



**PRICING TABLE\***

**Building 1 - 2560 Morningside Avenue, Toronto, ON**

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
12	4,750	2,146	6,896	\$480 PSF	0 D, 1 G	7 Stalls
11	5,278	1,610	6,888	\$480 PSF	0 D, 1 G	7 Stalls
10				Sold		
9				Sold		
8				Sold		
7				Sold		
6				Sold		
5				Sold		
3				Sold		
2				Sold		
1	11,855	1,807	13,662	\$520 PSF	2 D, 1 G	14 Stalls

**Building 2 - 2450 Morningside Avenue, Toronto, ON**

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
15				Sold		
13				Sold		
12				Sold		
11				Sold		
10				Sold		
9				Sold		
8				Sold		
7				Sold		
6				Under Contract		
5				Sold		
3				Sold		
2				Sold		
1	9,488	1,827	11,315	\$525 PSF	2 D, 1 G	12 Stalls

\* Prices are subject to change without notice.

## PRICING TABLE\*

Building 3 - 2340 Morningside Avenue, Toronto, ON

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
9	8,883	1,818	10,701	-	2 D, 1 G	11 Stalls
8	9,191	1,804	10,995	-	2 D, 1 G	10 Stalls
7	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
6				Sold		
5				Sold		
3				Sold		
2				Sold		
1				Sold		

\* Lease opportunities also available.



### 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.

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

*Take advantage of one of the top industrial markets in North America by building equity. By purchasing a brand new facility, you minimize your business's exposure to large capital repairs / replacements for the first 15 years of ownership.*

# MARKETING PLAN

## LEGEND

- D = Dock Loading
- G = Grade Loading
- E = Electrical Room
- M = Mechanical Room
-  = Mailbox
-  = Bus Stop
-  = PMT
-  = Monument Sign
-  = Under Contract
-  = Sold



**COMPLETION DATE**  
Move-in Ready



**Dan Hubert**  
Senior Vice President, Industrial & Office  
+1 416 756 5454  
daniel.hubert@cushwake.com

**James Mildon**  
Vice President, Industrial & Office  
+1 416 756 5463  
james.mildon@cushwake.com

Developed by **Beedie**

Marketed by **CUSHMAN & WAKEFIELD**

