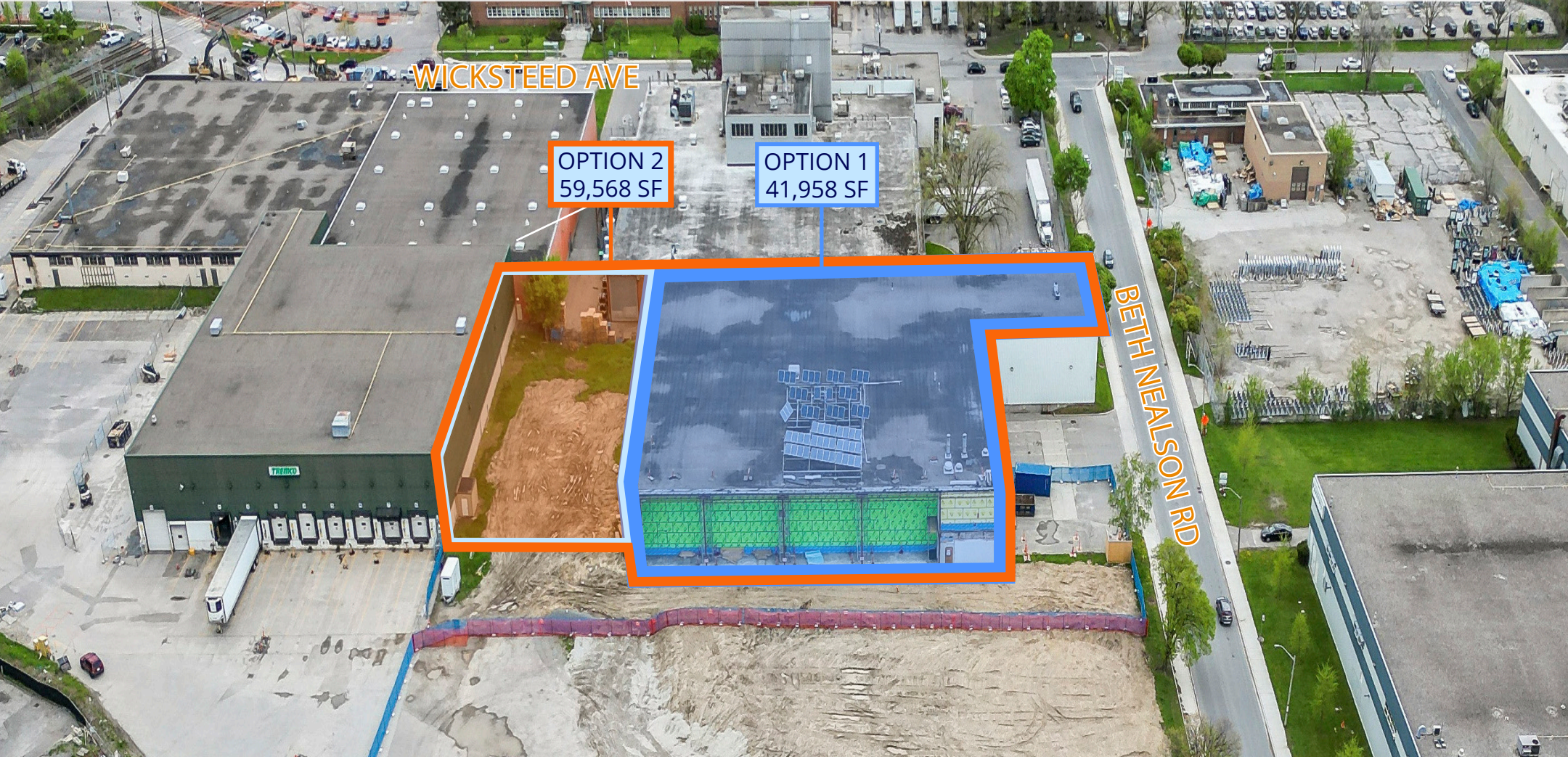


# RARE LOCATION IN CENTRAL TORONTO 50 BETH NEALSON DRIVE | EAST YORK



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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 an additional 17,610 SF in East York.



Central infill location  
in Toronto



24' clear height



41,958 SF Available Sep 15, 2024  
17,610 SF Available Feb 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

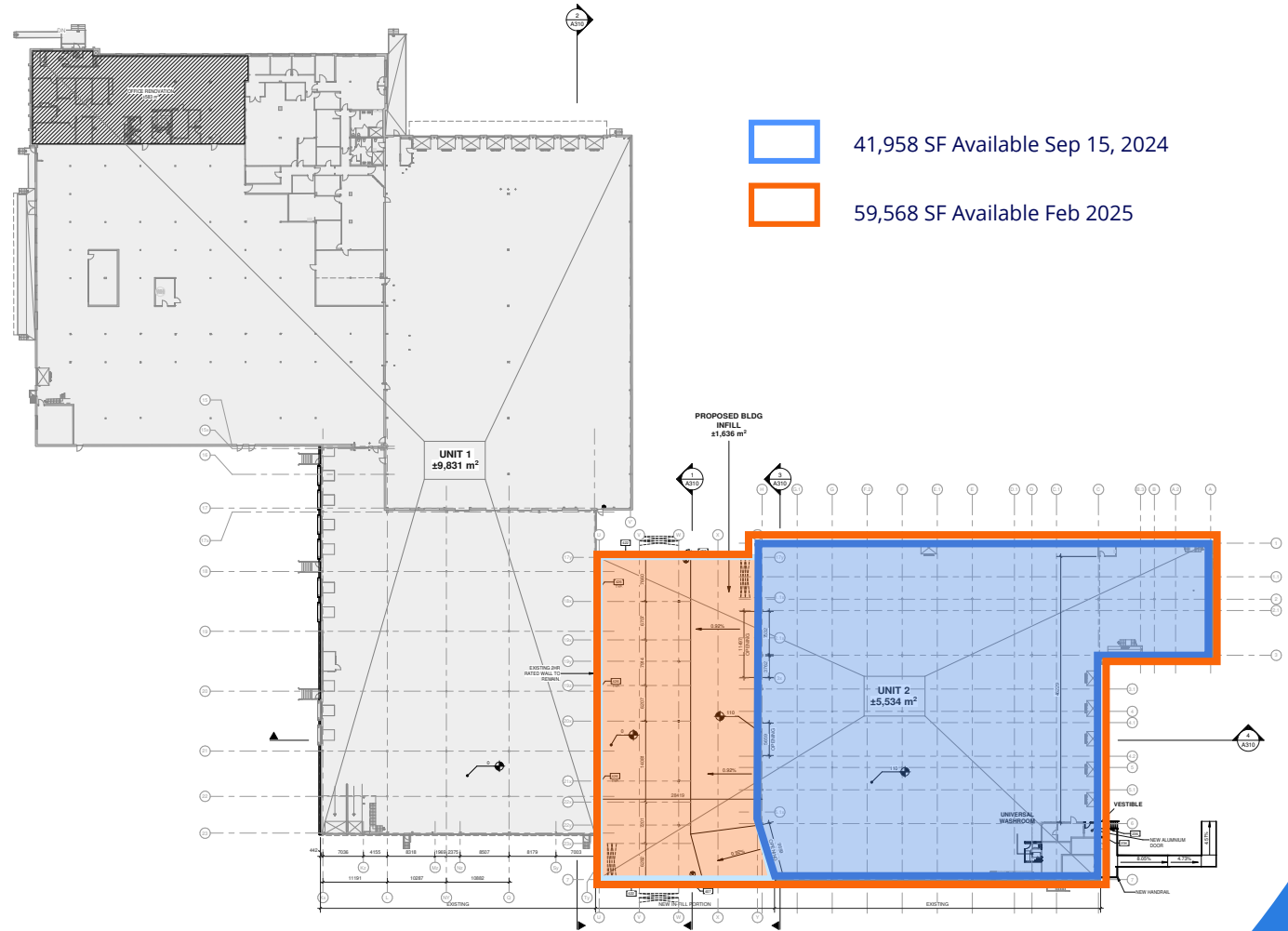
50 BETH NEALSON DRIVE | EAST YORK | ON

BETH NEALSON RD



# 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
Zoning	E1.0 Employment Industrial***
Estimate TMI (2024)	\$3.41 PSF
Occupancy	September 2024
Rental Rate	\$18.95

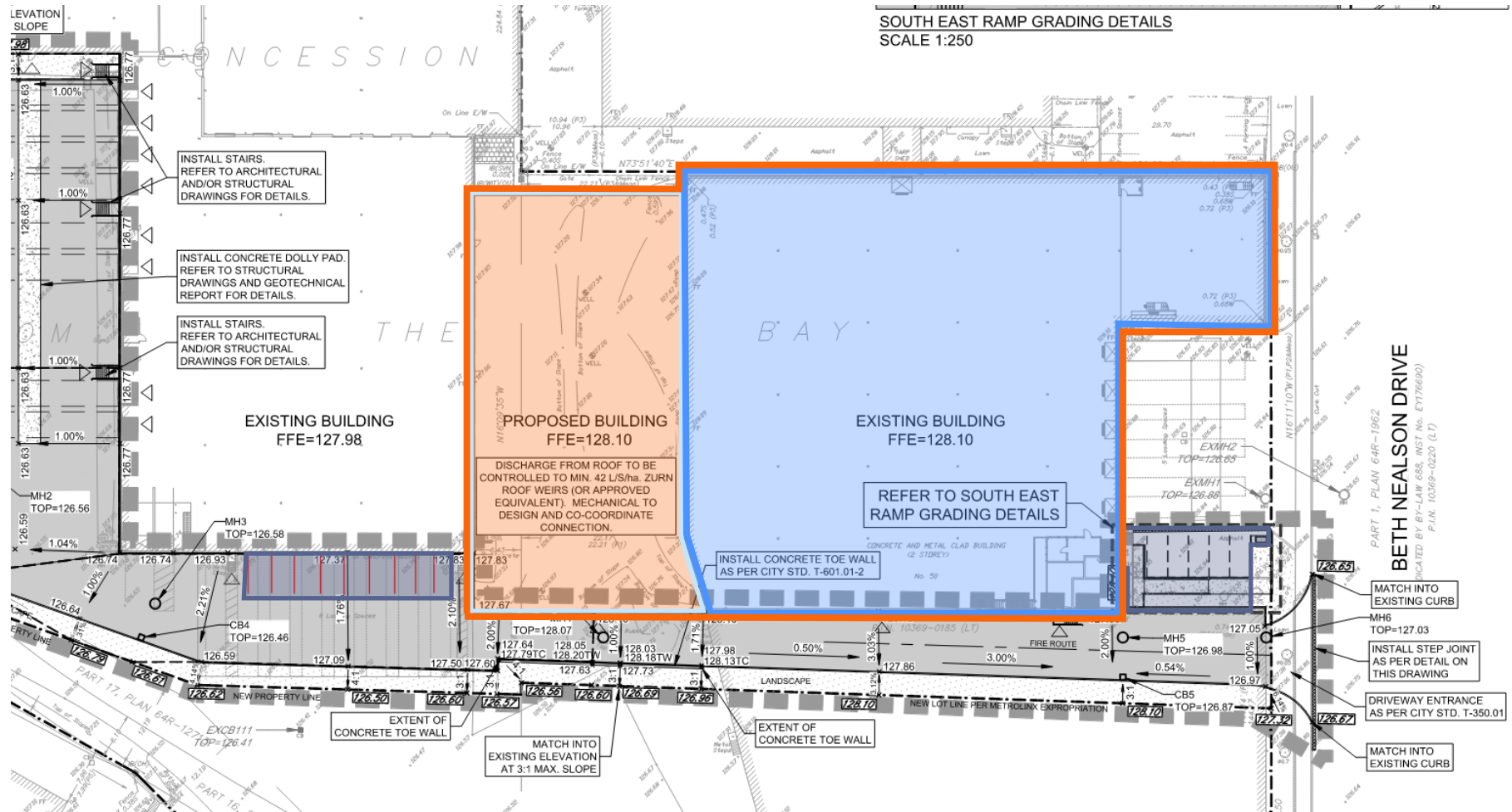


41,958 SF Available Sep 15, 2024  
 59,568 SF Available Feb 2025

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

Please note that floor plan may vary slightly.

# PARKING PLAN



# 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 ]

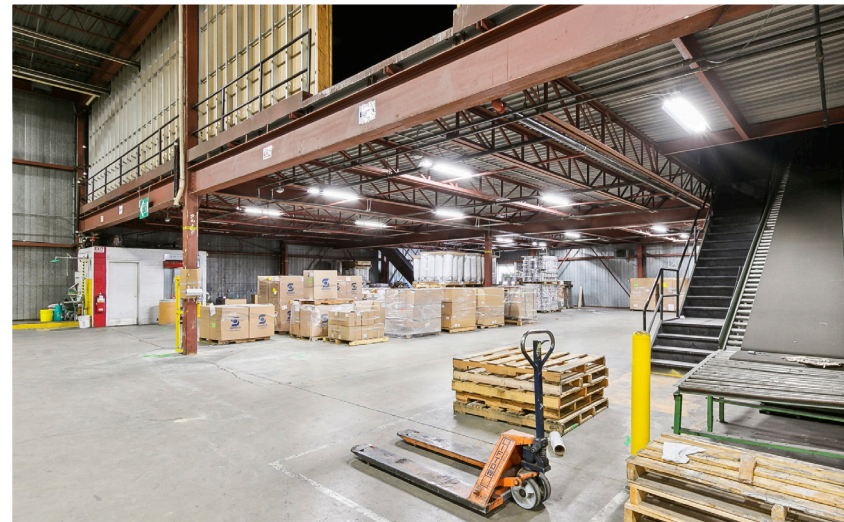
### PERMITTED USES WITH CONDITIONS

- 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)

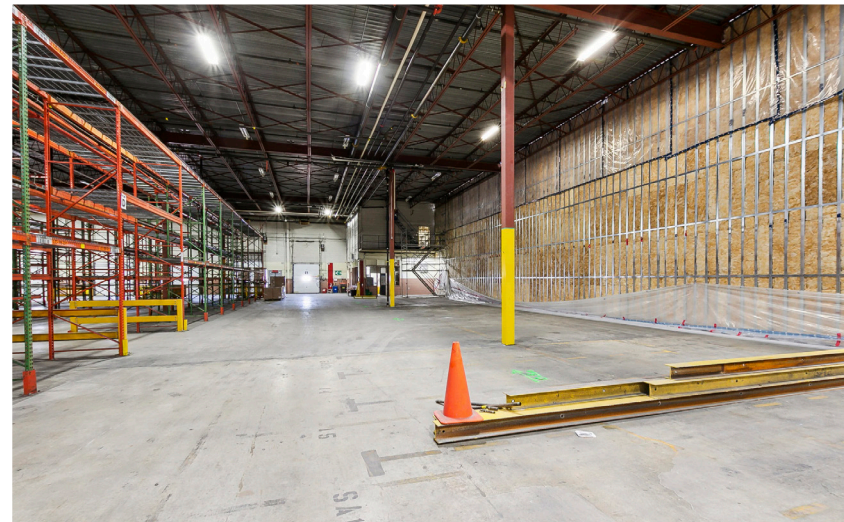
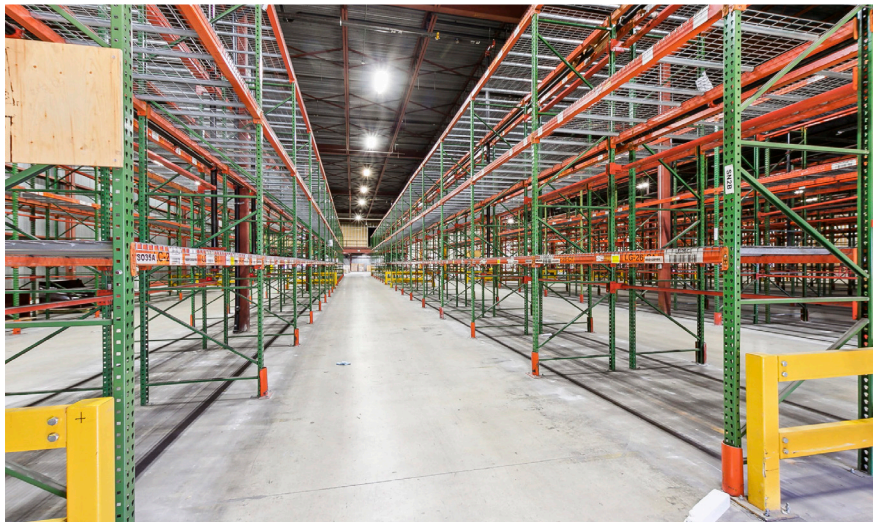
\*Tenant or tenant's broker to confirm zoning and permitted uses.

[https://www.toronto.ca/zoning/bylaw\\_amendments/ZBL\\_NewProvision\\_Chapter60\\_20.htm](https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm)

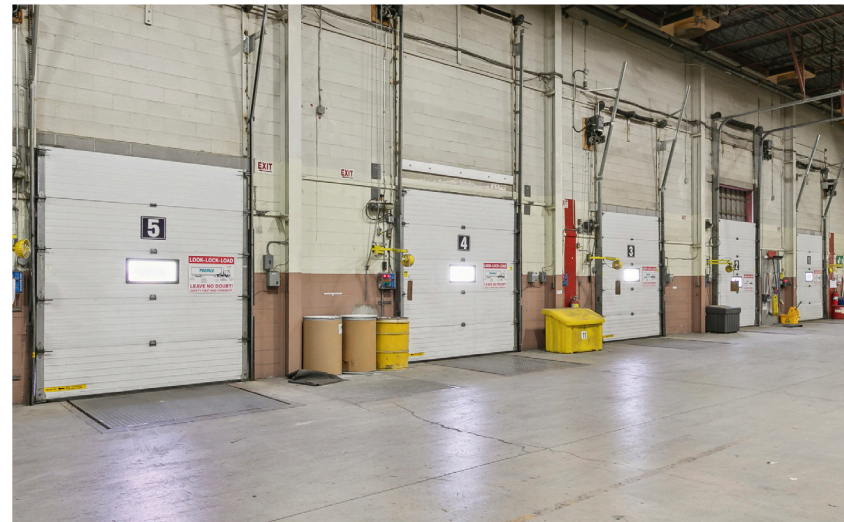
# PROPERTY PHOTOS



# 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

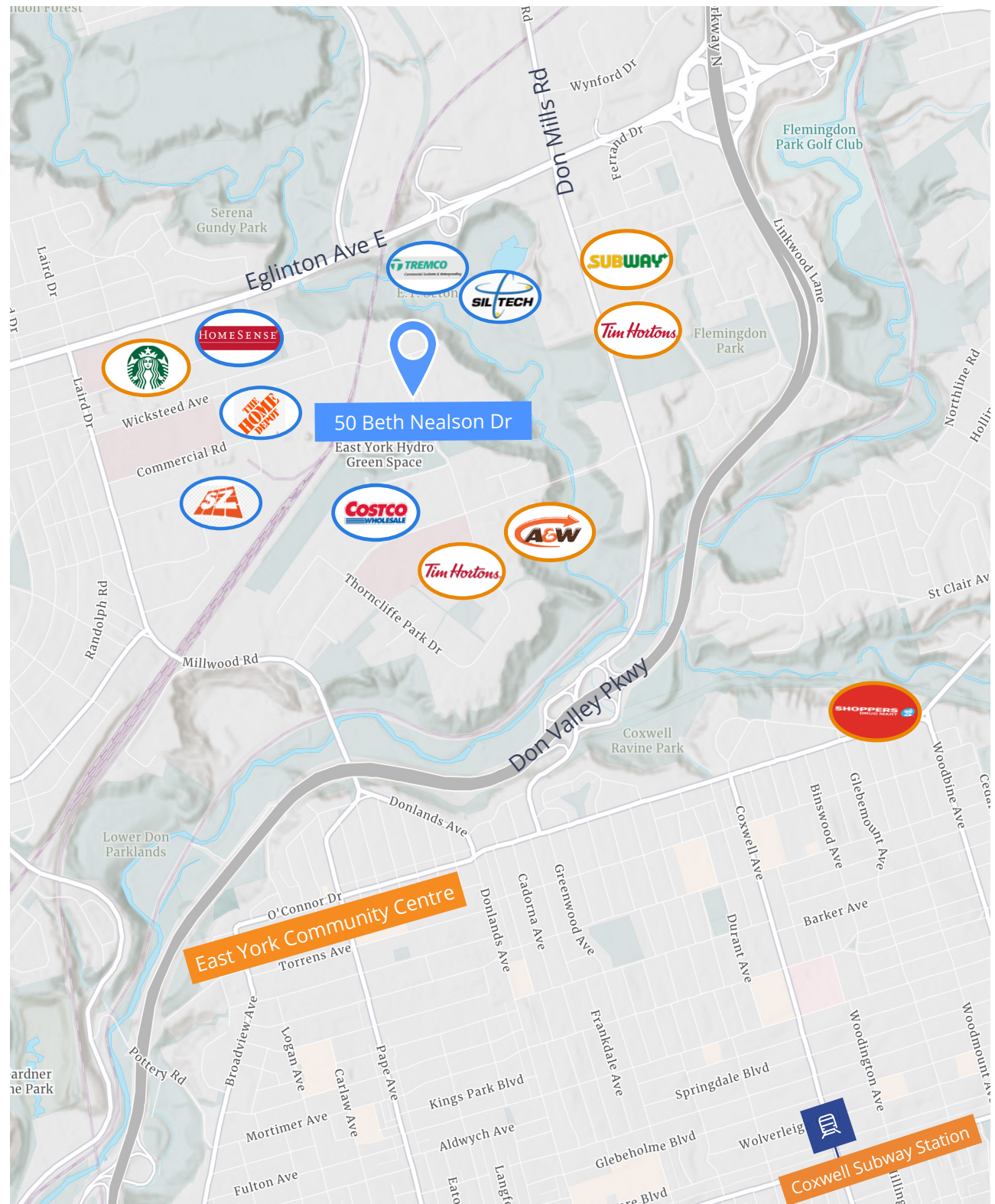
Gas Stations



25

Restaurants,  
Cafes & Pubs

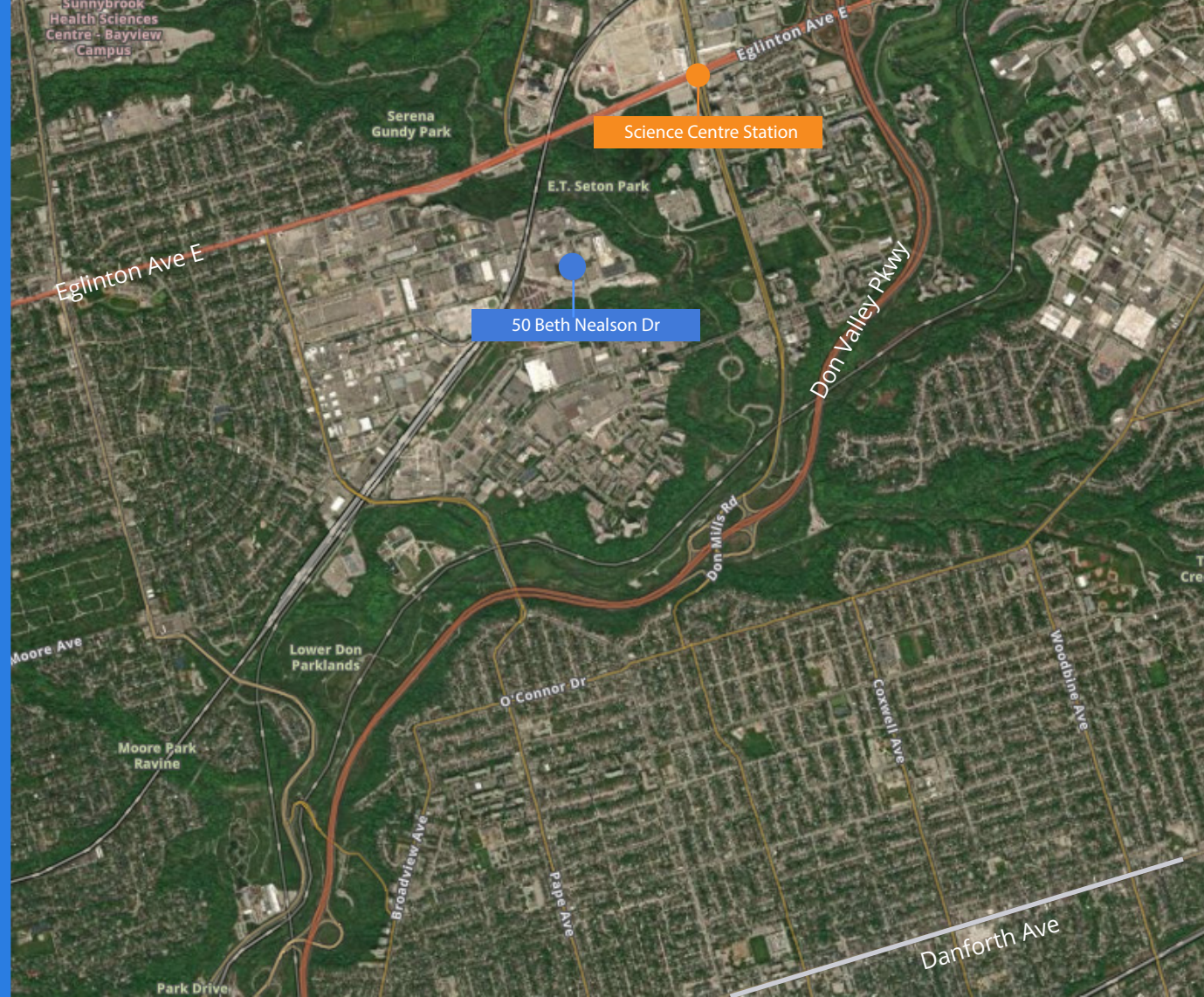
50 BETH NEALSON DRIVE | EAST YORK | ON



# 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	<b>891,320</b>
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Average Household Income	<b>\$80,369</b>
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Average Age	<b>37.20</b>
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Population in the Labour Force	<b>661,625</b>
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Labour Employment Rate	<b>62.00%</b>
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# 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](http://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.

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Twitter @Colliers or LinkedIn.

[COLLIERSCANADA.COM](http://COLLIERSCANADA.COM)





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\*Sales Representative \*\* Broker