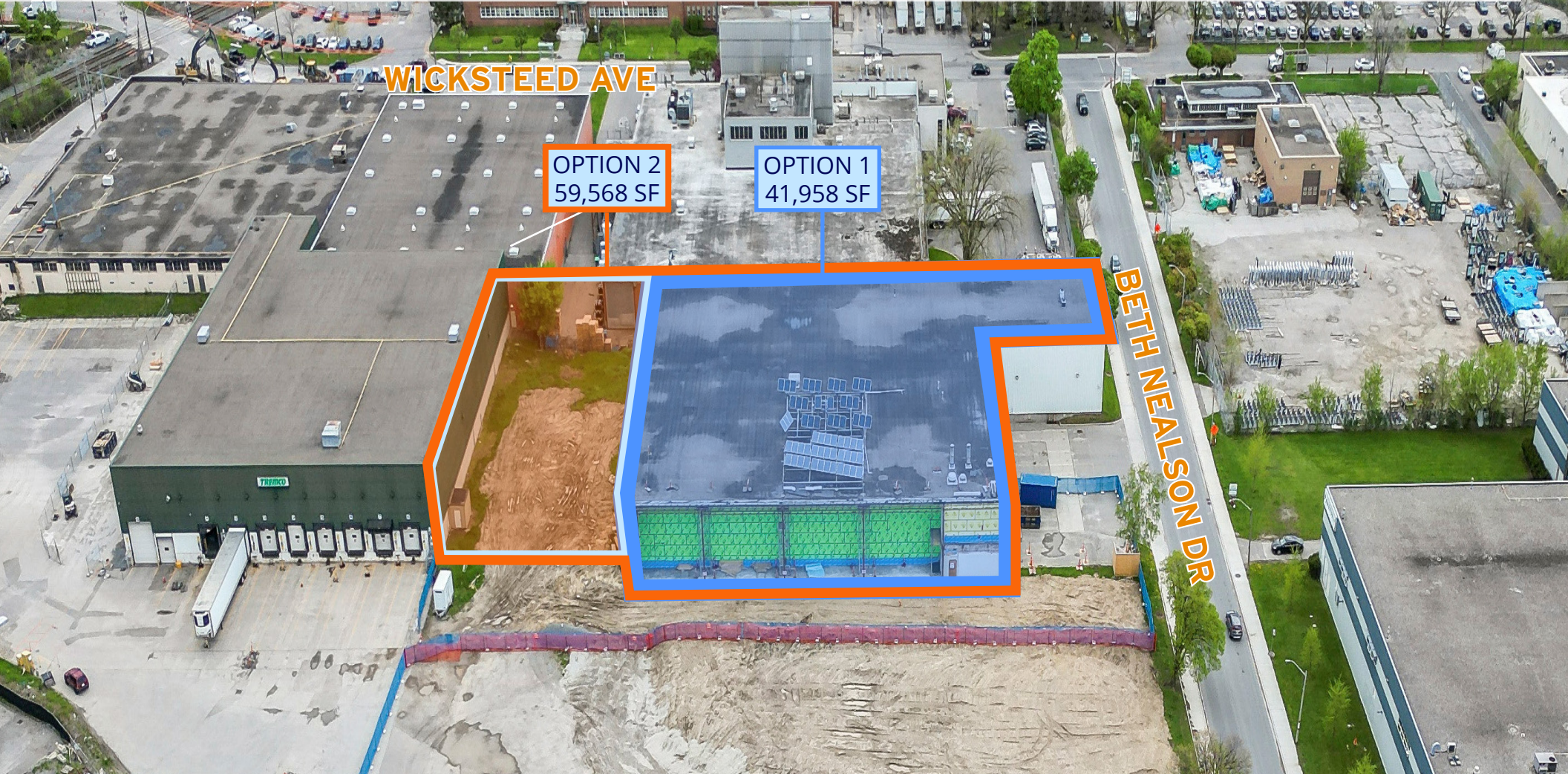


RARE LOCATION IN CENTRAL TORONTO

50 BETH NEALSON DRIVE | EAST YORK



WICKSTEED AVE

OPTION 2
59,568 SF

OPTION 1
41,958 SF

BETH NEALSON DR

Listing Team:

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Presented By:



WELCOME TO 50 BETH NEALSON DRIVE EAST YORK

Secure your company's next industrial facility with this 41,958 SF existing building and the ability to grow into 59,568 SF in East York.



Central infill location in Toronto



24' clear height



41,958 SF Available Immediately
59,568 SF Available June 2025



Close proximity to many retail amenities



Strategically located in close proximity to major Don Valley Pkwy



Access off two streets (Don Mills Rd and Overlea Blvd)



5 truck level doors

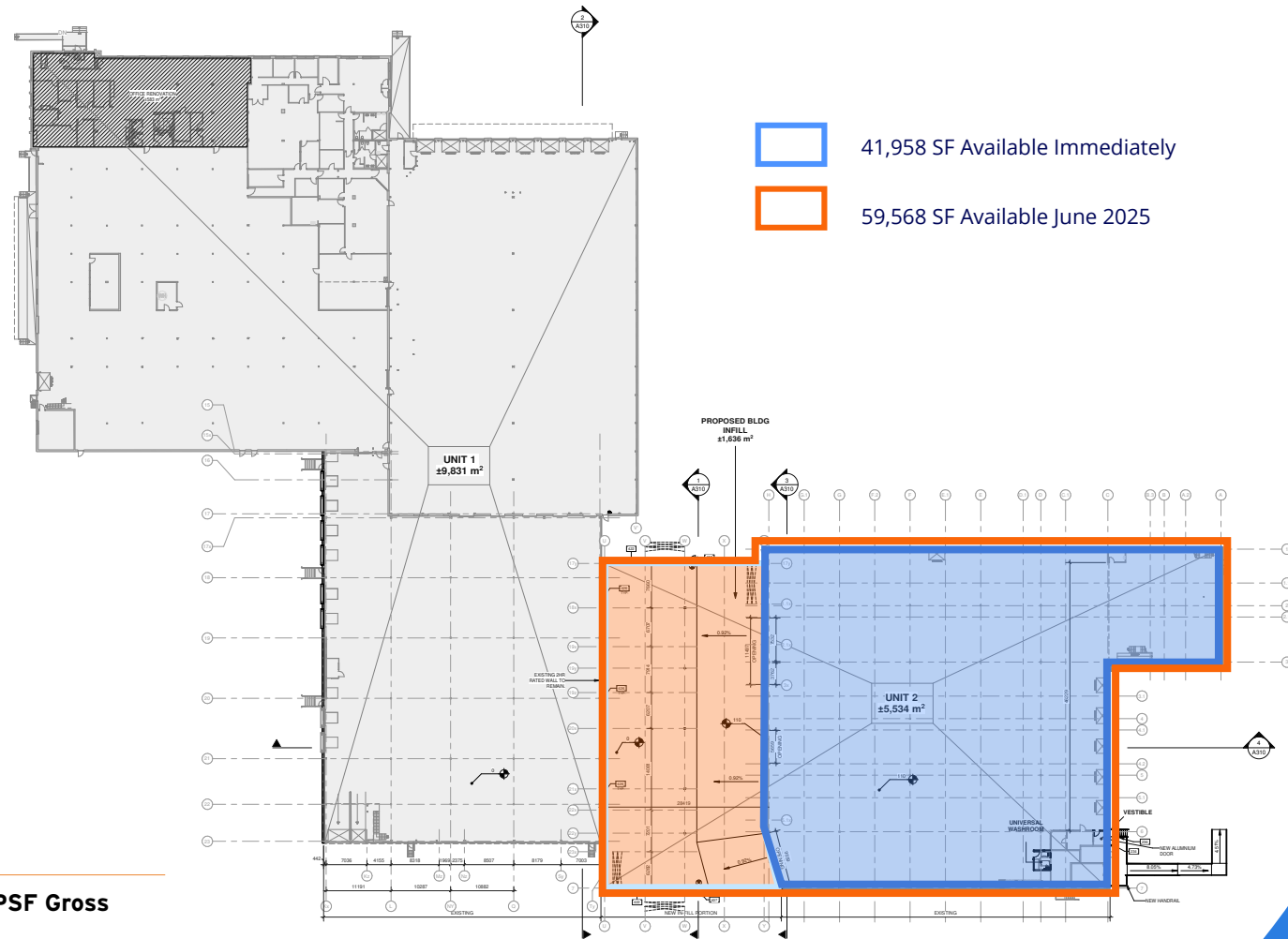
50 BETH NEALSON DRIVE | EAST YORK | ON

BETH NEALSON DR



PROPERTY PROFILE

Available Area	41,958 SF (Growing to 59,568 SF)
Office	1,000 SF Approx
Warehouse	40,958 SF
Clear Height	24'
Shipping	5 Truck Level Doors
Power	800 Amps Available 1200 Amps (with occupancy of 59,568 SF)
Zoning	E1.0 Employment Industrial***
Estimate TMI (2024)	\$3.41 PSF
Occupancy	September 2024
Rental Rate	Option 1 (short-term) \$10.50 PSF Gross Option 2 \$16.50 PSF Net



***Tenant or tenant's broker to confirm zoning and permitted uses.

Please note that floor plan may vary slightly.

ZONING & USES

E1.0 - EMPLOYMENT INDUSTRIAL

PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
 - 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - 2) Ammunition, Firearms or Fireworks Factory;
 - 3) Asphalt Plant;
 - 4) Cement Plant, or Concrete Batching Plant;
 - 5) Crude Petroleum Oil or Coal Refinery;
 - 6) Explosives Factory;
 - 7) Industrial Gas Manufacturing;
 - 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - 9) Pesticide or Fertilizer Manufacturing;
 - 10) Petrochemical Manufacturing;
 - 11) Primary Processing of Gypsum;
 - 12) Primary Processing of Limestone;
 - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - 14) Pulp Mill, using pulpwood or other vegetable fibres;
 - 15) Resin, Natural or Synthetic Rubber Manufacturing;
- 16) Tannery
- Office
- Performing Arts Studio
- Pet Services
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use [By-law: OMB PL130592]

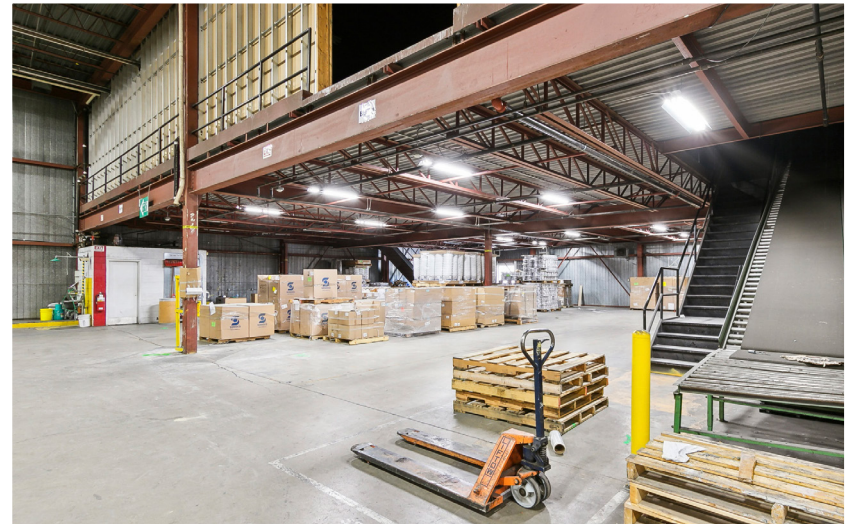
PERMITTED USES WITH CONDITIONS

- Crematorium (33)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Shipping Terminal (11)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18)

*Tenant or tenant's broker to confirm zoning and permitted uses.

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm

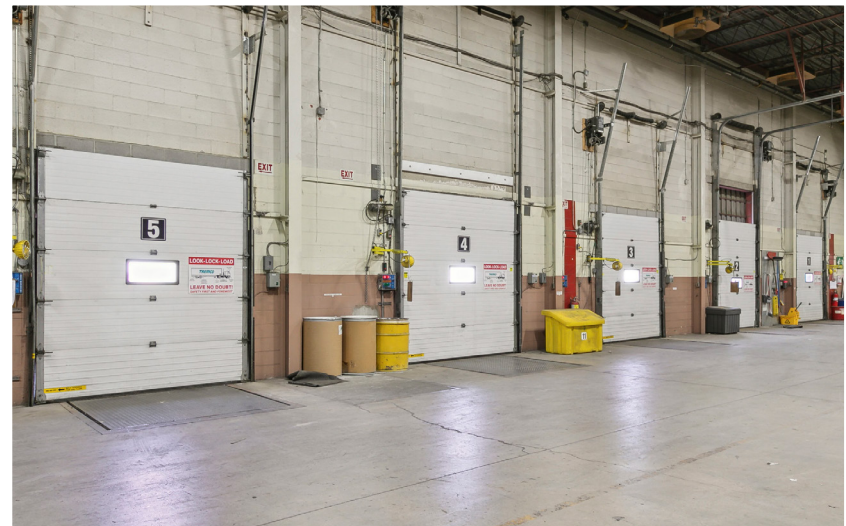
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES

Major Occupiers

1. Homesense
2. The Home Depot
3. Sky Zone Trampoline park
4. Costco Wholesale
5. Tremco Canada
6. Siltech Coporation
7. Shoppers Drug Mart
8. Costco Wholesale
9. East York Community Centre
10. Coxwell Subway Station

Restaurants

2. A&W
3. Tim Hortons
4. Subway
5. Starbucks

Within a 5-10 min drive



6

Grocery Stores



7

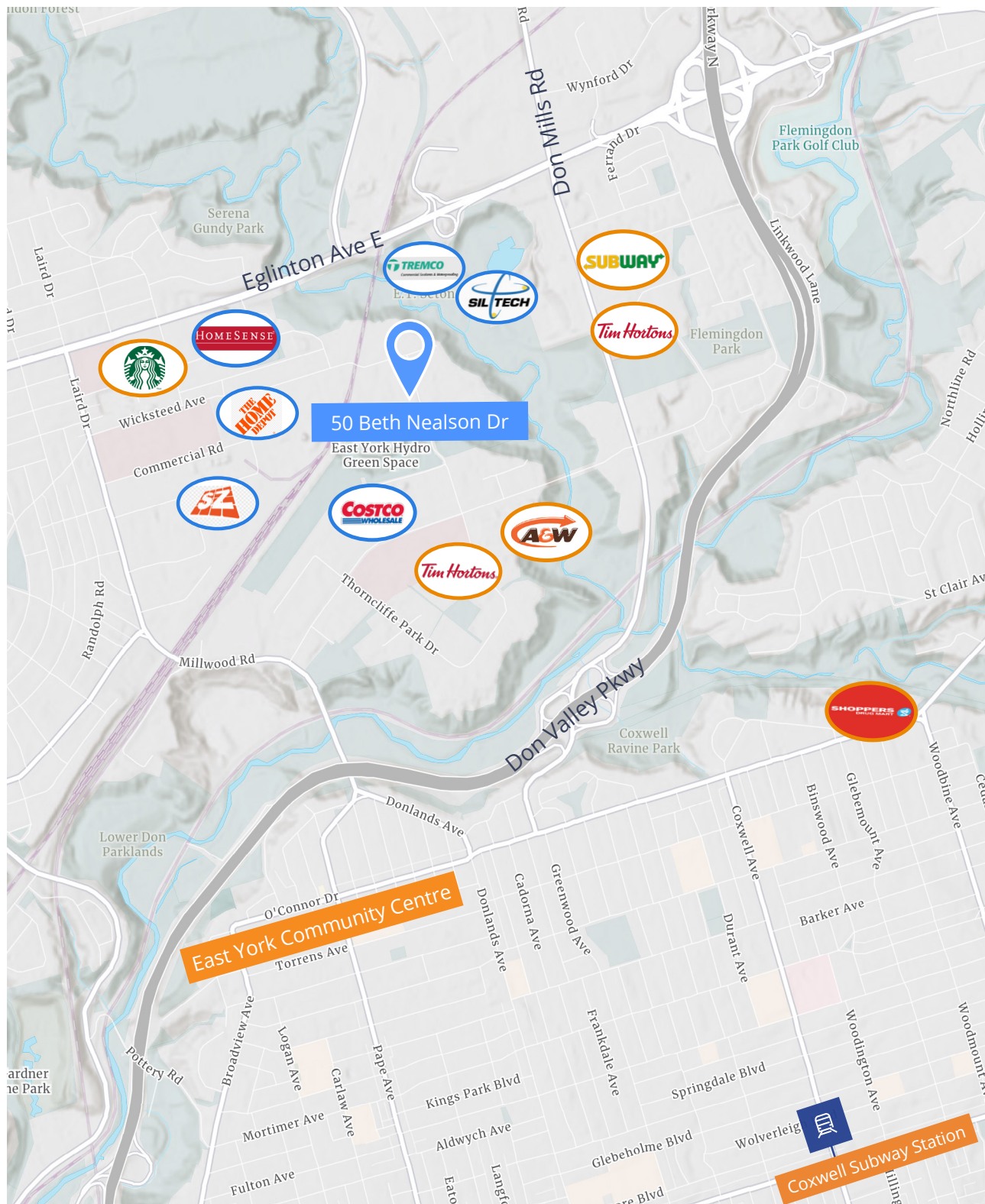
Gas Stations



25

Restaurants,
Cafes & Pubs

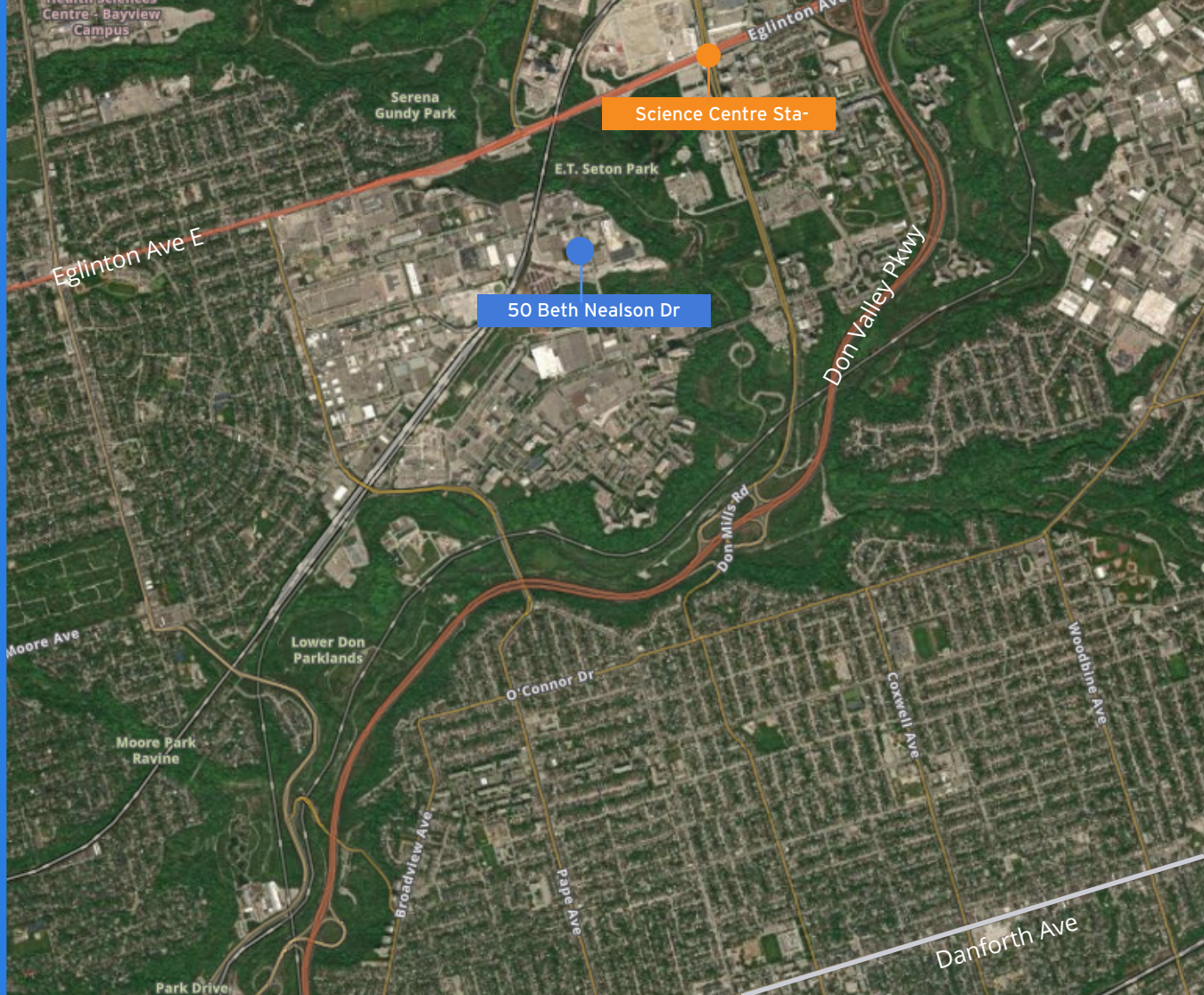
50 BETH NEALSON DRIVE | EAST YORK | ON



PURE MOVEMENT

Connecting to the GTA and beyond

The property is located in East York, only 30 minutes from Toronto Pearson International Airport, Canada's largest and busiest airport, and just about 2 hour drive to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 20-minute drive away.



EAST YORK

East York, Toronto is an administrative historic township and municipality in the Greater Toronto Area. Nowadays, this metropolitan neighbourhood is preferred by young families, students, and working professionals as it is around 15 minutes from Downtown. The area is in proximity to the eastern branch of the Don River and became the hub for numerous industries. Several early industries were built in the area such as paper mills, sawmills, gristmills, carding and woollen mills.



Central location in Toronto



2nd largest tech sector in North America, part of the Toronto region



62% of the people in the labour force within East York have a post-secondary education

DEMOGRAPHICS

Total Population **891,320**

Average Household Income **\$80,369**

Average Age **37.20**

Population in the Labour Force **661,625**

Labour Employment Rate **62.00%**

OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last. Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

PUREINDUSTRIAL.CA



Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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Pure Industrial

TRAVEL REWARDS

EXTENDED OFFER UNTIL MARCH 31ST 2025



Step 01

TRAVEL GIFT CARDS FOR NEW LEASES

1,000–10,000sf	\$	1,000
10,0001–30,000sf	\$	5,000
30,0001–100,000sf	\$	10,000

Step 02

TRAVEL GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

1st Deal	x	100%
2nd Deal	x	125%
3rd Deal or more	x	150%

Travel Vouchers Eligibility

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000SF to 100,000SF. Promotion applicable to deals becoming unconditional between May 15th 2024 and March 31st 2025. Promotion excludes deals that were conditional or unconditional before May 15th 2024. Promotion applicable to leases starting before June 31st, 2025. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The travel incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The travel incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

PURE INCENTIVES



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*Sales Representative ** Broker