

Prologis Bethridge

25 BETHRIDGE ROAD | ETOBICOKE, ON



For Lease

LARGE BAY FREESTANDING 271,000 SF INDUSTRIAL BUILDING ON 11.79 ACRES



Unmatched Opportunity

Colliers is pleased to present a rare industrial opportunity to lease 25 Bethridge Road, a prime industrial asset in the heart of Etobicoke. Sitting on 11.79 acres, the site boasts a 271,000 SF facility with excellent functionality and direct access to Toronto's key transportation corridors, including Highways 401, 427, and 409.

The site's size, rectangular layout, and efficient lot coverage give tenants multiple ways to unlock value. With exceptional scale, flexible industrial

zoning, and ideal parking, 25 Bethridge offers advantages that few properties in the GTA can match.

This is a rare opportunity to secure a strategically located property with advantageous features. Position your business for success in one of North America's most competitive logistics hubs by securing your place at 25 Bethridge Road.

Ready for Your Operations

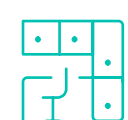
- ✓ Large bay freestanding industrial building
- ✓ Excess land accommodative of outside storage
- ✓ Flexible leasing options available with flexibility on lease term
- ✓ Unique offering in central Toronto location with direct access to major highways and walking distance to public transit
- ✓ Well suited for various industrial uses



TOTAL SIZE
+/- 271,000 SF



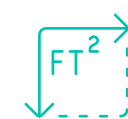
CEILING HEIGHT
17'-28' ft



OFFICE AREA
+/- 54,500 SF



SHIPPING
8 TL | 9 DI



LOT SIZE
11.79 acres



ZONING
E1.0
(Employment Industrial)



LAB AREA
+/- 19,500 SF



POWER
4,200 Amps





Prime Positioning

Strategically located in Etobicoke, Ontario

The property offers excellent access to major highways including 407, 400, 427, and 401, as well as proximity to CN Intermodal and the Toronto Pearson International Airport.

The Etobicoke industrial market is a well-established hub within the GTA, home to over 66 million square feet of industrial space, representing about 8% of the region's total inventory. The area provides exceptional accessibility, just 7 minutes from the International Airport, one of North America's busiest cargo and passenger hubs. This location supports efficient logistics and last-mile delivery with seamless highway connections to downtown Toronto, Mississauga, Vaughan, and beyond.

Recent developments, including state-of-the-art facilities along North and South Etobicoke, underscore the market's appeal to modern industrial users. Features such as high-clear-height warehouses, LEED certifications, and enhanced power supply attract e-commerce, manufacturing, and distribution tenants. With strong transit connectivity, a skilled labor pool, and access to key amenities, this location positions industrial assets for sustained tenant demand and long-term value growth in a highly competitive market.

Deep Industrial Workforce

Etobicoke and the broader GTA West are home to one of Canada's largest concentrations of workers in logistics, transportation, and light manufacturing.

Population Density

Over 2 million residents live within a 30-minute commute, ensuring a strong base for warehouse and distribution labour.

Talent Growth

The GTA continues to lead the country in immigration, adding tens of thousands of new working-age residents each year.

Cost-Competitive Labour

Compared to central Toronto, Etobicoke provides a more affordable labour pool while maintaining proximity to the city core.

With vacancies at record lows and demand for logistics space surging, access to a scalable workforce is as important as access to highways.

25 Bethridge delivers both.

	Population	Population in Labour Force	Labour Force (Employment Rate)	Household Population 15+ for Education	Total Population Median Age
5 KM	222,333	110,783	88.3%	189,604	37.3
10 KM	826,626	423,493	89.1%	706,549	38.4
15 KM	2,302,662	1,258,662	90%	1,979,606	38.2



Market Access

Drive Times

Vaughan	20 mins
Brampton	25 mins
Mississauga	25 mins
Toronto	40 mins
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Toronto Pearson Intl. Airport	5 mins
Billy Bishop Toronto City Airport	30 mins
Malton GO Station	10 mins
Etobicoke North GO Station	5 mins

Seamless Connectivity

Restaurants

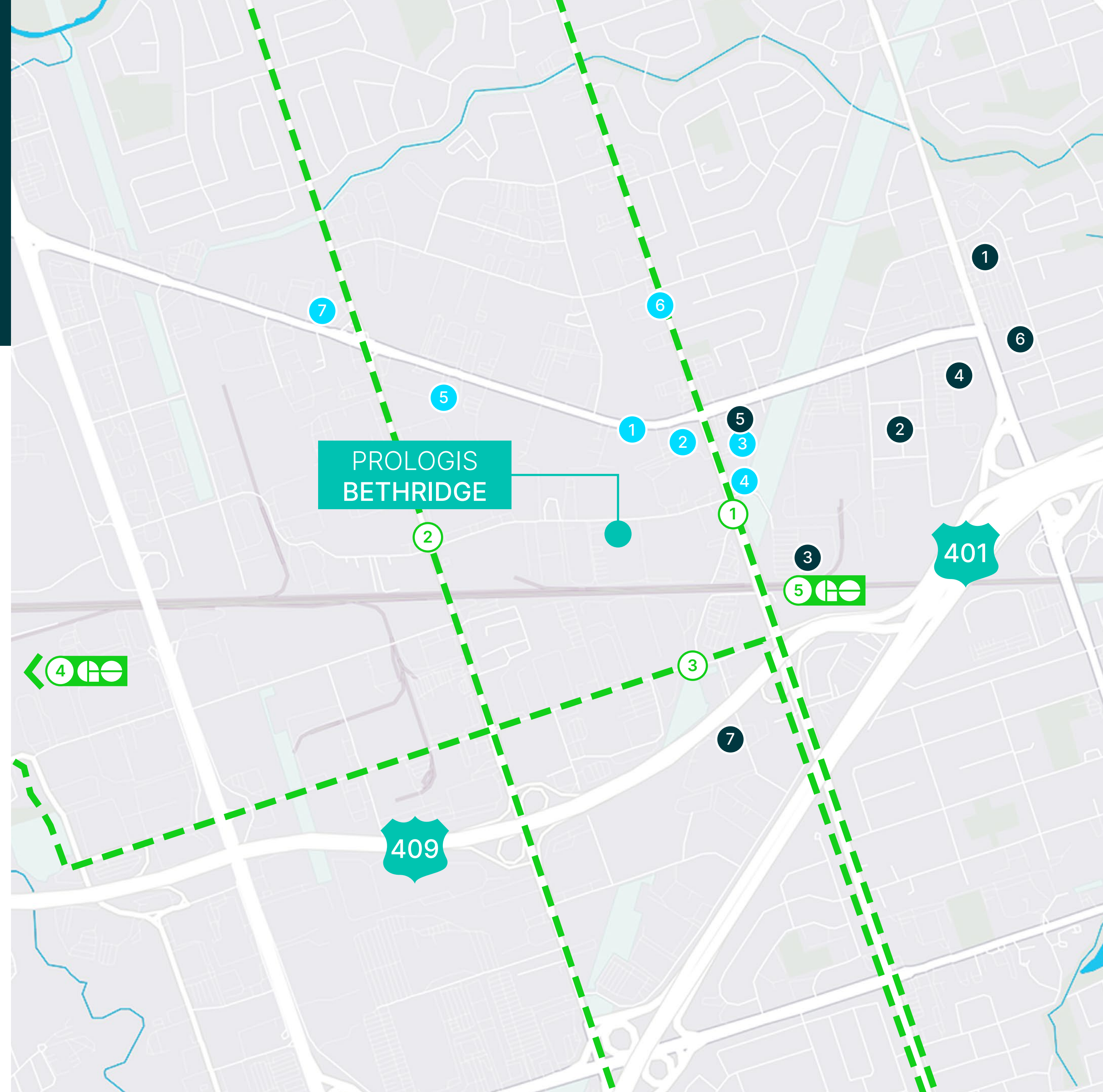
- 1 Asian Buffet
- 2 Mushkaki
- 3 Wally's Grill
- 4 Salaama Hut
- 5 Swiss Chalet
- 6 Pizza Hut
- 7 Tikka King

Transit/Bus Route

- 1 TTC 45A
- 2 TTC 46
- 3 TTC 45B
- 4 Malton GO
- 5 Etobicoke North GO

Everday Essentials

- 1 Fresh Value
- 2 Canadian Tire
- 3 The Home Depot
- 4 Costco Wholesale
- 5 Shoppers Drug Mart
- 6 Walmart Supercentre
- 7 Fireworks Superstore



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25 Bethridge Road Etobicoke, ON

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.



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