

260 EIGHTH STREET

TORONTO, ON

2-storey logistics facility totalling 683,301 Sq. Ft. on 20 acres
FIRST-OF-ITS-KIND LAST-MILE



**CONTACT US TODAY
FOR MORE INFORMATION**

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CBRE Limited, in partnership with Pure Industrial and Hopewell Development, is proud to introduce a unique 2-storey logistics facility totalling 683,301 square feet in Toronto, Ontario.



FIRST-OF-ITS-KIND DEVELOPMENT IN A LAST-MILE LOCATION

Backed by **Pure Industrial** and **Hopewell's** outstanding reputation for design and quality, this development is perfectly positioned with unprecedented access to downtown Toronto and major transportation routes.

The 20 acre property is located just west of Islington Avenue, at the intersection of New Toronto Street and Eighth Street. Ideally positioned with access to Lake Shore Boulevard and the Gardiner Expressway via Kipling or Islington Avenue, providing downtown Toronto access in under 10 minutes.

PURE SPECIFICATIONS

DEVELOPMENT PLANS

- **Level 1:** 460,714 Sq. Ft.
- **Level 2:** 222,587 Sq. Ft.

SHIPPING

- **Level 1:** 31 Truck Level doors, 2 Drive-in
- **Level 2:** 25 Truck Level doors, 2 Drive-in

CLEAR HEIGHT

- **Level 1:** 36'
- **Level 2:** 36' ^{††}

BAY SIZES

- **Level 1:** 38' (w) x 50' (d)
- **Level 2:** 38' (w) x 40' (d)
- **Marshalling Bay:** 60'

CAR PARKING

- **Level 1:** 458 Stalls
- **Level 2:** 707 Stalls

TRAILER PARKING

- **Level 1:** 60 Stalls

ZONING

- Zone E 1.0 - Employment Industrial
- Zone IC.2

OFFICE

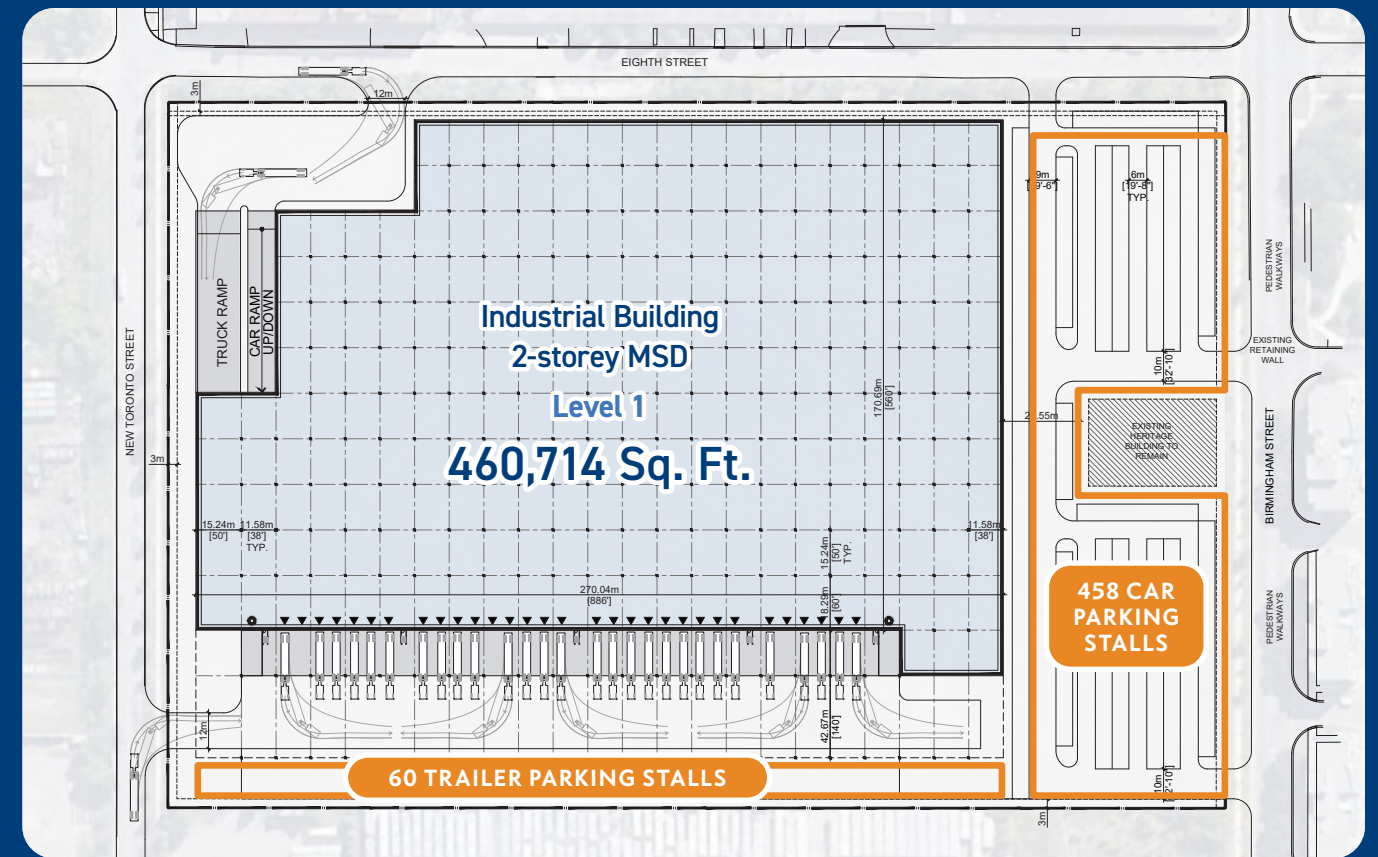
- 5%
- Ability to Build-to-Suit



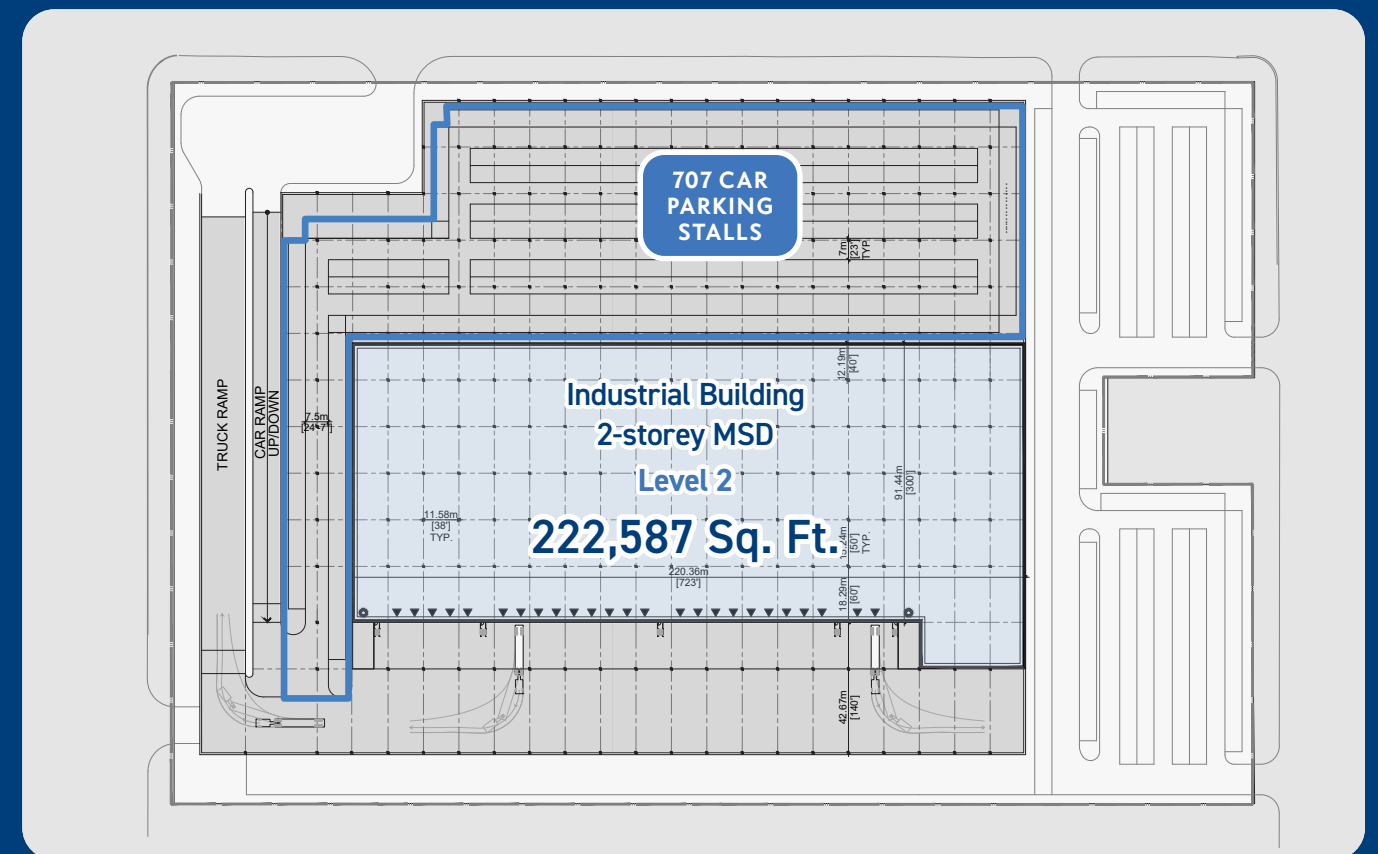
[†]Heritage building is excluded from the square footage count
^{††}Subject to municipal approvals

Level 1 Parking Area Level 2 Parking Area

LEVEL 1

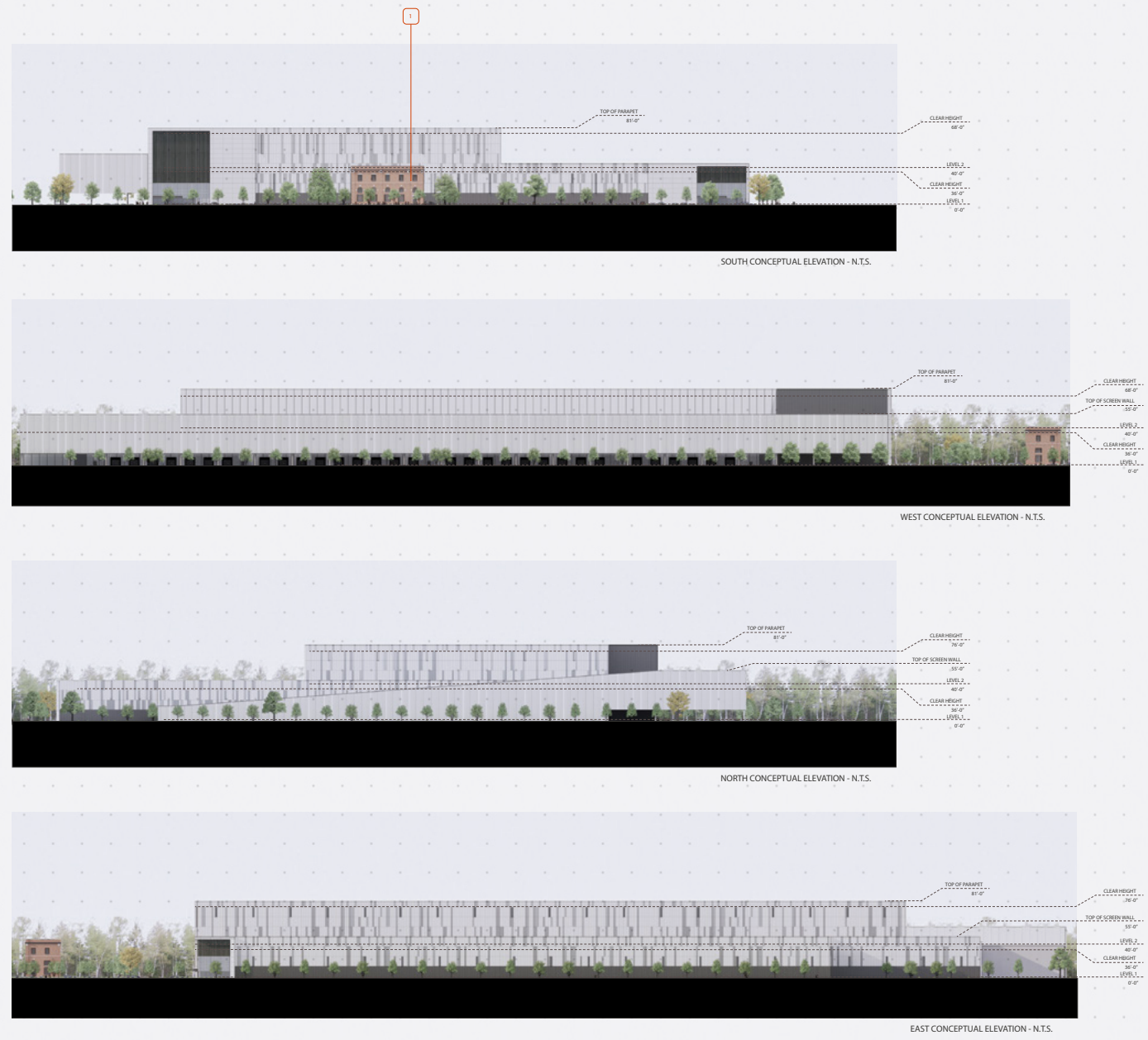


LEVEL 2



PURE VISION

Conceptual designs of elevation



1 EXISTING BUILDING TO REMAIN
TYPICAL



PURE DESIGN PURE HERITAGE

The preliminary design for a 2-storey distribution facility totals 683,301 square feet including the heritage designated New Toronto Hydro Substation building† that will be a feature on the property for years to come.

† Heritage building is excluded from the square footage count



PURE CONNECTION PURE LAST MILE PURE DOWNTOWN ACCESS

Un-matched connectivity. Downtown Toronto in 10 minutes.



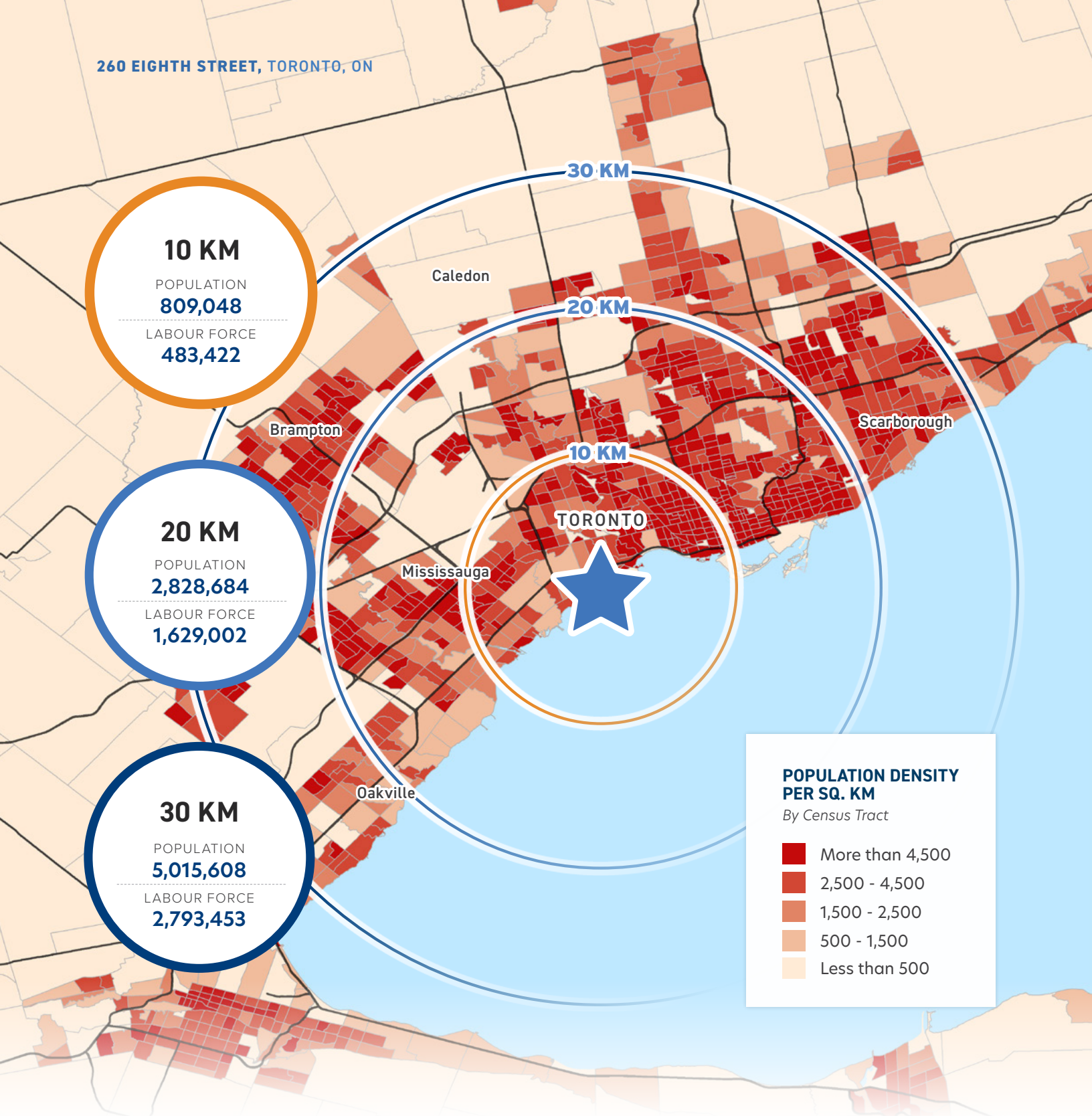
Minutes from interchanges at the Gardiner Expressway and major highways, with easy access to international and regional airports, and CN/CP Intermodals.

DRIVE DISTANCE • MIN / KM

QEW	2 MIN / 1.5 KM	Pearson Airport	14 MIN / 16 KM	Vaughan	27 MIN / 37 KM
Highway 427	5 MIN / 4.5 KM	Square One	18 MIN / 16 KM	Markham	40 MIN / 45 KM
Highway 401	10 MIN / 11 KM	Mississauga	18 MIN / 16 KM	Brampton CN Intermodal	22 MIN / 26 KM
Downtown Toronto	10 MIN / 12 KM	Brampton	25 MIN / 32 KM	Vaughan CP Intermodal	31 MIN / 31 KM



260 EIGHTH STREET, TORONTO, ON



10 KM
POPULATION
809,048
LABOUR FORCE
483,422

20 KM
POPULATION
2,828,684
LABOUR FORCE
1,629,002

30 KM
POPULATION
5,015,608
LABOUR FORCE
2,793,453

POPULATION DENSITY PER SQ. KM
By Census Tract

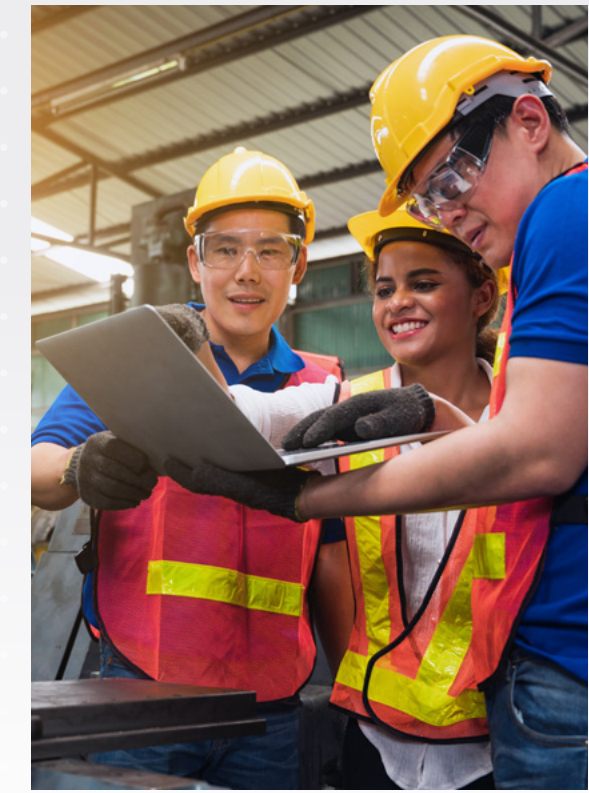
- More than 4,500
- 2,500 - 4,500
- 1,500 - 2,500
- 500 - 1,500
- Less than 500

PURE LABOUR PURE TALENT

Pure access to customers and an un-matched labour force.

ABOUT THE AREA

- Over half of Ontario's population lives within a one hour drive of the site.
- 1% of all household spending is used to purchase goods and services online, resulting in \$2 billion total spending online within a 30km radius.



- 7,118,790**
GTA TOTAL POPULATION
- 14.9%**
LABOUR FORCE IN RETAIL/WHOLESALE TRADES
- 5.1%**
LABOUR FORCE IN TRANSPORT & WAREHOUSING
- LARGEST**
POPULATED METROPOLITAN AREA IN CANADA

	10 KM	20 KM	30 KM	GTA
Population	809,048	2,828,684	5,015,608	7,118,790
Labour Force	483,422	1,629,002	2,793,453	5,936,664
% of Labour Force in Transport & Warehousing	4.5%	4.6%	5.4%	5.1%
% of Labour Force in Manufacturing	6.9%	7.4%	8.6%	8.7%
% of Labour Force in Retail/Wholesale Trade	13.4%	13.4%	14.4%	14.9%
Avg. Household Income	\$115,804	\$127,921	\$123,965	\$125,043
Avg. Online Spending/Annum	\$1,149	\$1,191	\$1,018	\$990
# of Households	342,900	1,129,704	1,830,839	2,525,206

PURE TORONTO PURE TRANSIT

Strategically located in South Etobicoke surrounded by numerous amenities, corporate neighbours and within steps to 24/7 transit.

MAJOR AMENITIES

Within 10 minute drive

- 28+** SHOPPING PLACES
- 6** GAS STATIONS
- 39+** RESTAURANTS & CAFÉS
- 7** BANKS



TTC Street Car



GO Train





THE TEAM

DEVELOPER

PURE INDUSTRIAL

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.



HOPEWELL

Hopewell has enjoyed more than 23 years in the real estate sector in North America. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers.

Hopewell manages every aspect of the development phase in a collaborative approach with its clients. Hopewell is a fully integrated company – engaging the right people at the right time to ensure all aspects of the development are aligned, including planning, engineering, entitlement approvals, construction management, along with the successful leasing of the project.



LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



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