

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 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

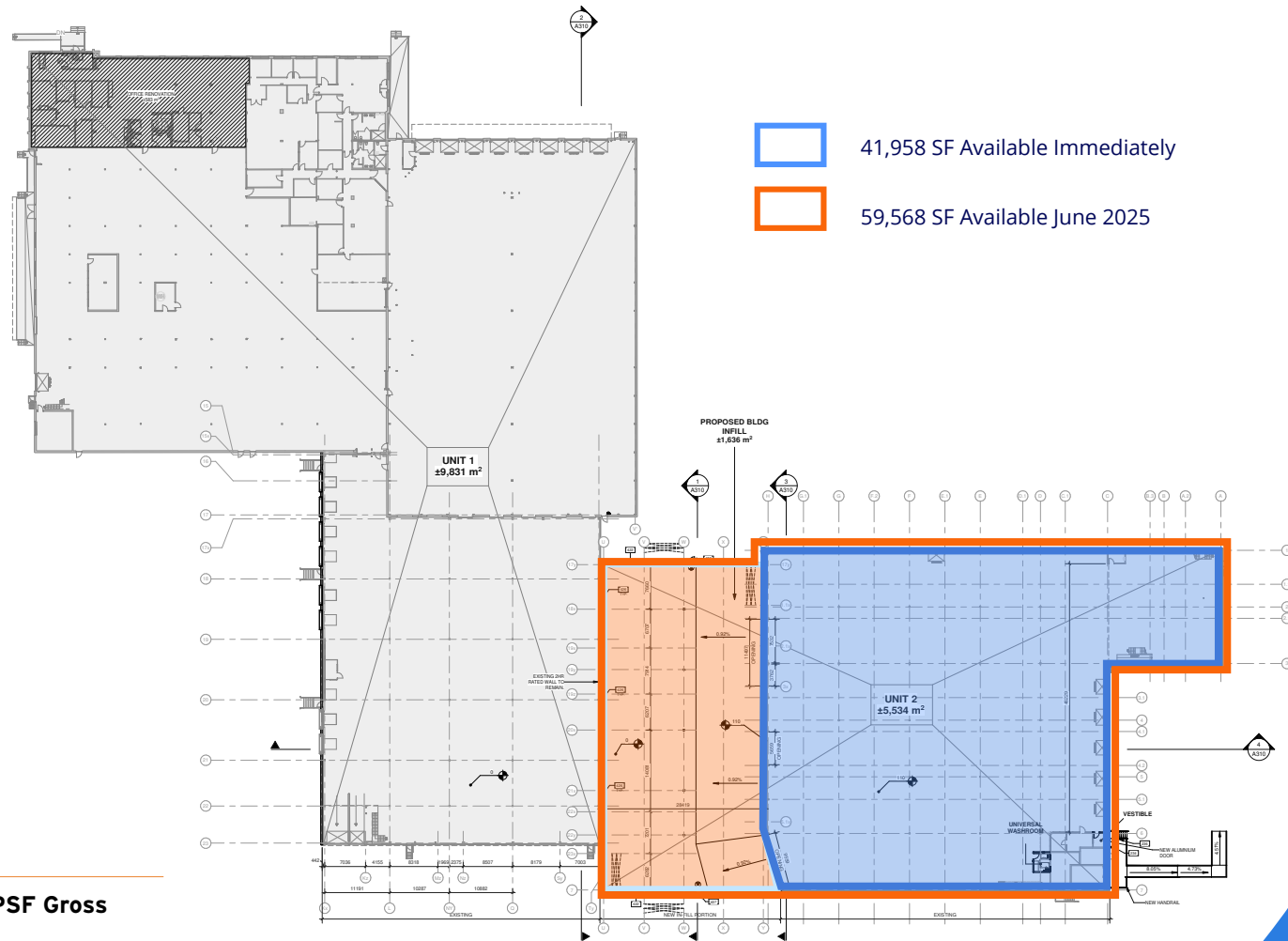
50 BETH NEALSON DRIVE | EAST YORK | ON

BETH NEALSON RD



# PROPERTY PROFILE

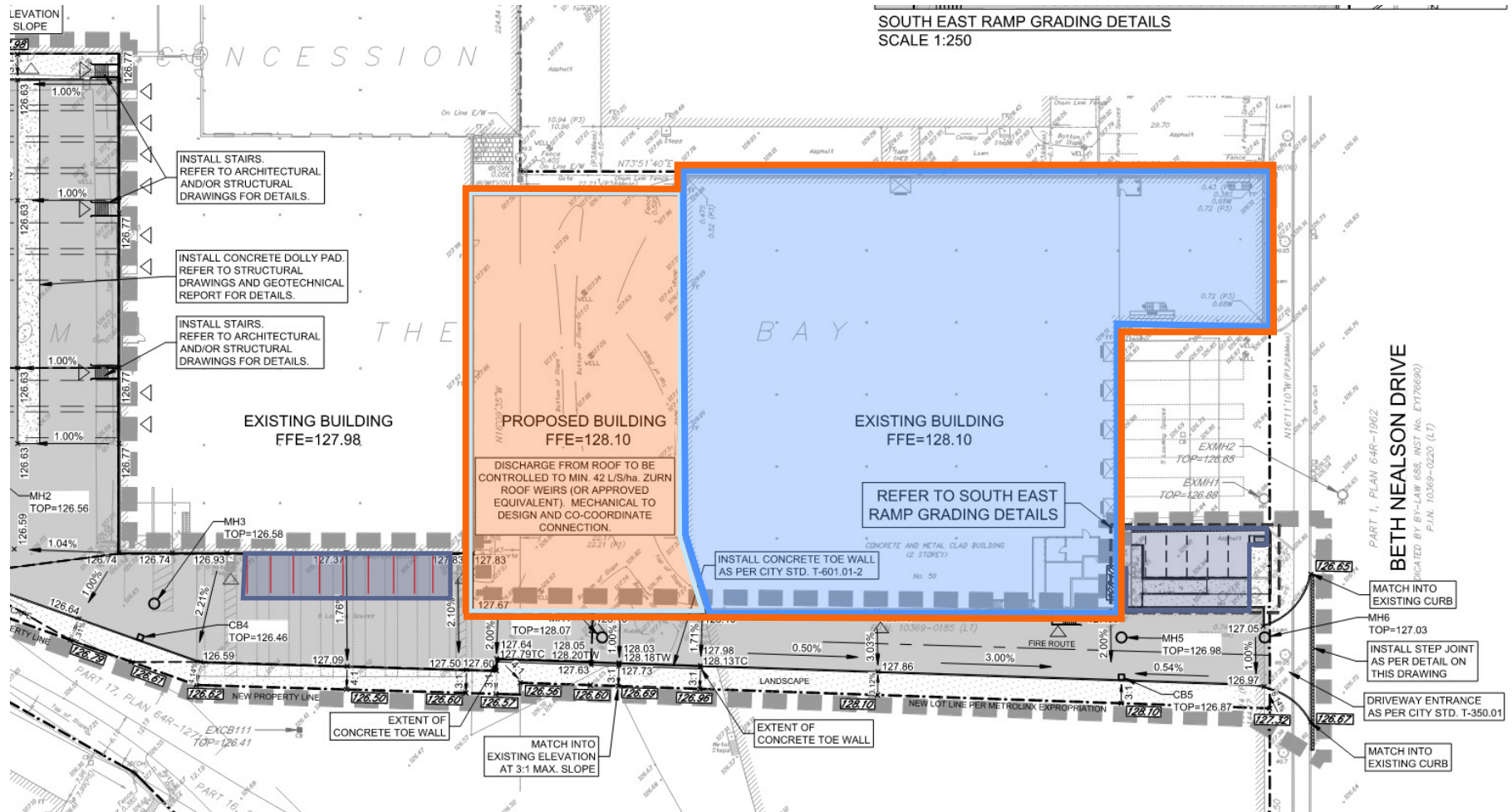
<b>Available Area</b>	<b>41,958 SF</b> <b>(Growing to 59,568 SF)</b>
<b>Office</b>	<b>1,000 SF Approx</b>
<b>Warehouse</b>	<b>40,958 SF</b>
<b>Clear Height</b>	<b>24'</b>
<b>Shipping</b>	<b>5 Truck Level Doors</b>
<b>Power</b>	<b>800 Amps Available</b> <b>1200 Amps (with occupancy of 59,568 SF)</b>
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



\*\*\*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 ]

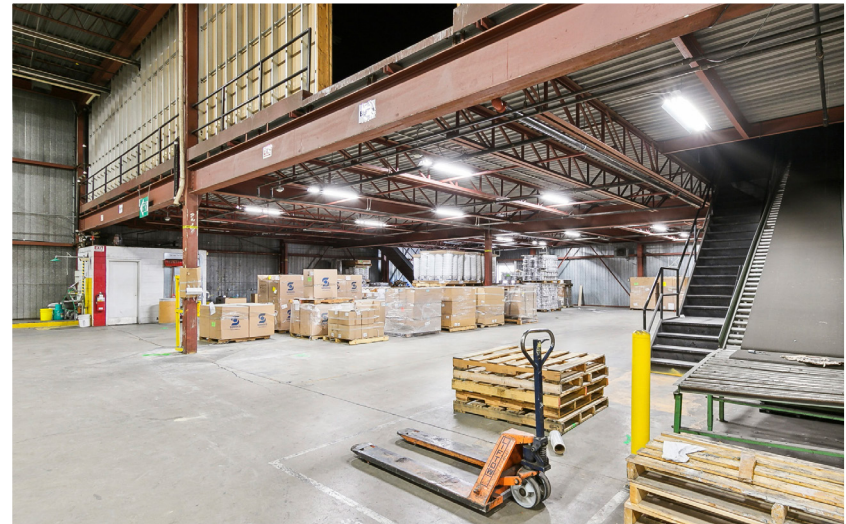
### PERMITTED USES WITH CONDITIONS

- 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)

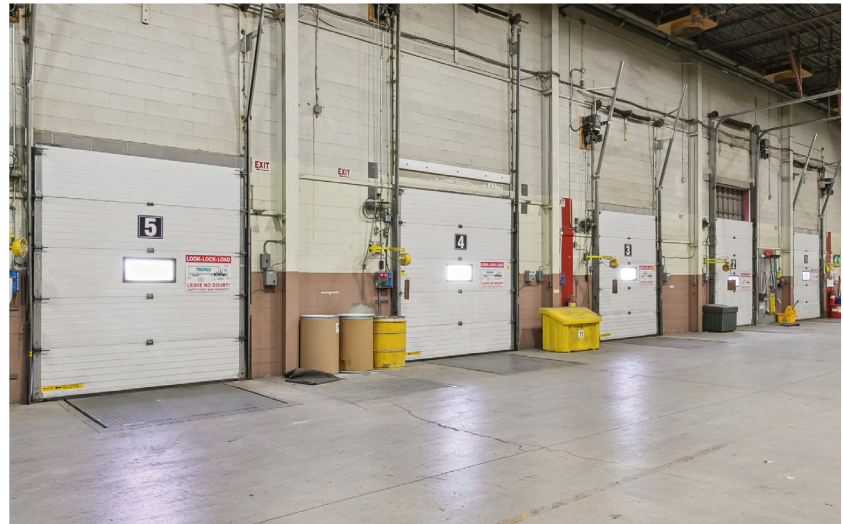
# PROPERTY PHOTOS



# 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

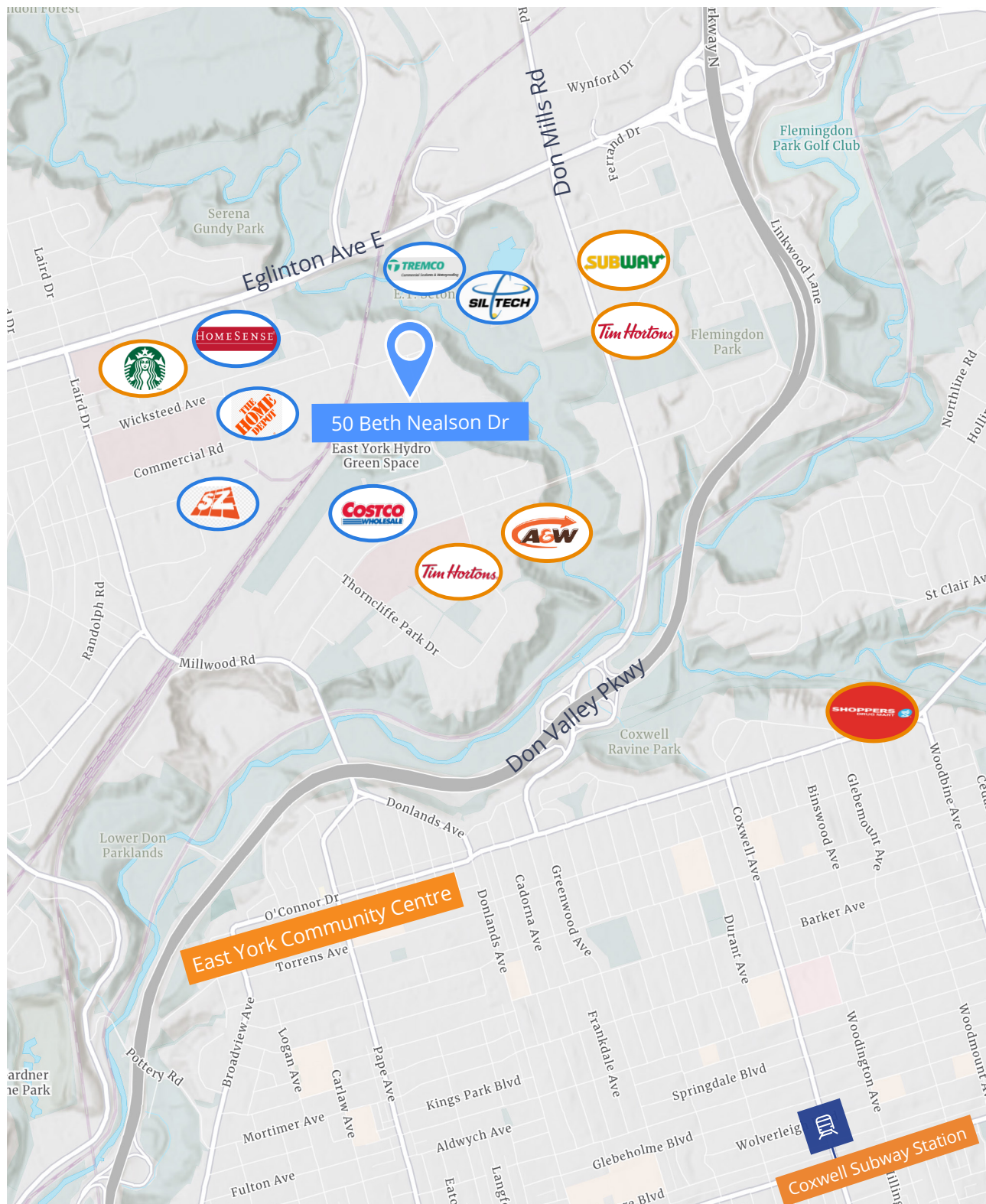
Gas Stations



25

Restaurants,  
Cafes & Pubs

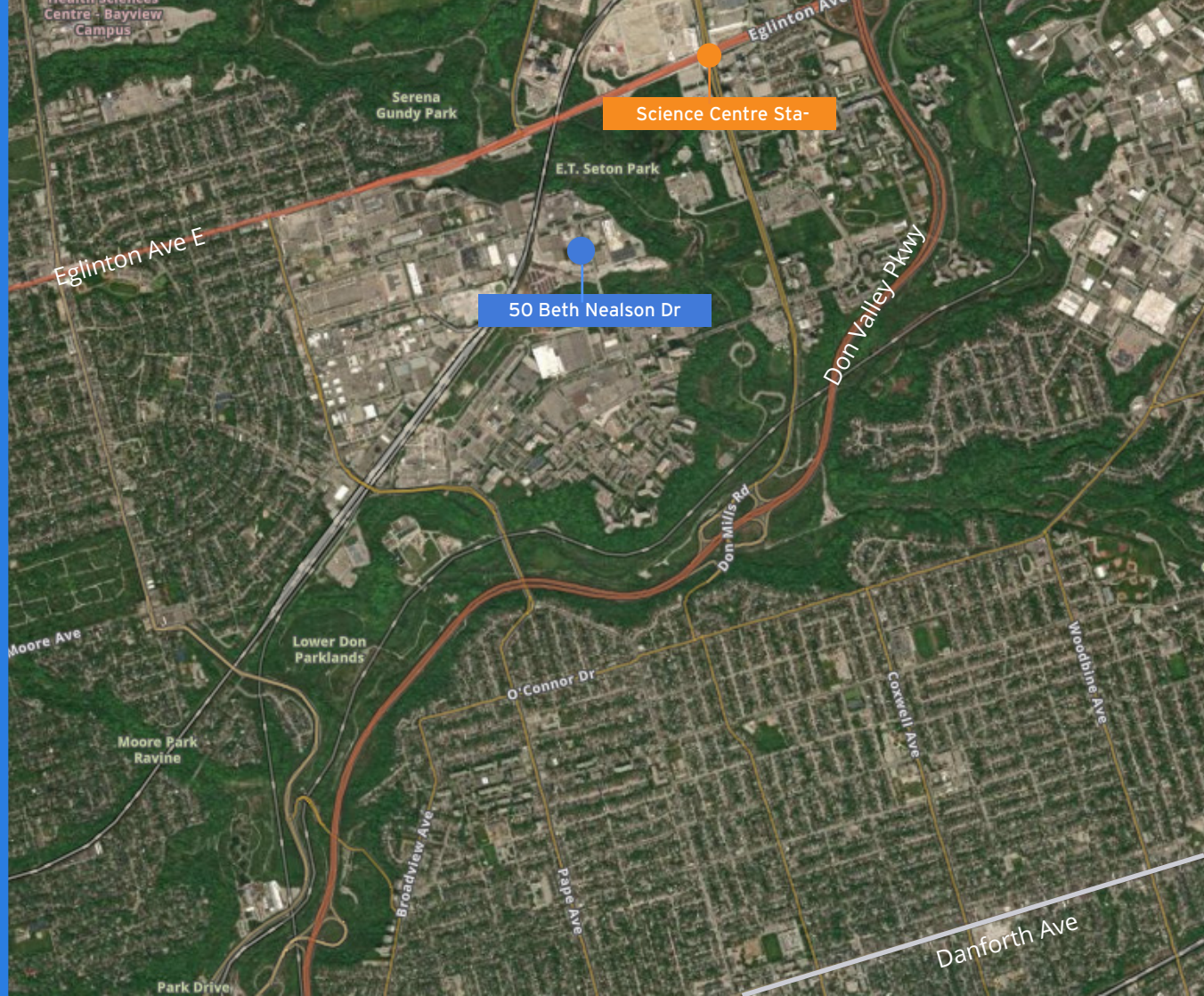
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# PURE MOVEMENT

## 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.



**DRIVE  
TIMES**



**15 Minutes**  
Downtown Toronto



**6 Minutes**  
Science Centre  
LRT Station



**30 Minutes**  
Toronto Pearson  
International Airport



**20 minutes**  
Union Station



**9 Minutes**  
Don Valley Pkwy



**15 Minutes**  
Highway 401



**25 Minutes**  
Highway 400

# 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](http://PUREINDUSTRIAL.CA)



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# PURE INCENTIVES

**+1%**

# BONUS COMMISSION

FOR A LIMITED TIME, CO-OPERATING BROKERS  
EARN AN **ADDITIONAL 1% ON YEAR 1 COMMISSIONS**

Eligibility : Commission calculation is based on Net Rent only. Deal term minimum is 5 years. Bonus commissions not payable on any free rent periods negotiated in the deal. Commission is payable up to 10 years maximum. Only offered on new leases 100,000 SF or larger. Promotion applicable to deal becoming unconditional between June 4, 2024 and December 31, 2024. Promotion excludes deals that were conditional or unconditional before June 4, 2024. Lease must commence before March 31, 2025. Promotion also applies to availabilities that are fully tenanted for more than 50% of Q1 2025, in these instances, lease must commence before June 30, 2025. Promotion applies to new leases for vacant units only and does not apply to renewals, relocations, or expansions. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. Offer applicable to properties located in Ontario and British Columbia only. This flyer has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. Pure Industrial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of accuracy and reliability. Each user of this information assumes all risks in connection with such use. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial disclaims unequivocally all inferred or implied terms, conditions and warranties and disclaims all liability for loss and damages arising there from. This email has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. Pure Industrial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of accuracy and reliability. Each user of this information assumes all risks in connection with such use. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial disclaims unequivocally all inferred or implied terms, conditions and warranties and disclaims all liability for loss and damages arising there from. This publication, the Pure Industrial name and logos are the copy righted property of Pure Industrial and/or its assign(s). You must not use such marks without the prior written permission of Pure Industrial. All other names, logos, product and service names, designs and slogans contained in this email and any attachments are the trademarks of their respective owners. © 2023. All rights reserved. Pure Industrial respects your privacy. A copy of our privacy policy is available online. If you have any questions or comments regarding our compliance with this policy, please contact us at [privacy@pureindustrial.ca](mailto:privacy@pureindustrial.ca).

**EXTENDED OFFER  
UNTIL DECEMBER 31**  
Pure Industrial  
travel rewards



**step 1. Travel gift cards for new leases**

- 1,000 – 10,000 SF \$ 1,000
- 10,001 – 30,000 SF \$ 5,000
- 30,001 – 100,000 SF \$ 10,000

**step 2. Travel gift cards value multiplier for multiple leases**

- 1st deal X 100%
- 2nd deal X 125%
- 3rd deal or more X 150%

**Eligibility**

Minimum deal term : 3 years. Only offered for leases between 1,000SF to 100,000 SF. Promotion applicable to deals becoming unconditional between May 15 and December 31, 2024. Promotion excludes deals that were conditional or unconditional before May 15, 2024. Promotion applicable for leases starting before March 31, 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. 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. This email has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. Pure Industrial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of accuracy and reliability. Each user of this information assumes all risks in connection with such use. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial disclaims unequivocally all inferred or implied terms, conditions and warranties and disclaims all liability for loss and damages arising there from. This flyer has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. Pure Industrial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of accuracy and reliability. Each user of this information assumes all risks in connection with such use. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial disclaims unequivocally all inferred or implied terms, conditions and warranties and disclaims all liability for loss and damages arising there from. This publication, the Pure Industrial name and logos are the copy righted property of Pure Industrial and/or its assign(s). You must not use such marks without the prior written permission of Pure Industrial. All other names, logos, product and service names, designs and slogans contained in this email and any attachments are the trademarks of their respective owners. © 2023. All rights reserved. Pure Industrial respects your privacy. A copy of our privacy policy is available online. If you have any questions or comments regarding our compliance with this policy, please contact us at [privacy@pureindustrial.ca](mailto:privacy@pureindustrial.ca).



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