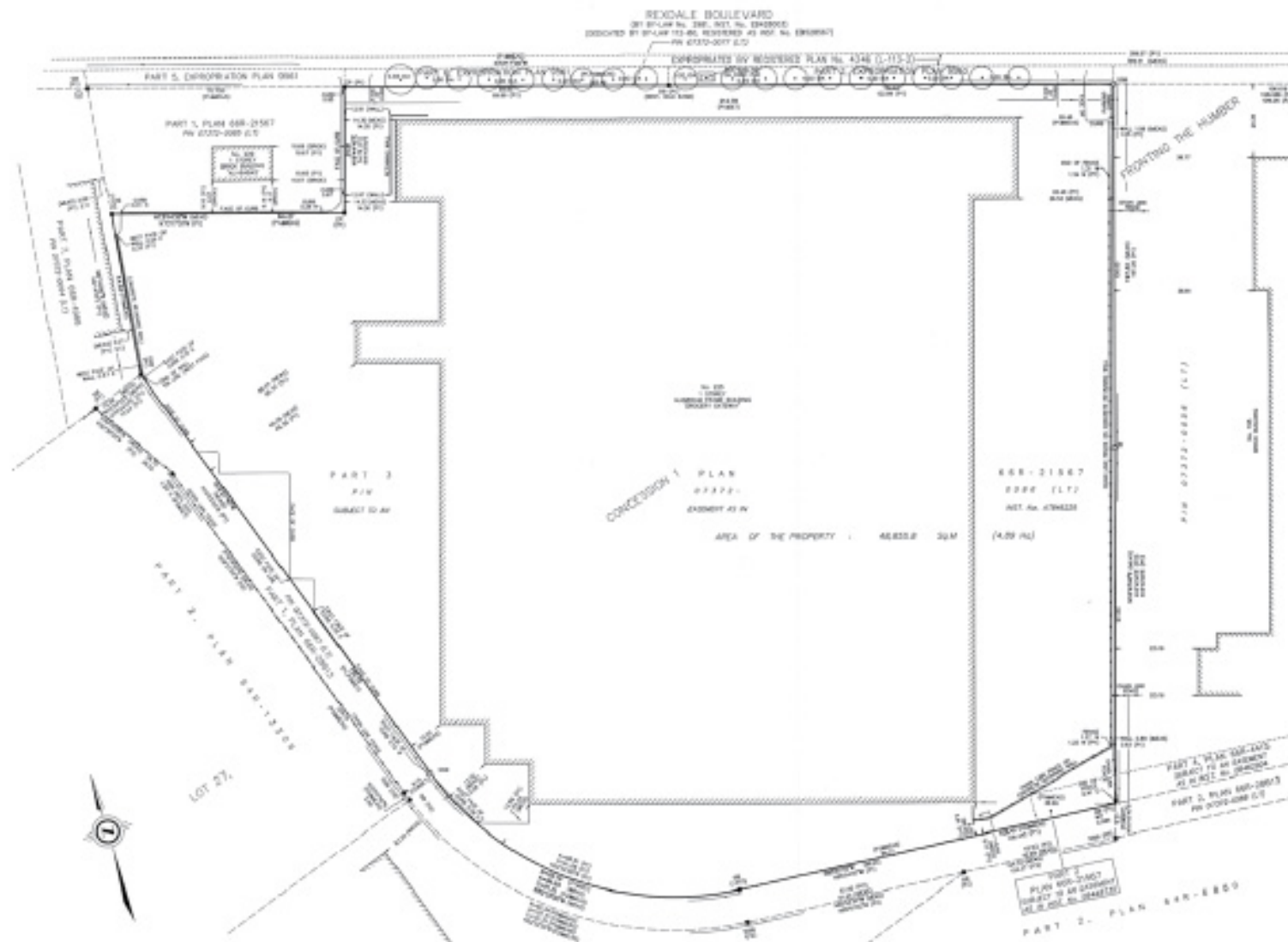
OFFICE PHOTOS



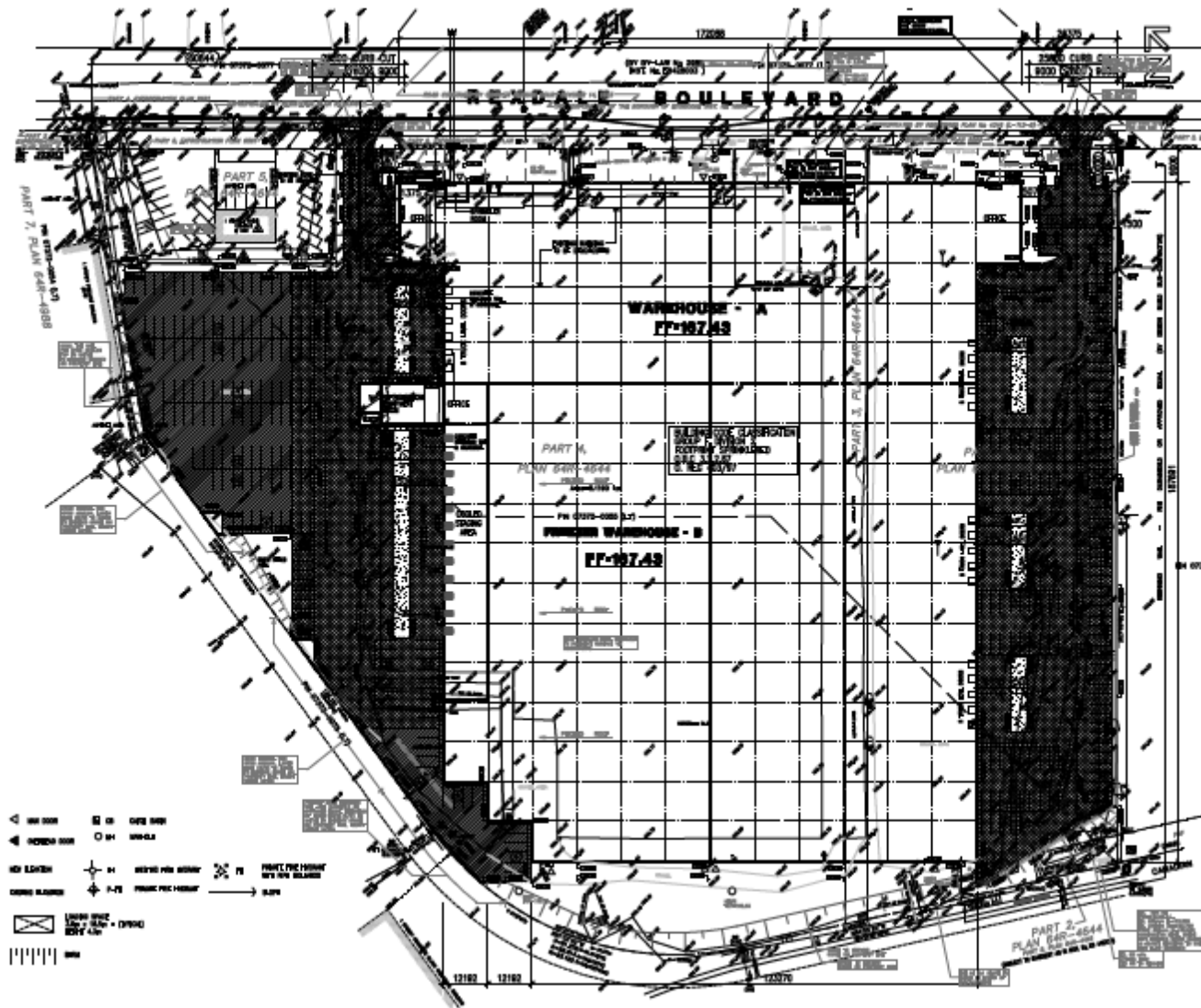
FLOOR PLAN



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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