

FOR SALE



MORNINGSIDE

BUSINESS CENTRE



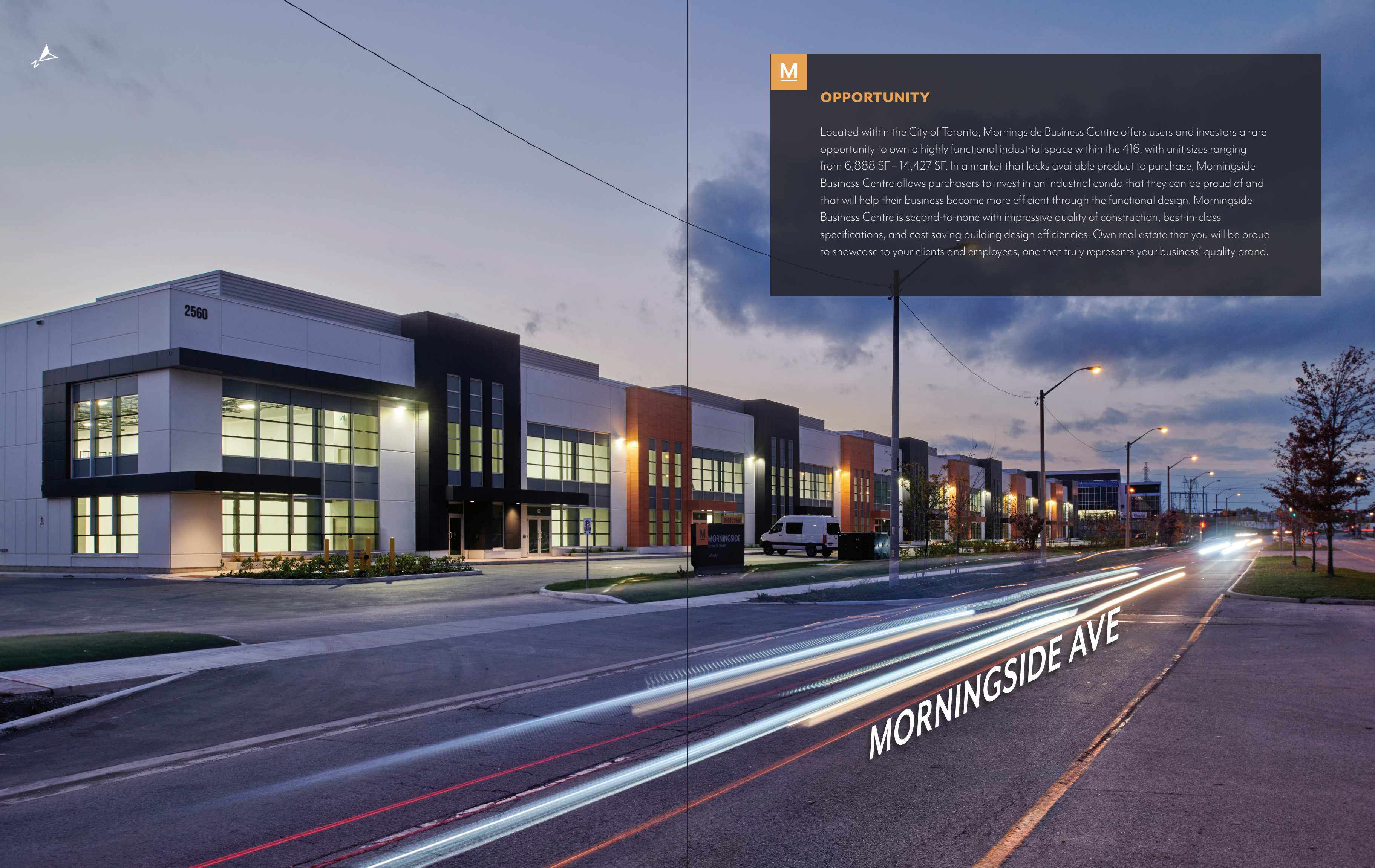
2560, 2450 & 2340 MORNINGSIDE AVENUE, TORONTO, ON

Developed by



Marketed by





M

OPPORTUNITY

Located within the City of Toronto, Morningside Business Centre offers users and investors a rare opportunity to own a highly functional industrial space within the 416, with unit sizes ranging from 6,888 SF – 14,427 SF. In a market that lacks available product to purchase, Morningside Business Centre allows purchasers to invest in an industrial condo that they can be proud of and that will help their business become more efficient through the functional design. Morningside Business Centre is second-to-none with impressive quality of construction, best-in-class specifications, and cost saving building design efficiencies. Own real estate that you will be proud to showcase to your clients and employees, one that truly represents your business' quality brand.

MORNINGSIDE AVE



Morningside Business Centre is just 32 Kilometers (26 minutes drive) from Union Station and 38 Kilometers (25 minutes drive) from Toronto Pearson International Airport.

LOCATION

Morningside Avenue is a pivotal thru-way in Toronto's east side of the city. Located in the heart of Scarborough, Morningside Business Centre offers ease of access to Major Highways 407 & 401 with direct connection to the downtown core through the Don Valley Parkway & 404.

Beedie projects are designed and constructed to provide owners with high-quality, efficient, well thought-out units.

BUILDING FEATURES

- **CONSTRUCTION**
Insulated concrete pre-cast panels
- **BLDG 1: LOADING**
Unit 1 - 7: 2 D, 1 G
Unit 8 - 9: 1 D, 1 G
Unit 10 - 12: 1 G
- **BLDG 2 & 3: LOADING**
All Units - 2 D, 1 G
- **ELECTRICAL SERVICE**
2,000 A at 347/600 volt provided via a pad mounted transformer
- **WALK-UP SECOND FLOOR**
Concrete, complete with guard rail & 100 lbs/SF floor load capacity
- **SPRINKLERS**
ESFR sprinkler system
- **CEILING HEIGHT**
Warehouse: 28' clear
Mezzanine Structure: 10' clear
- **FLOOR LOAD**
500 lbs/SF warehouse floor load capacity
- **WAREHOUSE INTERIOR**
Skylights & painted interior walls for greater illumination
- **LIGHTING & RECIRCULATION FANS**
High efficiency LED & ceiling fans
- **PARKING**
Ample on site vehicle parking & truck maneuvering room
- **SIGNAGE**
Prime exposure along Morningside Ave.



GTA INDUSTRIAL MARKET OVERVIEW

The Greater Toronto industrial real estate market has shown remarkable resilience, remaining tight even amid economic uncertainty. Despite rising interest rates and increased scrutiny on discretionary budgets, the market fundamentals have stayed robust, with a vacancy rate of less than 4%.

The price per square foot for industrial buildings in the Greater Toronto Area (GTA) has risen by 21.79% annually, with the GTA Central market experiencing a strong 9.19% annual increase. This growth highlights the ongoing appeal of the GTA, as qualified buyers continue to see the long-term value in these rising prices over the past 5-10 years. As buyers adapt to the evolving interest rate environment, with continued reductions from the Bank of Canada, confidence is on the rise. This positive shift is expected to significantly enhance overall market activity, especially after a period of cautious capital holding over the past three quarters.

With leasing costs increasing—rental rates have climbed to \$18-\$20 per square foot—many buyers are finding compelling reasons to invest in property ownership. This shift allows them to build equity and avoid escalating rental payments. As the sublease market is anticipated to slow, landlords are likely to raise rental rates, which will encourage tenants to take control of their future by investing in property ownership. This trend is poised to further energize the market and offer new opportunities for growth and success.

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PUBLIC TRANSPORTATION

Public Transit through the TTC bus service runs directly in front of Morningside with route 116C making transportation for employees effortless. The TTC bus lines connect directly to major service routes including the Scarborough Centre/Agincourt Go Stations as well as Kennedy Station Subway line.

ZONING

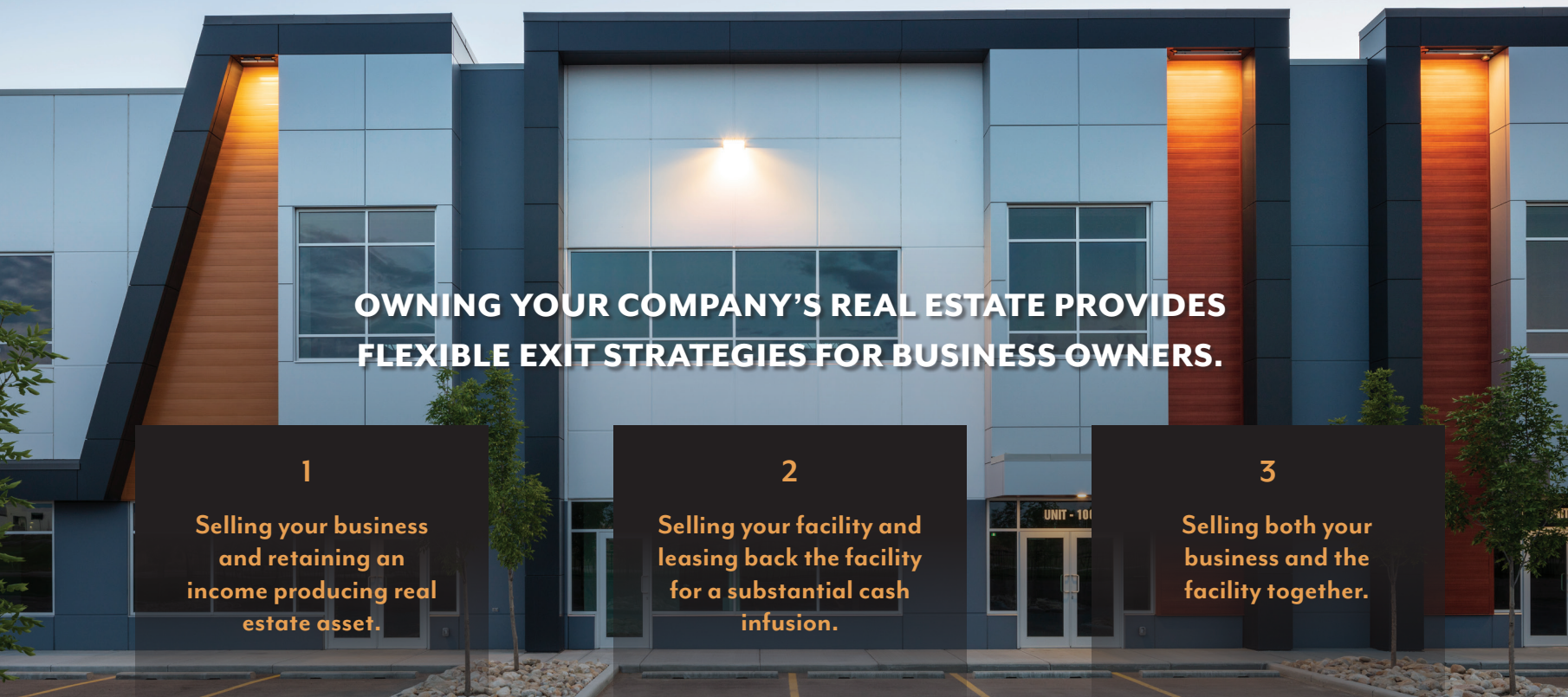
Employment Zoning

OCCUPANCY DATE

BLDGS 1, 2 & 3: Move-In Ready

AMENITIES

Morningside boasts an array of amenities in the immediate vicinity including but not limited to restaurants, hotel accommodations, fitness and wellness centers as well as financial institutions. The area offers everything from easily accessible fast food, local ethnic dining as well unique fine dining opportunities. With Remington Parkview Golf & Country Club and Cedar Brae Golf Club just up the street, entertaining clients with a round of golf has never been easier. Hummingbird Park and Point Rouge trail park provide employees with an outdoor oasis for a quick mental health break. The site is also in close proximity to the Toronto Zoo which offers the ability to host unique corporate events or just entertain the family with a fun after-hours event.



OWNING YOUR COMPANY'S REAL ESTATE PROVIDES FLEXIBLE EXIT STRATEGIES FOR BUSINESS OWNERS.

1

Selling your business and retaining an income producing real estate asset.

2

Selling your facility and leasing back the facility for a substantial cash infusion.

3

Selling both your business and the facility together.

WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

1 CERTAINTY

Controlling your real estate will allow you to grow your business with confidence.

2 BUILDING EQUITY

Take advantage of one of the top industrial markets in North America by building equity.

3 REDUCE THE RISK OF MAJOR CAPITAL REPLACEMENTS

By purchasing a brand new building, you minimize your businesses exposure to large capital repairs / replacements for the first 15 years of ownership.

4 INVESTMENT STRATEGY

Ability to own a state of the art industrial unit and generate stable income growth.

By purchasing a brand new building, you minimize your businesses exposure to large capital repairs / replacements for the first 15 years of ownership.



TWIN CREEKS BUSINESS CENTRE | Surrey, BC



WESTPOINTE BUSINESS CENTRE | Delta, BC

EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL CONDO

As a leading industrial developer with a 65+ year history in Western Canada having completed more than 35 million square feet of new development, Beedie is excited to continue our growth into the Greater Toronto Area with Morningside Business Centre. The industrial condominium ("condo") ownership model is well regarded and in high demand in both British Columbia and Alberta. Having successfully completed more than 40 industrial condo projects, Beedie has a long track record of award-winning developments and very satisfied clients.

For small to medium-sized businesses, condo ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business, while building equity.

From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, well thought-out units.

Over the past decade, Beedie has worked with local businesses and watched them grow – from being tenants, to purchasing their first condo unit, to owning multiple condo units and eventually, developing custom built-to-suit facilities. This is one of many reasons why Beedie is committed to the industrial condo program and developing these state-of-the-art projects across Canada.

www.beedie.ca



THE ROAD TO OWNERSHIP

Beedie will be there to help you every step of the way. During the construction period, you will be given regular progress updates and the opportunity to tour the property during construction.

As Morningside approaches construction completion, Beedie will provide ample notice so you have plenty of time to finalize financing arrangements and coordinate with legal counsel allowing you to take ownership of your unit. Beedie will walk you through your unit before handing over the keys to your business' new home.

As soon as Morningside is ready for occupancy, rest assured the asset will be managed by an experienced licensed property manager. The property manager in conjunction with Beedie's development team, will help you navigate through the Condo Corporation's approvals for your office improvements and corporate signage installation. After move-in, the property manager will then ensure the property is well-maintained and will take care of the day-to-day management of the development leaving you free to focus on your business.

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DELTA LINK BUSINESS CENTRE | Delta, BC

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