



The Future of
URBAN →
LAST MILE DELIVERY



► Delivering an **Urban Last Mile** Solution

Developed by Prologis, the global leader in logistics real estate, Prologis Evans Avenue Distribution Centre offers 317,000 square feet of state-of-the-art distribution and logistics space, across two buildings at 450 and 454 Evans Avenue.



►► Positioned for Success

DEVELOPMENT DETAILS



317,000 sf
2 Building Facility



36'
Clear height



56' x 46'
Bay size



LED
Lighting



146
Parking spaces



1600A
600 Volts | Power per building



ESFR
Sprinklers



VISIBILITY
Direct exposure along Gardiner Expy



GARDINER EXPRESSWAY
signage visibility



DIRECT
access to downtown Toronto in minutes



MODERN
spec facility in under supplied market



SUSTAINABLY
designed and pursuing LEED Gold

Site Plan

SITE DETAILS

Site Area:	12.50 Acres
Building Area:	317,220 SF
F.A.R.	37.5%

BUILDING 1

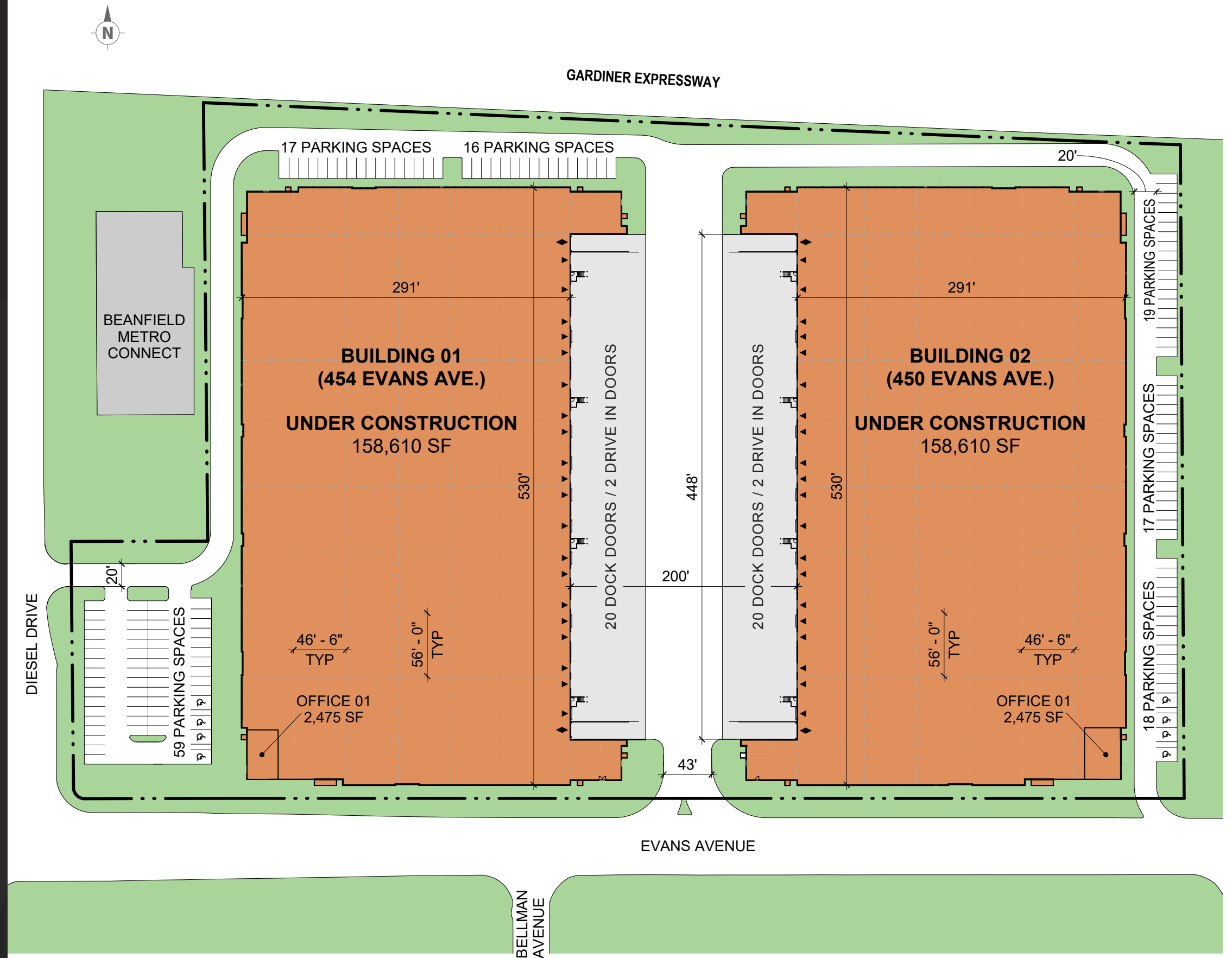
Total Area:	158,610 SF
Clear Height:	36'
Truck Level Doors:	20
Knock Out Panels:	6
Drive In Doors:	2
Typical Bay:	56' x 46' - 6"

BUILDING 2

Total Area:	158,610 SF
Clear Height:	36'
Truck Level Doors:	20
Knock Out Panels:	6
Drive In Doors:	2
Typical Bay:	56' x 46' - 6"

LEGEND

- UNDER CONSTRUCTION
- DOCK DOOR
- DRIVE IN DOOR



► Connected & Purposeful Location

Prologis' location choice for this development on Evans Avenue is strategic and purposeful. Situated just 15 minutes away from downtown Toronto by car, Prologis Evans Avenue Distribution Centre provides a uniquely connected and accessible location creating a true urban last mile development.

This urban and accessible location provides easy access to Toronto Pearson International Airport, Billy Bishop Airport, Union Station, Scotiabank Arena and all the amenities the city of Toronto has to offer. Additionally, it has multiple nearby transit options, including TTC and GO Train, and is in close proximity to green space and walking trails.

This development offers superior exposure, with direct visibility to the Gardiner Expressway and is directly connected to one of the GTA's most important highway networks, optimizing delivery routes. The city of Toronto also offers Canada's largest labour pools, providing access to unmatched and dynamic talent.



▲
15 MIN ±
TO DOWNTOWN
TORONTO

▲
SUPERIOR
HIGHWAY
ACCESS

▲
CANADA'S
LARGEST
LABOUR POOL

►► **BIG** Opportunity **BIG** Statement

With ±869 feet of frontage along the Gardiner Expressway, Prologis Evans Ave Distribution Centre offers access to Toronto's most exciting signage real estate. Located 1 KM East of the Highway 427 interchange, the property features direct Expressway visibility and presents a rare opportunity to join some of the market's most prominent and recognizable brands.



Total Building
Frontage
±869 feet



Daily
Traffic Count
**±140,000
Vehicles**



Prominent
Advertising
Potential



▶ Connecting People & Possibilities

FOOD/RETAIL

- 1 Tim Hortons
- 2 Freshii
- 3 Pizza Pizza
- 4 McDonalds
- 5 Wendy's
- 6 Cora Breakfast
- 7 Costco
- 8 Sherway Gardens
- 9 Starbucks
- 10 IKEA
- 11 Lowes
- 12 Canadian Tire

GYM/FITNESS

- 1 Goodlife Fitness
- 2 Fit 4 Less








TRAVEL/HOSPITALITY

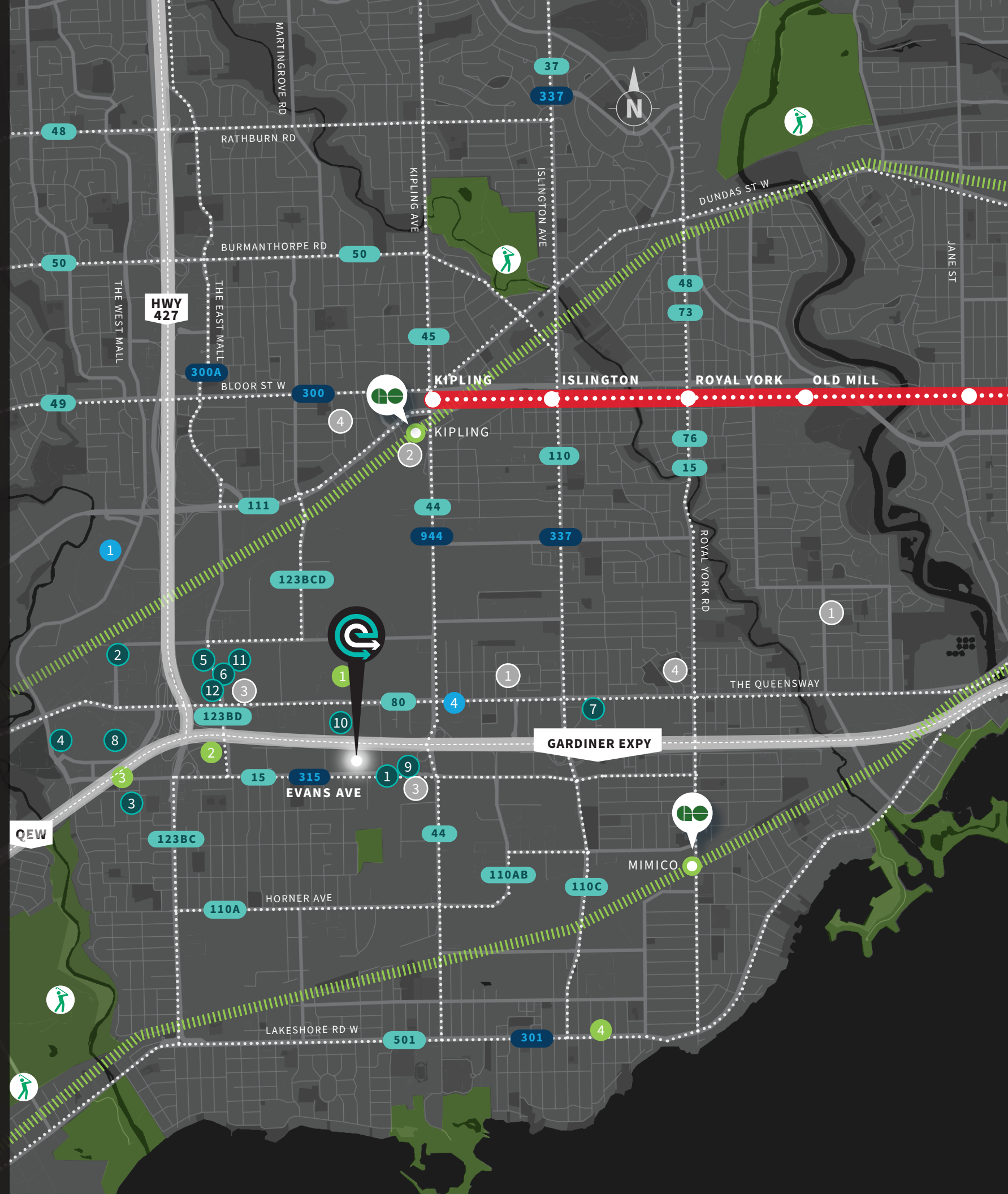
- 1 Delux Inn
- 2 Stay Inn Suites
- 3 Canada's Best Value Inn
- 4 Westlake Boutique Hotel

GAS

- 1 Esso
- 2 Husky
- 3 Petro
- 4 Shell

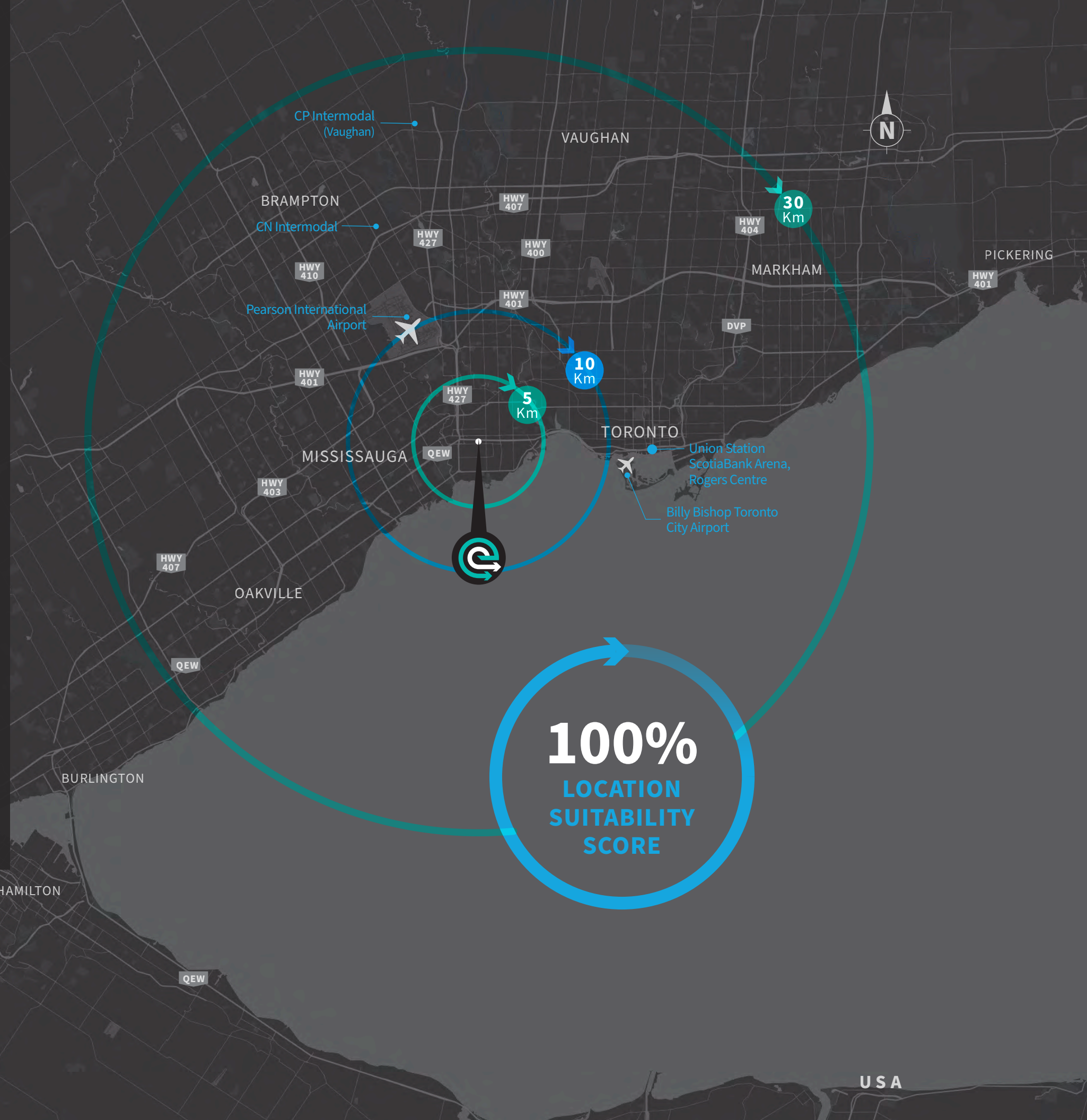
LEGEND

-  GO STATION
-  GO LINE
-  TTC BLOOR SUBWAY LINE
-  TTC NIGHT ROUTE
-  TTC DAY ROUTE
-  GOLF COURSES
-  PARKS, WALKING TRAILS



▶▶ Drive Times & Distances

DESTINATION	DISTANCE
The Gardiner Expressway	1.5 km 1 min
Highway 427	3 km 2 min
Highway 403	3 km 2 min
Highway 401	8 km 6 min
Highway 407	24 km 17 min
Pearson International Airport	13 km 15 min
Billy Bishop Toronto City Airport	13.9 km 22 min
Hamilton International Airport	70 km 45 min
Lewiston-Queenston Bridge (Niagara Falls)	116 km 1 h 12 min
CP Intermodal	28 km 27 min
CN Intermodal	24 km 18 min

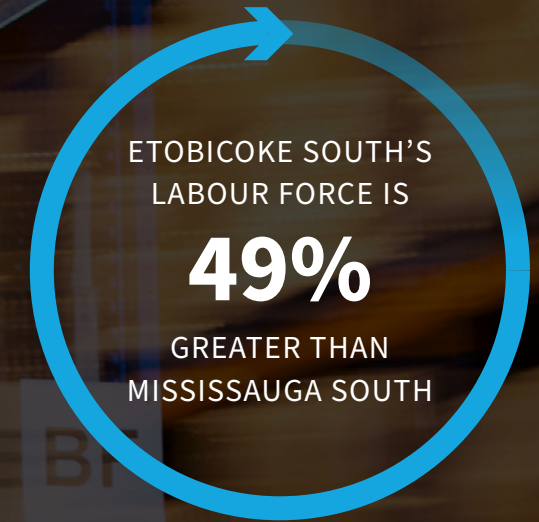
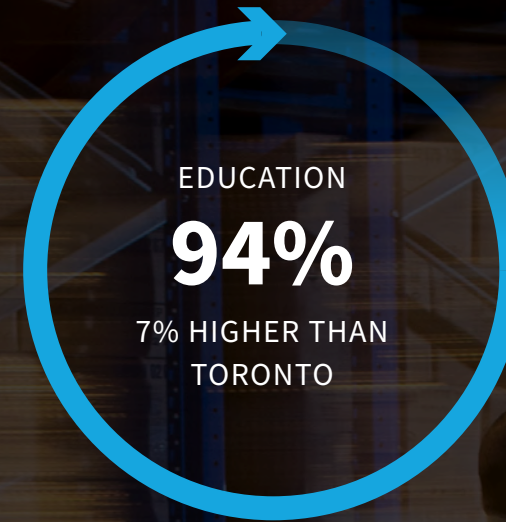


Hamilton International Airport

USA

▶▶ A Strong Labour Force

With Canada's largest labour pool of **2,638,015** specializing in manufacturing, warehousing & logistics, your business is Primed for Success.



450 & 454 EVANS AVENUE (ETOBICOKE - SOUTH)

5 KM

OVERALL LABOUR FORCE

113,194

OCCUPATIONS IN WAREHOUSING & LOGISTICS

6,159

OCCUPATIONS IN MANUFACTURING

8,659

OCCUPATIONS IN UTILITIES

533

TOTAL (3 OCCUPATIONS)

15,351

10 KM

OVERALL LABOUR FORCE

448,591

OCCUPATIONS IN WAREHOUSING & LOGISTICS

22,723

OCCUPATIONS IN MANUFACTURING

34,746

OCCUPATIONS IN UTILITIES

1,798

TOTAL (3 OCCUPATIONS)

59,267

15 KM

OVERALL LABOUR FORCE

928,883

OCCUPATIONS IN WAREHOUSING & LOGISTICS

45,206

OCCUPATIONS IN MANUFACTURING

72,158

OCCUPATIONS IN UTILITIES

3,687

TOTAL (3 OCCUPATIONS)

121,051

30 KM

OVERALL LABOUR FORCE

2,521,520

OCCUPATIONS IN WAREHOUSING & LOGISTICS

136,394

OCCUPATIONS IN MANUFACTURING

214,793

OCCUPATIONS IN UTILITIES

10,182

TOTAL (3 OCCUPATIONS)

361,369



Green living roof underway and nearing completion!

▶▶ Building Towards a Greener Future

Prologis is committed to doing its part to promote sustainable design practices in the commercial real estate industry, therefore Prologis Evans Avenue Distribution Centre has been developed with the environment in mind.



Green living roof, which helps to reduce building energy, city smog and captures pollutants from the urban air



Bikes racks, promoting employees to cycle to work, reducing car pollution



LED lighting, which promotes energy savings and efficiency



Pursuing LEED Gold certification, a globally recognized symbol for sustainability, showcasing Prologis' dedication to healthy, efficient and cost-saving green buildings

▶▶ Ahead of **What's Next**



Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties, and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries, as of March 31, 2024.



Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more.





PROLOGIS
EVANS AVE
DISTRIBUTION
CENTRE

▶▶ **Green Living Roof
Nearing Completion**
at Prologis Evans Ave
Distribution Centre



The Future of
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LAST MILE DELIVERY



PROLOGIS
EVANS AVE
DISTRIBUTION
CENTRE

The Future of **Urban Last Mile Delivery**

For more information on this leasing opportunity at 450 & 454 Evans Ave, call:



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