

215 WICKSTEED AVE & 50 BETH NEALSON DR

TORONTO (LEASIDE), ON

FOR LEASE UP TO 166,378 SQ. FT. INDUSTRIAL FACILITY -
VARIOUS DEMISED OPTIONS AVAILABLE



ASSET OVERVIEW

Size	Net Rental Rate	Clear Height	Shipping
FULL BUILDING ~166,378 Sq. Ft.	\$14.95 net per Sq. Ft.	11' 5" - 28' 5"	23 TL, 2 DI
OPTION 1 Units 1, 2 and 3 ~108,664 Sq. Ft.	\$15.25 net per Sq. Ft.	11' 5" - 28' 5"	18 TL, 1 DI
OPTION 2 Units 1 and 2 ~77,321 Sq. Ft.	\$15.75 net per Sq. Ft.	11' 5" - 23' 6"	8 TL, 1 DI
OPTION 3 Unit 3 ~31,343 Sq. Ft.	\$16.00 net per Sq. Ft.	28' 5"	8 TL, 1 DI
OPTION 4 (50 BETH NEALSON) Unit 4 ~57,714 Sq. Ft.	\$16.00 net per Sq. Ft.	25' - 28' 5"	5 TL

PROPERTY HIGHLIGHTS



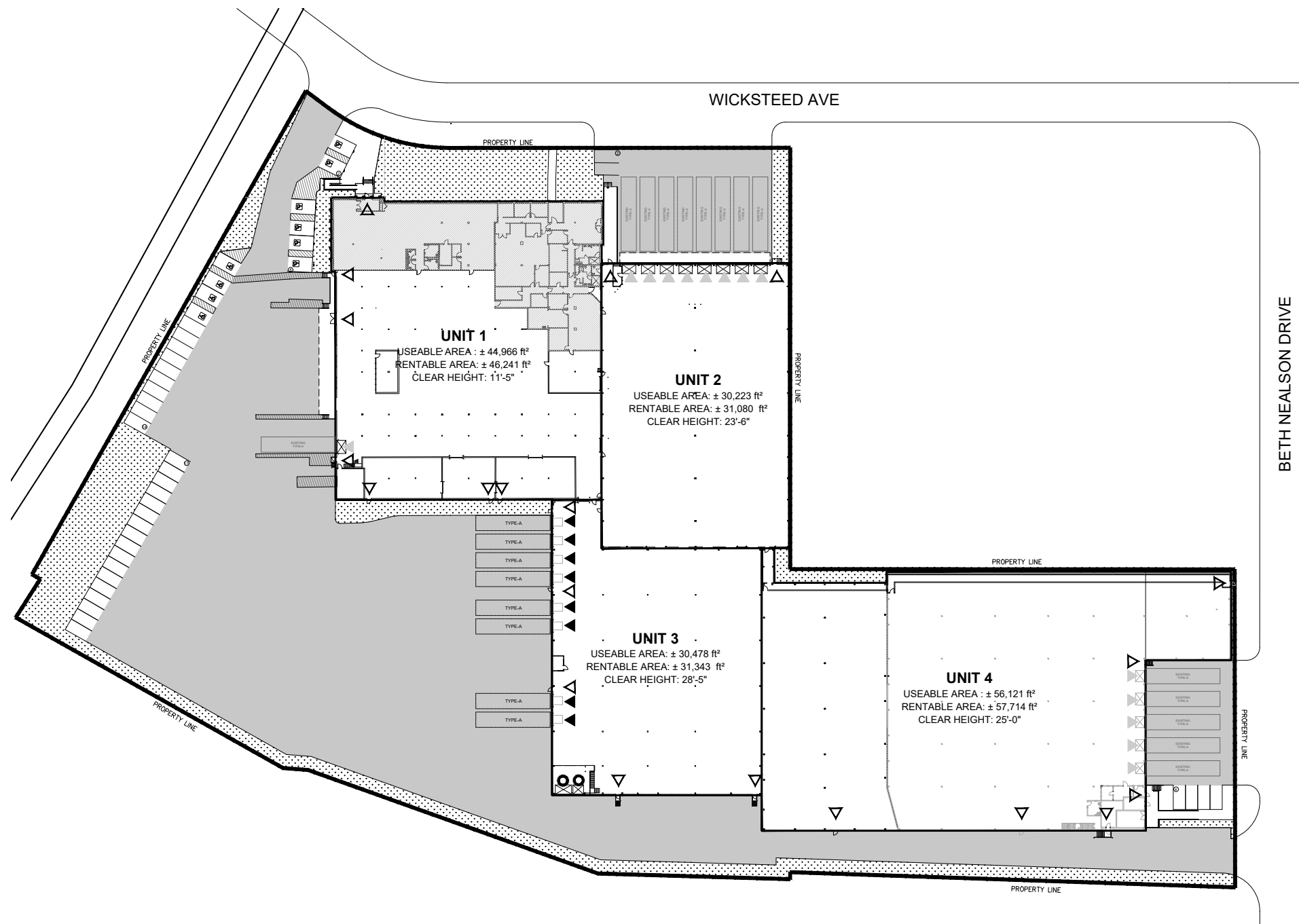
Excellent Clear Height



Close to Downtown & DVP



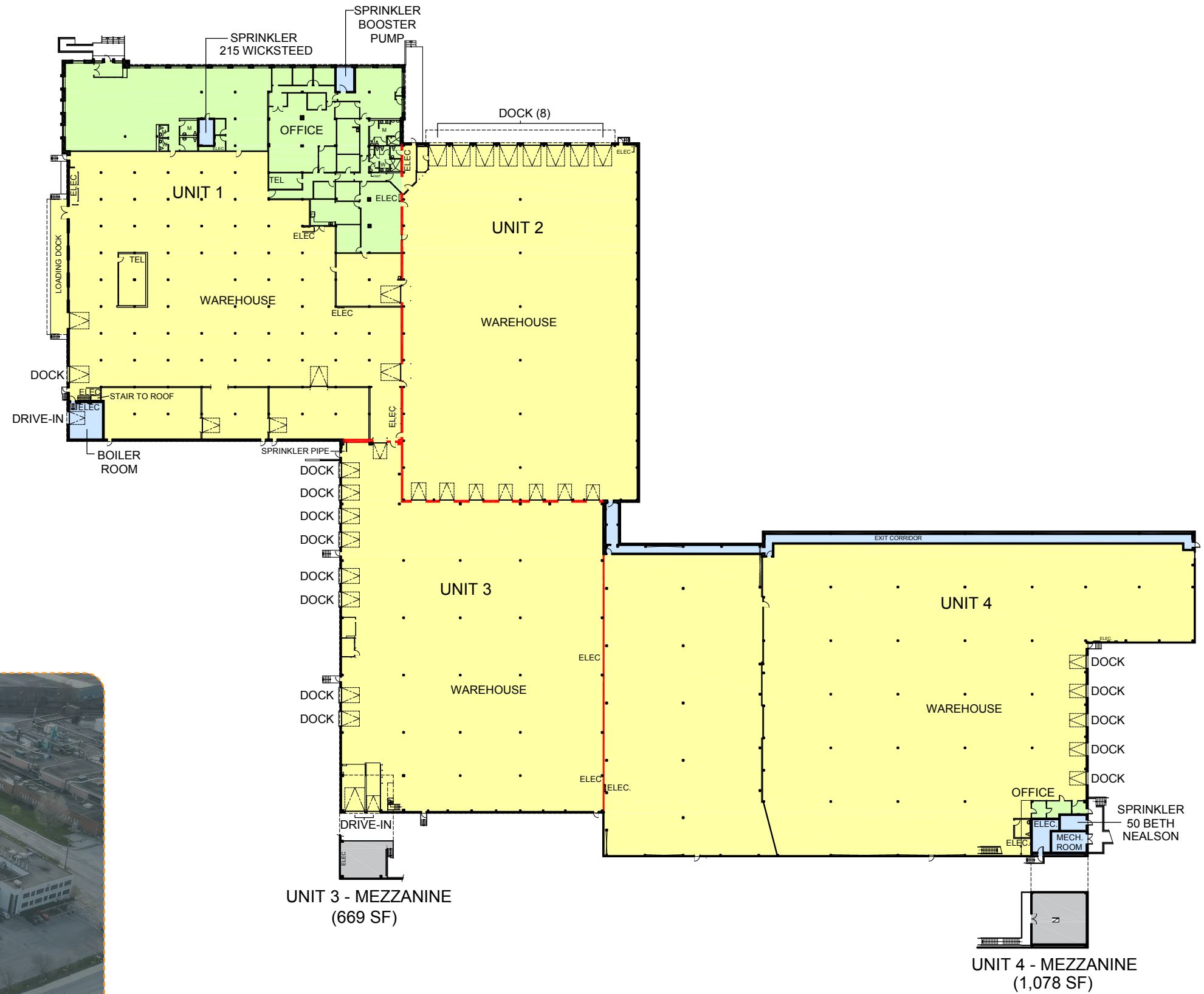
Amenity Rich Area



BETH NEALSON DRIVE

FULL BUILDING

Address	215 Wicksteed Ave & 50 Beth Neilson Dr
Location	Eglinton Ave E & Brentcliffe Rd
Size	Approx. 166,378 Sq. Ft.
Clear Height	11 Ft. 5 In. - 28 Ft. 5 In.
Shipping	23 Truck Level Doors 2 Drive-In Doors (Interior)
Zoning	E 1.0
Power	215 Wicksteed Ave - 1,200 Amps 600 Volts 50 Beth Neilson Dr - 800 Amps 600 Volts
Occupancy	215 Wicksteed Ave - September 2026 50 Beth Neilson Dr (Unit 4) - Immediate
TMI (2026)	\$3.13 per Sq. Ft. Estimate
Asking Rate	\$14.95 net per Sq. Ft.



OPTION ONE

UNITS 1, 2 AND 3

Size Approx. 108,664 Sq. Ft.

Clear Height 11' 5" - 28' 5"

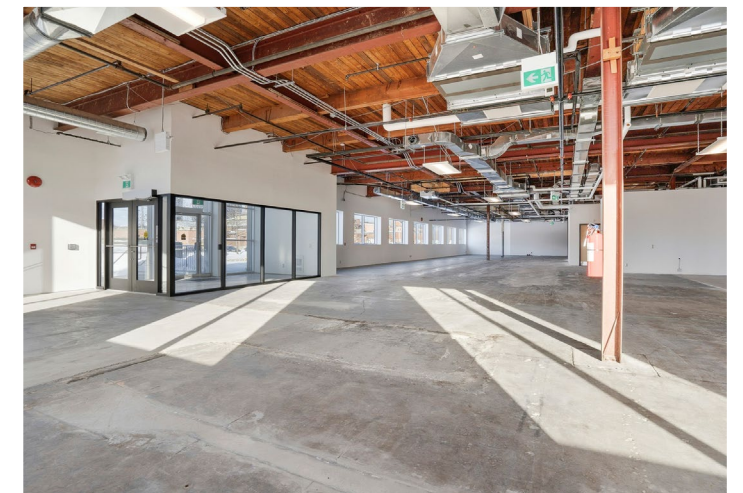
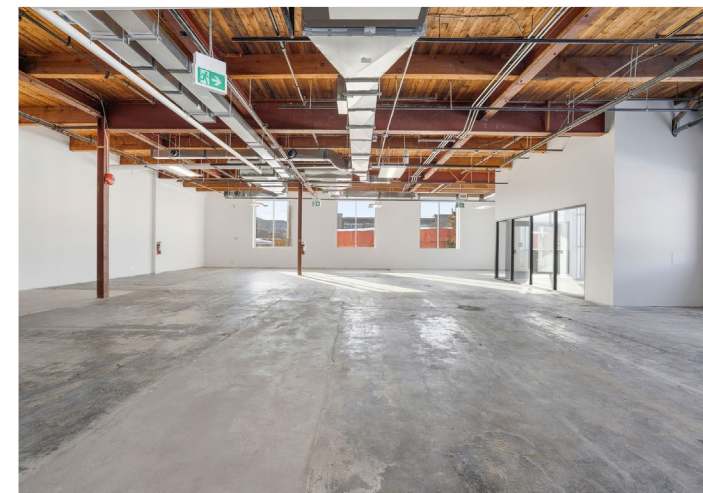
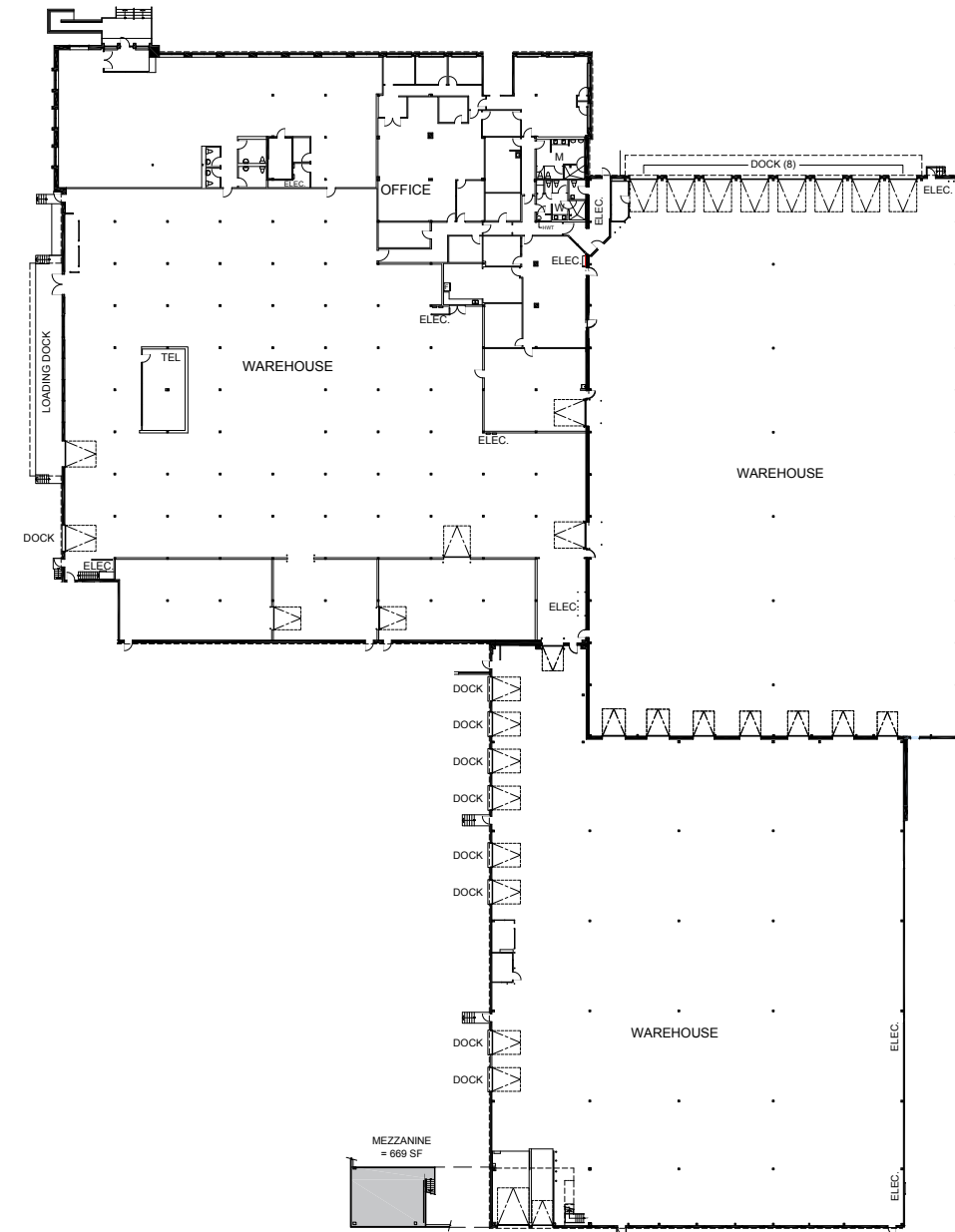
Shipping 18 TL, 1 DI

Power 1,200 Amps | 600 Volts

Occupancy September 2026

TMI (2026) \$3.13 per Sq. Ft. Estimate

Asking Rate \$15.25 net per Sq. Ft.



OPTION TWO

UNITS 1 AND 2

Size Approx. 77,321 Sq. Ft.

Clear Height 11' 5" - 23' 6"

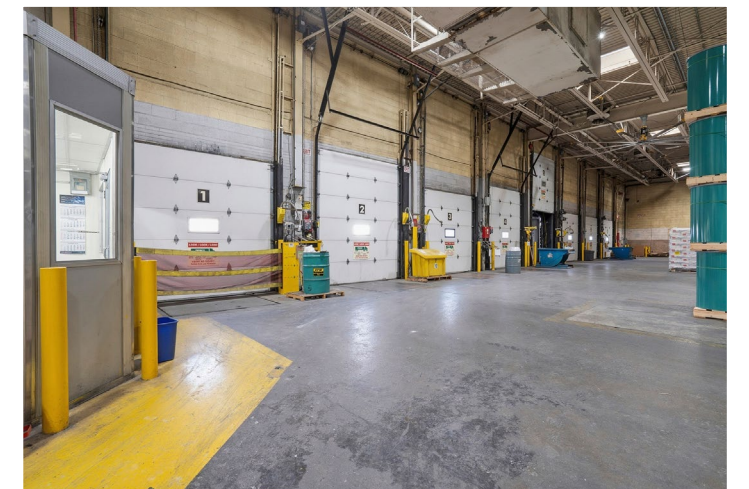
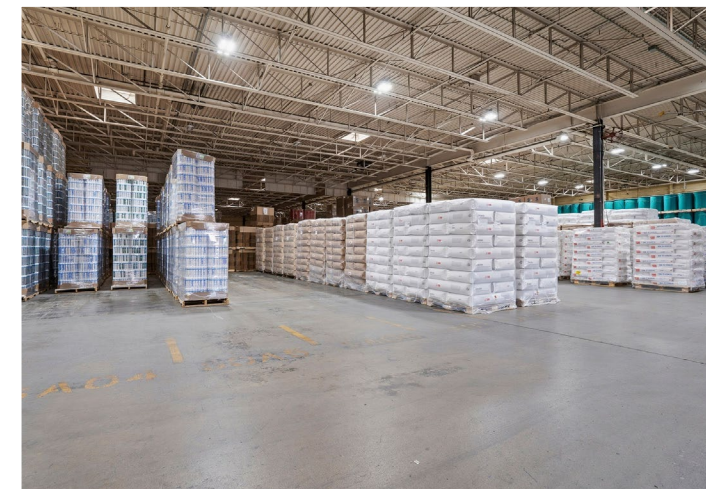
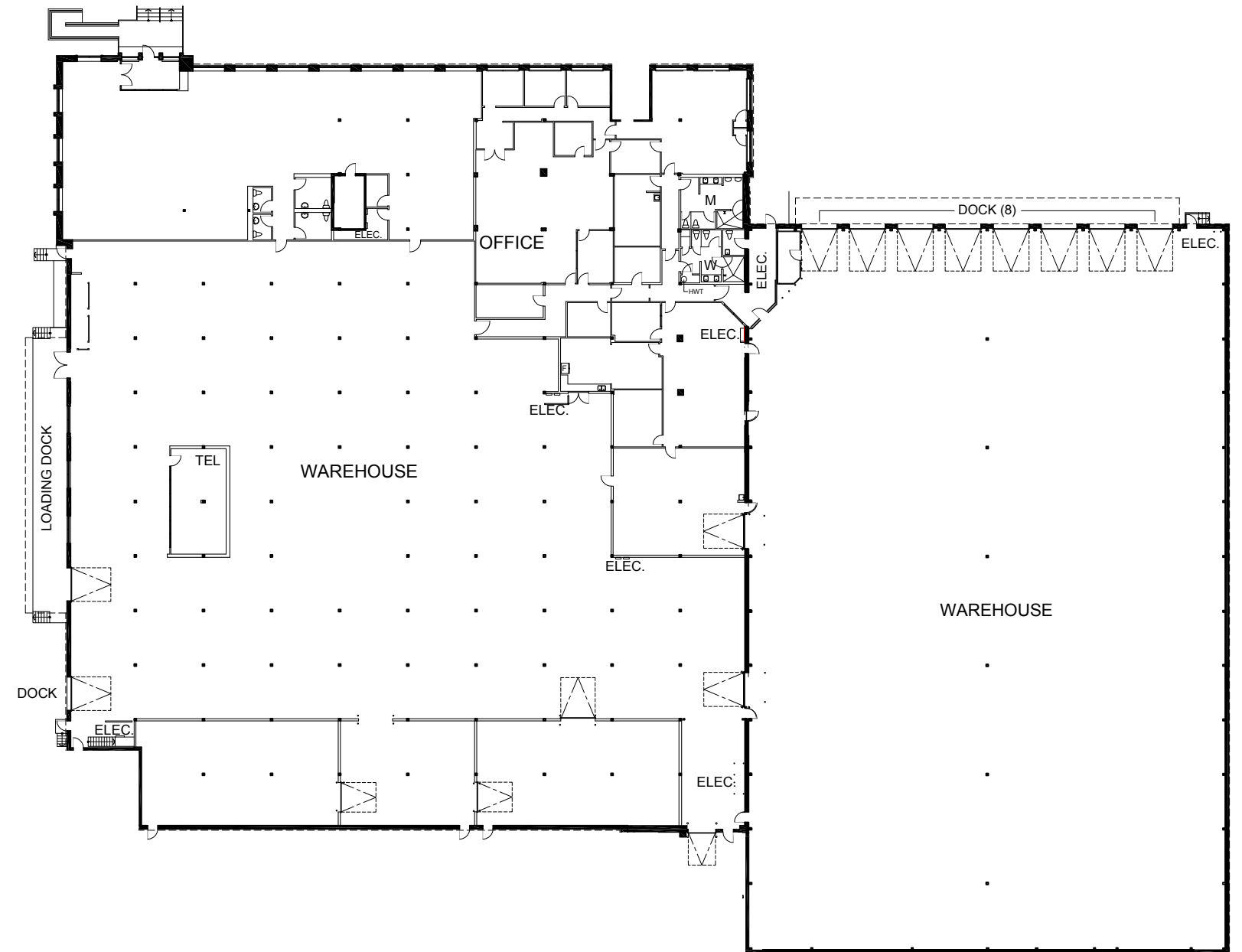
Shipping 8 TL, 1 DI

Power 1,200 Amps | 600 Volts

Occupancy September 2026

TMI (2026) \$3.13 per Sq. Ft. Estimate

Asking Rate \$15.75 net per Sq. Ft.



ZONING DETAILS

Permitted Uses

(1)USE - E ZONE
IN THE E ZONE, THE FOLLOWING USES ARE PERMITTED:

AMBULANCE DEPOT
ANIMAL SHELTER
ARTIST STUDIO
AUTOMATED BANKING MACHINE
BINDERY
BUILDING SUPPLY YARDS
CARPENTER'S SHOP
COLD STORAGE
CONTRACTOR'S ESTABLISHMENT
CUSTOM WORKSHOP
DRY CLEANING OR LAUNDRY PLANT
FINANCIAL INSTITUTION
FIRE HALL
INDUSTRIAL SALES AND SERVICE USE
KENNEL
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
PARK
PERFORMING ARTS STUDIO
PET SERVICES
POLICE STATION
PRINTING ESTABLISHMENT
PRODUCTION STUDIO
PUBLIC WORKS YARD
SERVICE SHOP
SOFTWARE DEVELOPMENT AND PROCESSING
WAREHOUSE
WHOLESALE USE [BY-LAW: OMB PL130592]

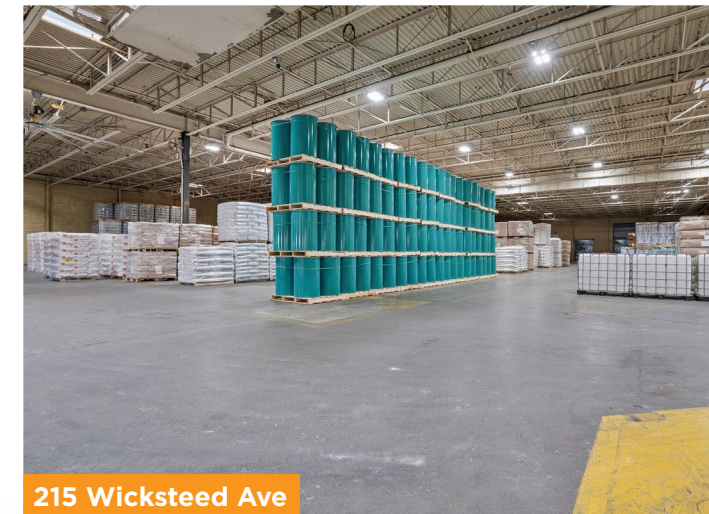
(1)USE WITH CONDITIONS - E ZONE
BODY RUB SERVICE (32)
COGENERATION ENERGY (26)
CREMATORIUM (33)
DRIVE THROUGH FACILITY (5,21)
EATING ESTABLISHMENT (1,19,30)
MARIJUANA PRODUCTION FACILITY (2)
METAL FACTORY INVOLVING FORGING AND STAMPING (25)
OPEN STORAGE (10)
OUTDOOR PATIO (9)
PUBLIC UTILITY (27,29)
RECOVERY FACILITY (8)
RECREATION USE (7)
RENEWABLE ENERGY (26)
RETAIL SERVICE (3)
RETAIL STORE (4,30)
SHIPPING TERMINAL (11)
TAKE-OUT EATING ESTABLISHMENT (1,30)
TRANSPORTATION USE (28)
VEHICLE DEPOT (6)
VEHICLE FUEL STATION (16,30)
VEHICLE REPAIR SHOP (23)
VEHICLE SERVICE SHOP (17,31)
VEHICLE WASHING ESTABLISHMENT (18) [BY-LAW: 0403-2014] [BY-LAW: 1124-2018] [BY-LAW: 1198-2019



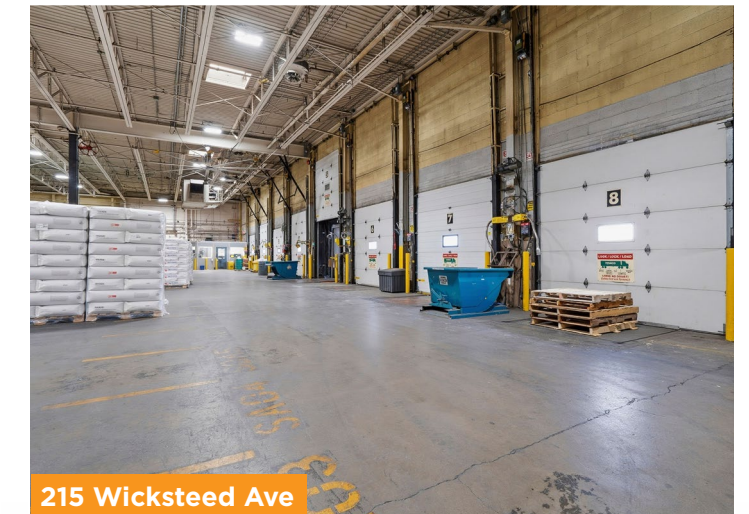
PROPERTY PHOTOS



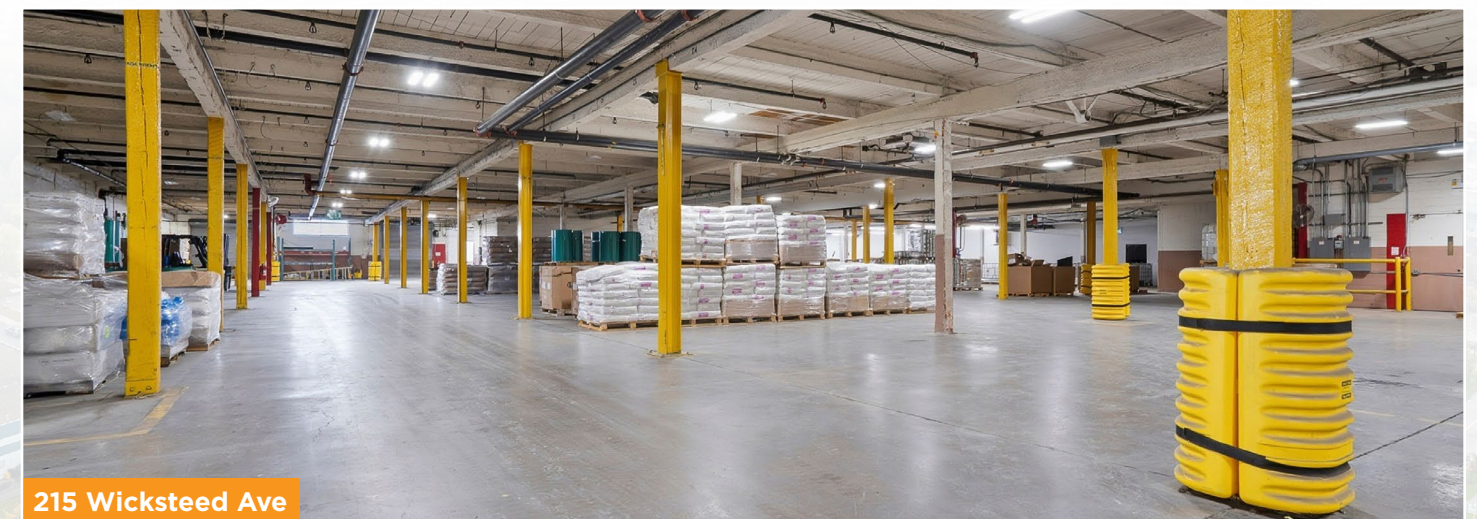
215 Wicksteed Ave



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LOCAL DEMOGRAPHICS

- 215 WICKSTEED AVE & 50 BETH NEALSON DR
- EAST YORK



POPULATION (EST. 2025)

5 KM
656,544



AVG HOUSEHOLD INCOME (EST.2025)

5 KM
\$163,873



LABOUR FORCE (EST. 2025)

5 KM
69.5%



MEDIAN AGE (EST. 2025)

5 KM
37.8 YEARS

▲ SOURCE: SITEWISE, 2026

DRIVE TIMES



DON VALLEY PARKWAY
4 MIN • 2.6 KM



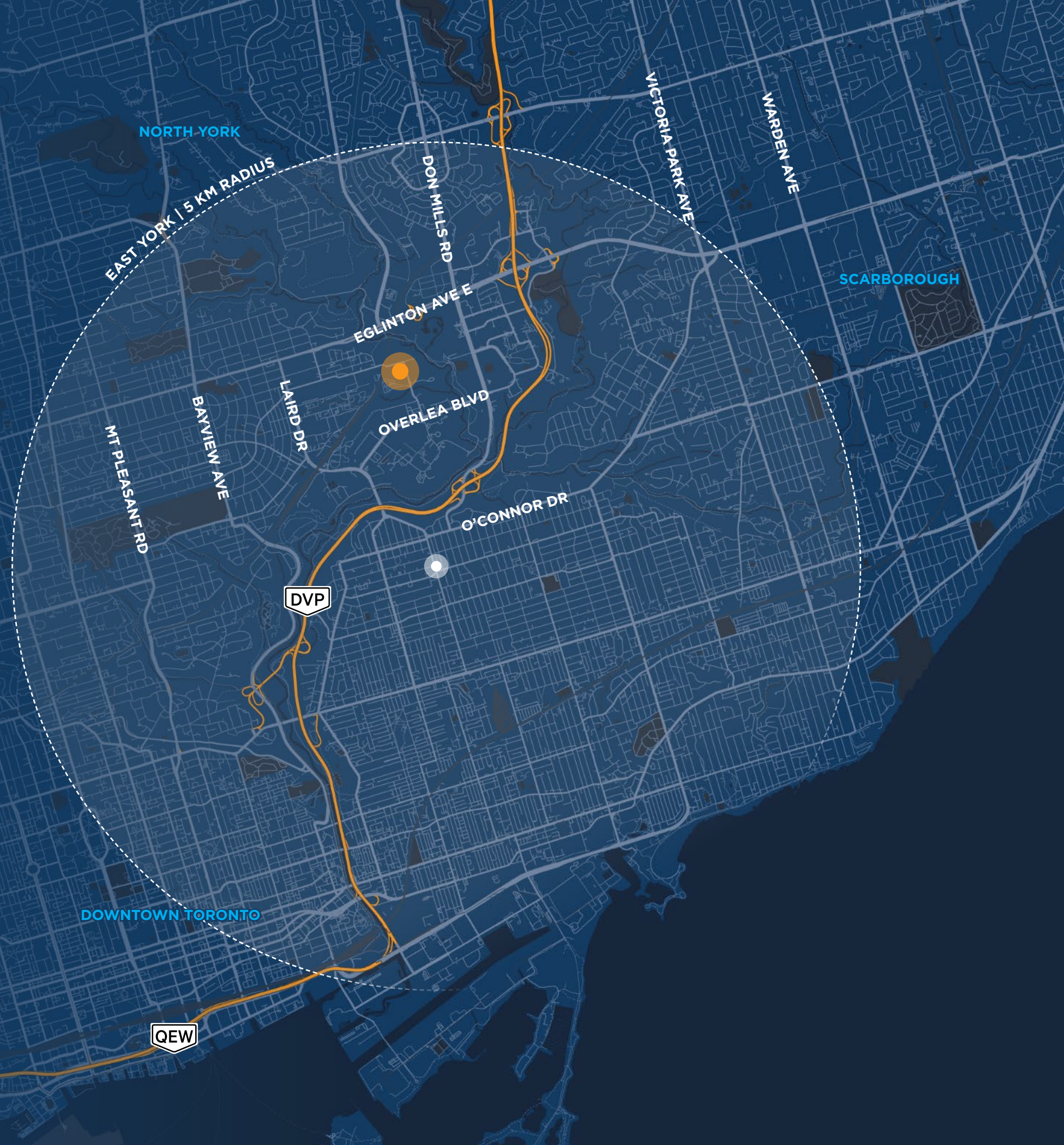
HIGHWAY 401
12 MIN • 7.7 KM



HIGHWAY 407
15 MIN • 17.2 KM



DOWNTOWN TORONTO
15 MIN • 11.6 KM



LOCATION & AMENITIES

TRANSIT ROUTES

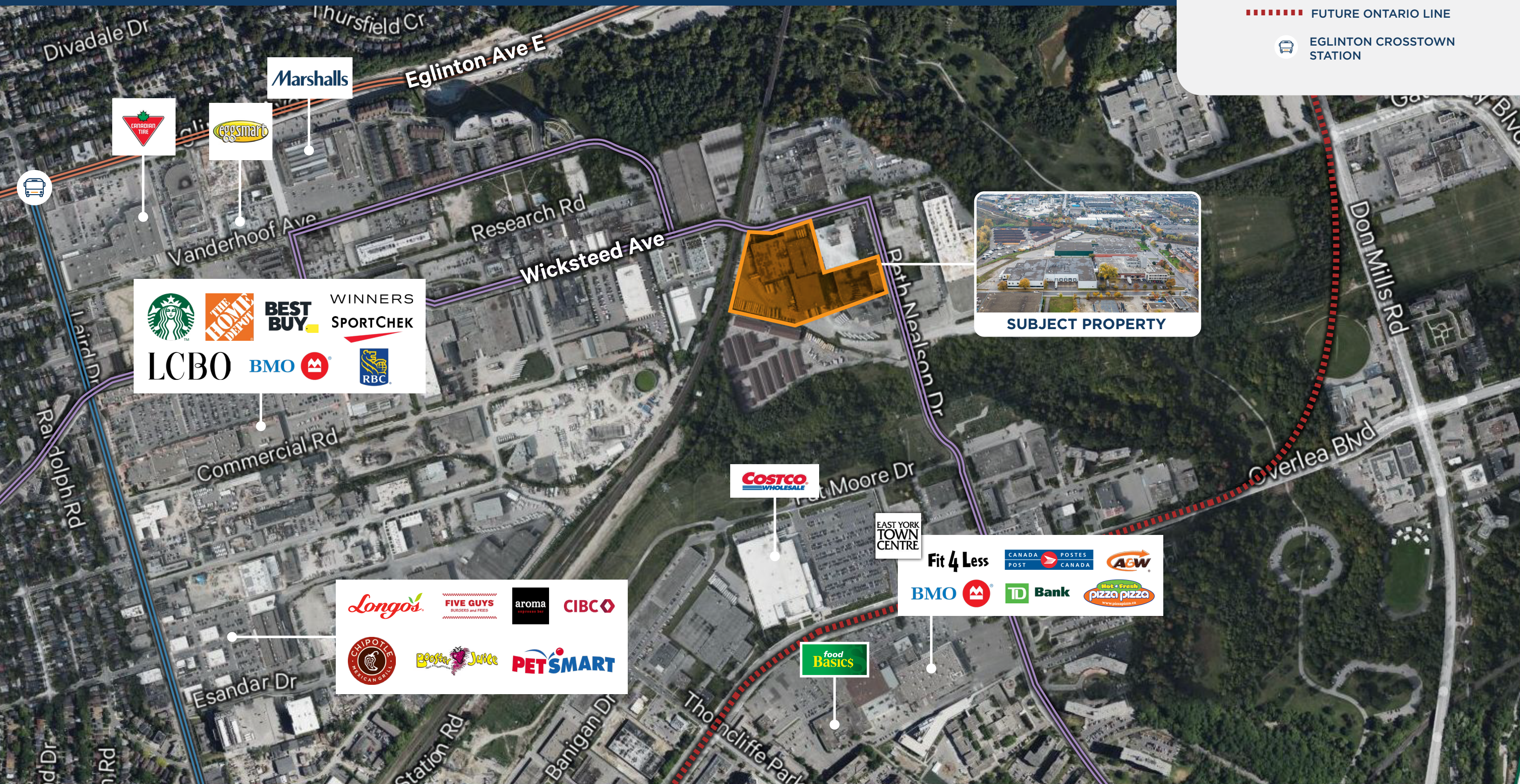
— EGLINTON LRT

— 88A LEASIDE

— 56A LEASIDE

— FUTURE ONTARIO LINE

🚊 EGLINTON CROSSTOWN STATION



SUBJECT PROPERTY

Canadian Tire
EggSmart
Marshalls

Starbucks
The Home Depot
Best Buy
Winners
SportChek
LCBO
BMO
RBC

Longo's
Five Guys
Aroma
CIBC
Chipotle
Booster Juice
PetSmart

Costco Wholesale

EAST YORK TOWN CENTRE

Fit 4 Less
Canada Post
Postes Canada
A&W
BMO
TD Bank
Hot Fresh Pizza

Food Basics

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LEASIDE, TORONTO, ON



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We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca

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