

ASKING NET RENT: \$15.95 TO \$17.25 PSF NET

CORE GTA LOCATION FOR LEASE

# 108 Woodbine Downs Blvd

Etobicoke, ON



**Jordan Boin**

Sales Representative, Principal  
+1.905.283.2372  
jordan.boin@avisonyoung.com

**Aidan Mallovy**

Sales Representative, Principal  
+1.905.283.2396  
aidan.mallovy@avisonyoung.com

**Ben Sykes**

Sales Representative, Principal  
+1.905.283.2324  
ben.sykes@avisonyoung.com





CORE GTA LOCATION FOR LEASE

# 108 Woodbine Downs Blvd

Etobicoke, ON

## Property Details

### ENTIRE BUILDING

Total Area	Clear Height	Office Area	Shipping	Asking Net Rent	Property Tax/ CAM	Availability
37,698 sf	18' 0"	±2,700 sf	8 TL / 2 DI	\$15.95 psf	\$5.20 psf	Immediate
26,428 sf	18' 0"	±2,643 sf	5 TL / 2 DI	\$16.75 psf	\$5.20 psf	Immediate
22,690 sf	18' 0"	±2,269 sf	5 TL / 1 DI	\$16.75 psf	\$5.20 psf	Immediate
19,269 sf	18' 0"	±2,178 sf	4 TL / 1 DI	\$16.75 psf	\$5.20 psf	Immediate
18,429 sf	18' 0"	±1,843 sf	4 TL / 1 DI	\$16.75 psf	\$5.20 psf	Immediate
15,008 sf	18' 0"	±1,501 sf	3 TL / 1 DI	\$17.25 psf	\$5.20 psf	Immediate
11,420 sf	18' 0"	±1,204 sf	3 TL / 1 DI	\$17.25 psf	\$5.20 psf	Immediate
11,270 sf	18' 0"	±1,127 sf	2 TL / 1 DI	\$17.25 psf	\$5.20 psf	Immediate

## Building Description



Excellent proximity to Highway 407, 427 and 409



Recently renovated, well maintained industrial building in professionally managed complex with great curb appeal



Shipping court can easily accommodate 53' trailers and provides wrap around shipping access. Ability to add 2 additional truck level doors.



Landlord willing to demise the building into multiple configurations

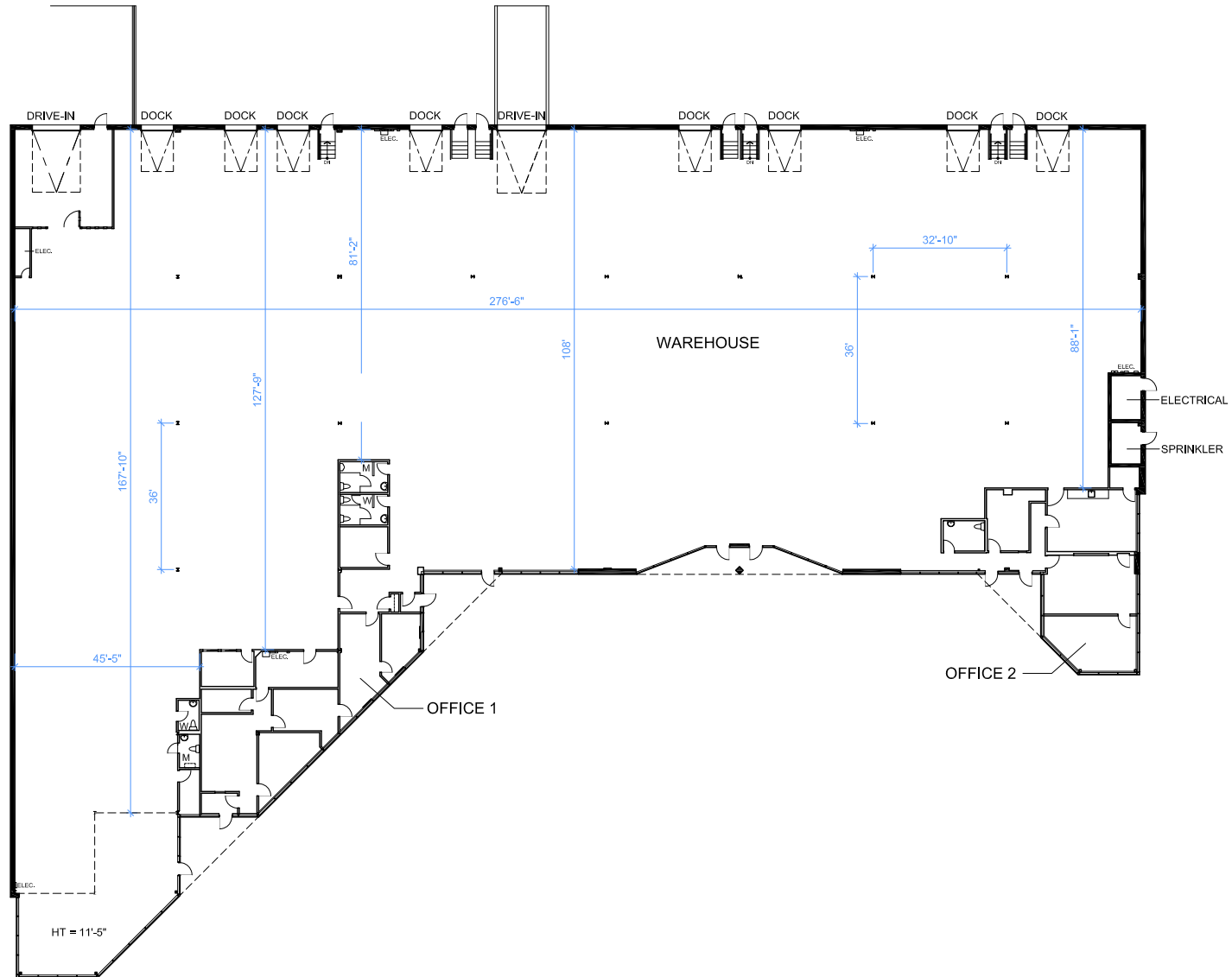


CORE GTA LOCATION FOR LEASE

# 108 Woodbine Downs Blvd

Etobicoke, ON

Floorplan:  
Option 1  
37,698 sf  
Entire Building

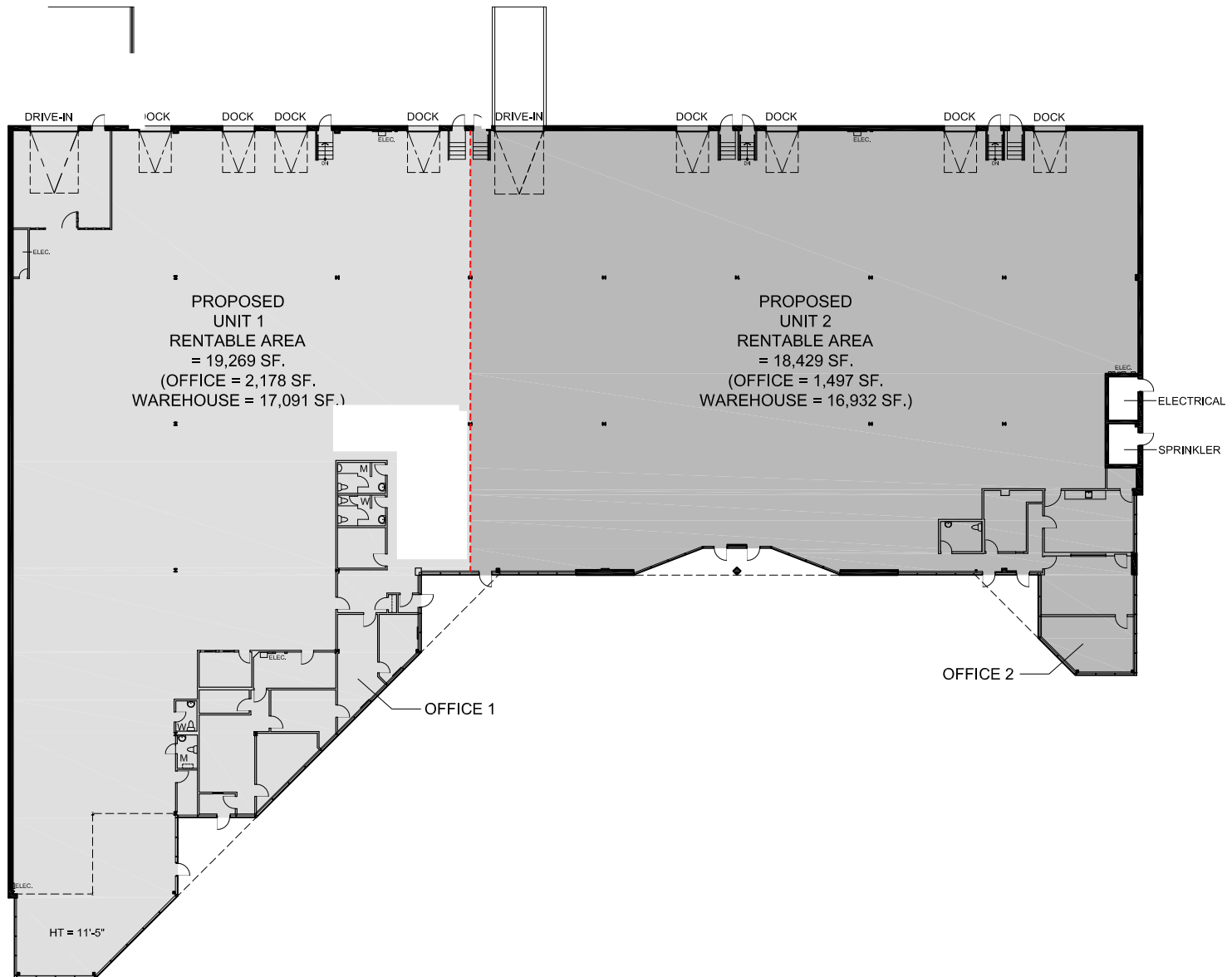


CORE GTA LOCATION FOR LEASE

# 108 Woodbine Downs Blvd

Etobicoke, ON

## Floorplan Option 2



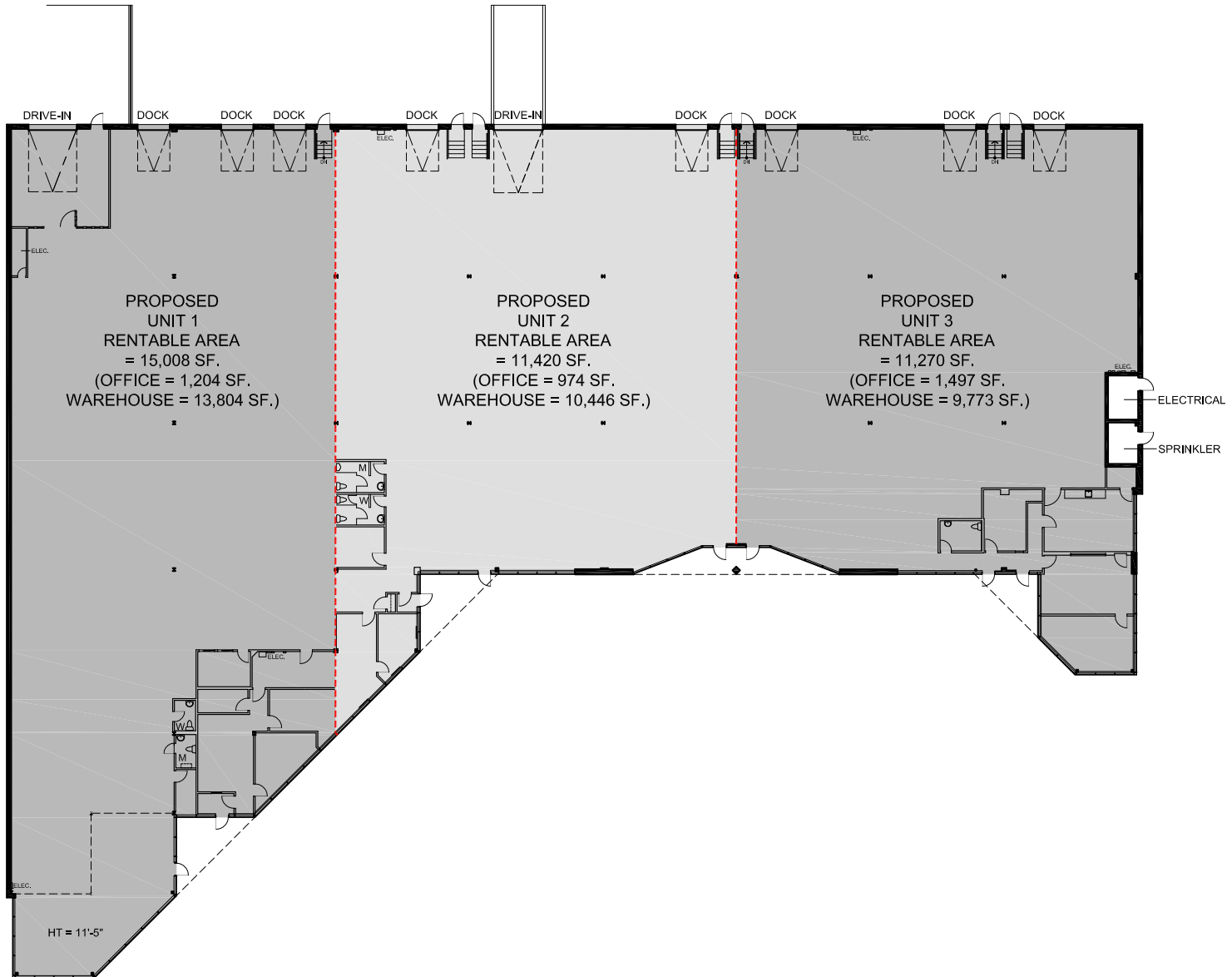


CORE GTA LOCATION FOR LEASE

# 108 Woodbine Downs Blvd

Etobicoke, ON

## Floorplan Option 3



CORE GTA LOCATION FOR LEASE

# 108 Woodbine Downs Blvd

Etobicoke, ON

Pictures







**10 min**

from CN Intermodal  
(+ 15 mins to CP Intermodal)



**8 min**

Average Drive time to  
400-Series Highways



**10 KM**

Distance to Toronto Pearson  
International Airport



**30 KM**

Distance to  
Downtown Toronto





# 108 Woodbine Downs Blvd

Etobicoke, ON

## Our Team

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

[avisonyoung.com](http://avisonyoung.com)





# 108 Woodbine Downs Boulevard

Etobicoke, ON

## Get more information

### Jordan Boin

Sales Representative, Principal  
 +1.905.283.2372  
 jordan.boin@avisonyoung.com

### Aidan Mallovy

Sales Representative, Principal  
 +1.905.283.2396  
 aidan.mallovy@avisonyoung.com

### Ben Sykes

Sales Representative, Principal  
 +1.905.283.2324  
 ben.sykes@avisonyoung.com

Avison Young Commercial Real Estate Services,  
 LP, Brokerage  
 77 City Centre Drive, Suite 301,  
 Mississauga, Ontario L5B 1M5  
 Office 905 712 2100 Fax 905 712 2937  
 avisonyoung.ca



© 2024. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

