



For Lease

Excellent South Etobicoke Location with Highway Exposure

360 & 364 Evans Avenue, Toronto

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The Offering

Colliers International (the "Agent") has been retained as exclusive agent to arrange for the offering and lease of a industrial facilities located at 360 & 364 Evans Avenue, Etobicoke (the "Properties").

The Properties are strategically located with access to all major 400 series highways. The Properties also benefits from: direct highway Gardiner Expressway access; multiple nearby retail amenities; and convenient access to public transit.





360 Evans Ave features open-concept showroom and office with rear warehouse portion. The rear of the building is currently being repositioned for to host Delta Bingo & Gaming, an excellent co-tenant.

364 Evans Ave is a 5,500 square foot freestanding building with ample parking.


Both Properties offer an excellent opportunity for occupiers looking for a high-exposure location, within minutes from the downtown core.

Opportunity at a glance




360 Evans Avenue

			
Q4 2023 Occupancy	28,240 Rentable Area (SF)	1 Truck Level Door	16' Clear Height

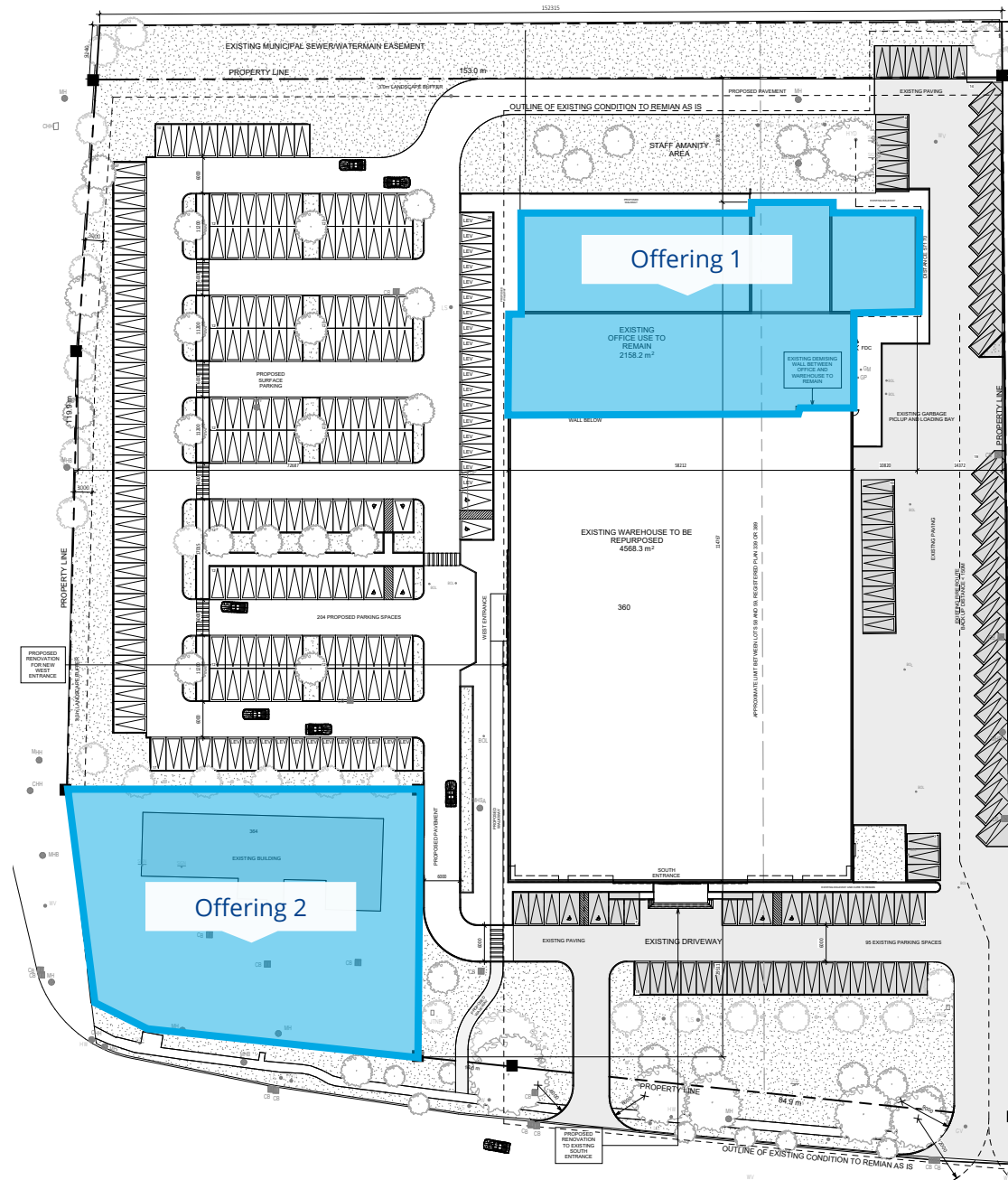
364 Evans Avenue

			
90 days Occupancy	5,500 Rentable Area (SF)	1 Double Man Door	0.59 Lot Area (AC)



-  Subject property
-  Highway route
-  Major route

Site Plan



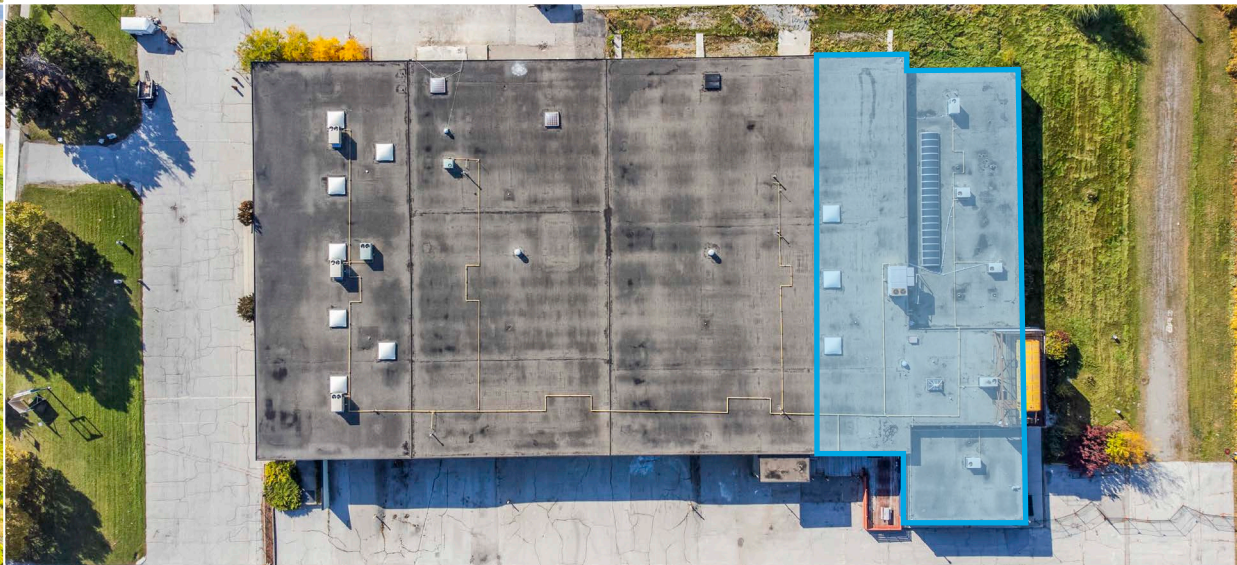


Offering 1

Municipal Address	360 Evans Avenue, Etobicoke
Total Rentable Area	28,240 SF (open-concept layout)
Clear Height	16'
Shipping	1 truck-level door
Zoning	E1.0
Asking Rate (PSF NET)	\$22.00 PSF Net
Possession Date	Q2 2025

Features

- TTC stops at the property - 5 minutes to Kipling subway station and Kipling and Mimico GO stations
- Gardiner Expressway / Evans Avenue exposure and signage potential
- Functional clear height with unique showroom layout
- Skylights and wood deck roof
- Good site configuration and parking
- Delta Bingo to occupy rear of building



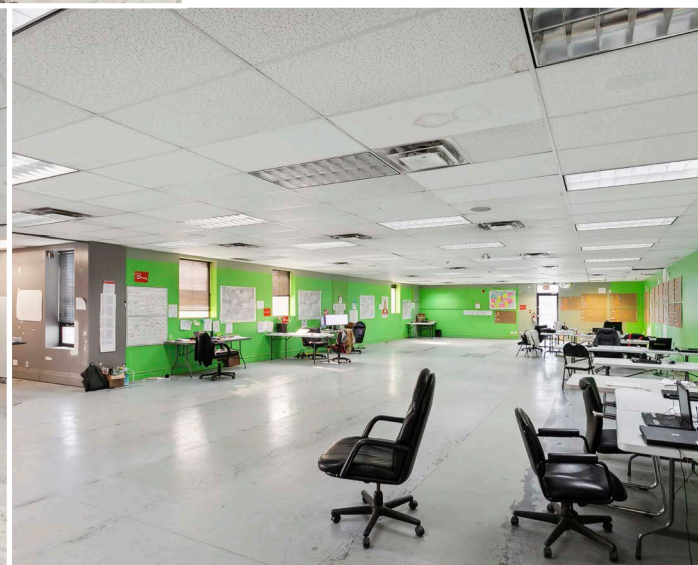
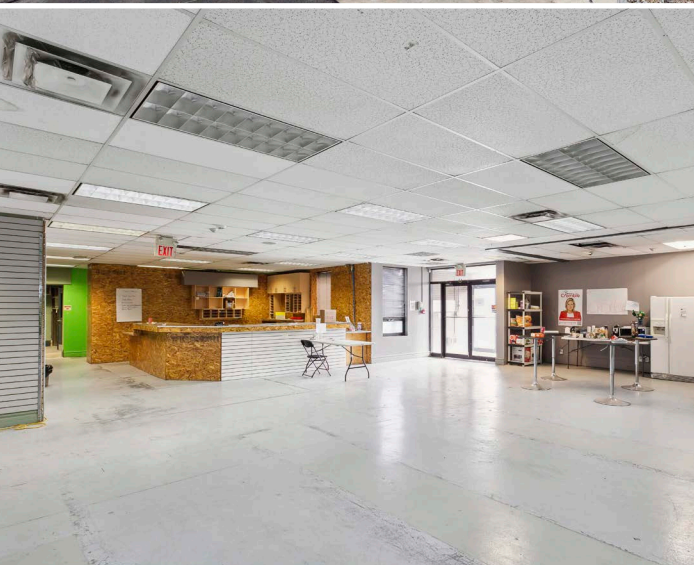


Offering 2

Municipal Address	364 Evans Avenue, Etobicoke
Total Rentable Area	±5,500 SF (open concept office & warehouse)
Total Size Area	0.59 AC
Shipping	1 double-man door
Zoning	E1.0
Asking Rate (PSF NET)	\$22.00 PSF Net
Possession Date	December 1, 2024

Features

- Open-concept office/retail environment
- Functional site configuration with good access to parking
- TTC Stops at the Property - 5 min bus to Kipling subway station and Kipling and Mimico Go stations
- Gardiner Expressway and Evans Avenue exposure and signage potential
- Ample parking



Site Access



Highway Gardiner Expressway
4 minutes



Public Transit
1 minute - Evans Avenue



Pearson International Airport
14 minutes



GO Station - Willowbrook
4 minutes



GO Station - Mimico
6 minutes



GO Station - Kipling
7 minutes

Downtown Toronto

15 minutes

Downtown Mississauga

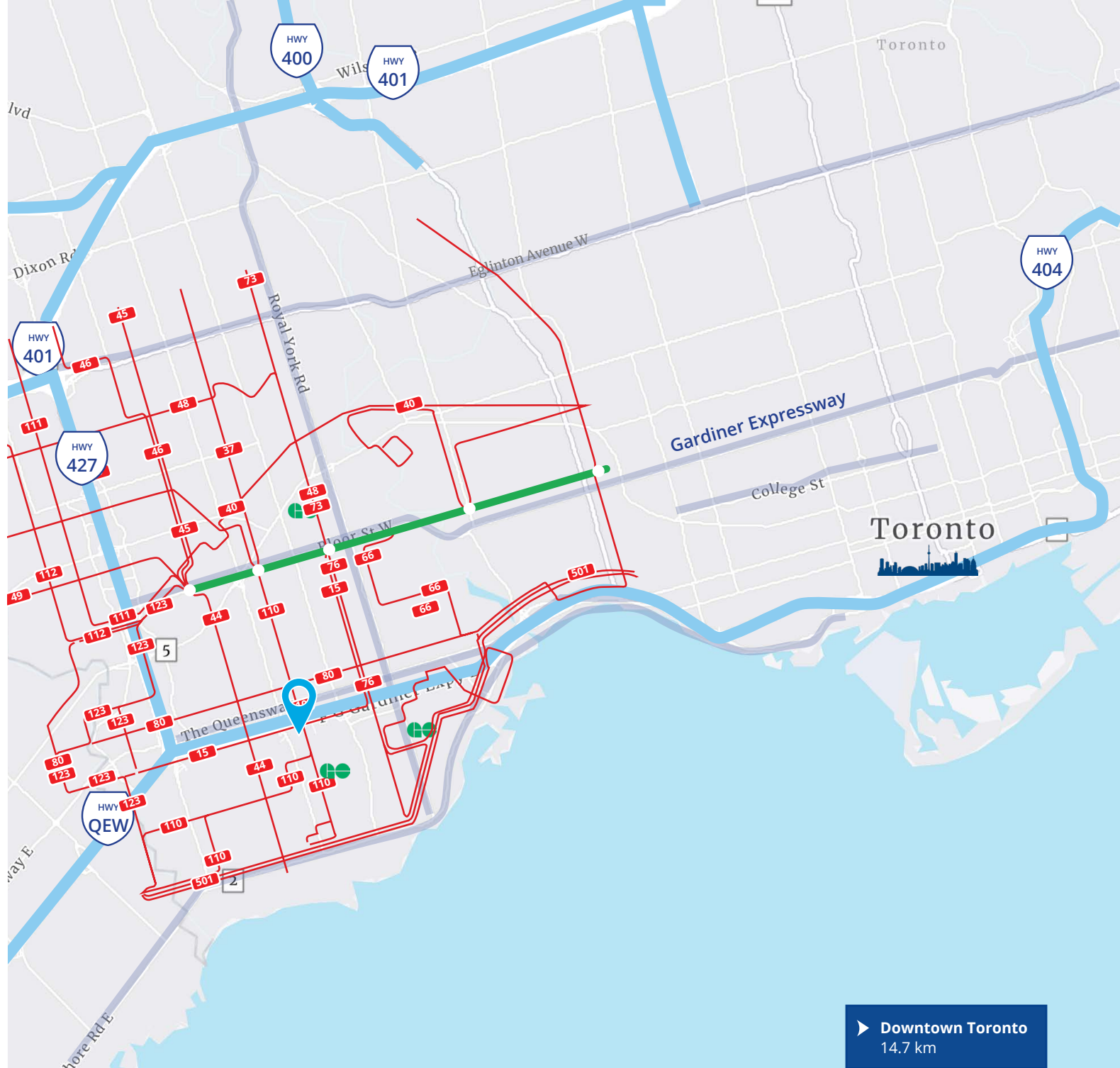
19 minutes

Brampton

20 minutes

 Highway route

 Major route





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