

FOR SALE

82 AKRON ROAD., TORONTO, ON (Rail Siding)
HWY 427 & QEW / Horner Ave & Browns Line / Near Ontario Food Terminal



PROPERTY DETAILS

Unit 1	28,549 SF
Unit 2	29,651 SF
Total Size	58,200 SF
Total Lot Size	2.601 Acres
Price	\$17,500,000.00
Property Taxes (2022)	\$78,171.65
Clear Height	18'
Shipping	11 Truck Level Doors, 2 Drive-in Doors, 3 Rail doors
Bay Size	30' X 40'
Zoning	E.1
Sprinklers	Throughout Building
Power	400 Amp, 600 Volts, 3 Phase

Phase I & II Environmental Reports Available



PROPERTY INCOME INFORMATION

UNIT 1: 28,549 SF

Vacant

UNIT 2: 29,651 SF

Lease Expiry: September 30, 2025.

PERIOD	NET PER SQ. FT.	NET PER ANNUM	NET PER MONTH
3/1/2023 - 2/28/2024	\$5.67	\$168,160.28	\$14,013.35
3/1/2024 - 2/28/2025	The Previous years net rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.		

OPTION TO EXTEND:

Provided that the Tenant has continuously and strictly performed all of its obligations under the Lease herein contained and has regularly paid its rental on the due times and dates, it shall have the option to extend the herein Lease on its expiry for two (2) further term of five (5) years each on the same terms and conditions as herein contained, except for the net rental, which will be at the net rental rate as per net rental described below. Such rate to be agreed on by Landlord and Tenant; and except as to any further right of extension; provided that the Tenant shall notify the Landlord by Registered Mail in writing of its intention to so extend at least One Hundred and Eighty Days (180) days prior to the expiration of the herein lease term, otherwise this option shall become null and void and of no effect whatsoever thereafter.

Option to Extend - First (1st) five (5) year

Mar 01, 2025 - Feb 28, 2026	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2026 - Feb 28, 2027	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2027 - Feb 28, 2028	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2028 - Feb 28, 2029	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2029 - Feb 28, 2030	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.

Option to Extend - Second (2nd) five (5) year

Mar 01, 2030 - Feb 28, 2031	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2031- Feb 28, 2032	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2032 - Feb 28, 2033	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2033 - Feb 28, 2034	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.
Mar 01, 2034 - Feb 28, 2035	The Previous years rental together with the percentage increase in the Consumer Price Index for Toronto using August 2014 as the base year. Net Rental not to be less than the preceding year.



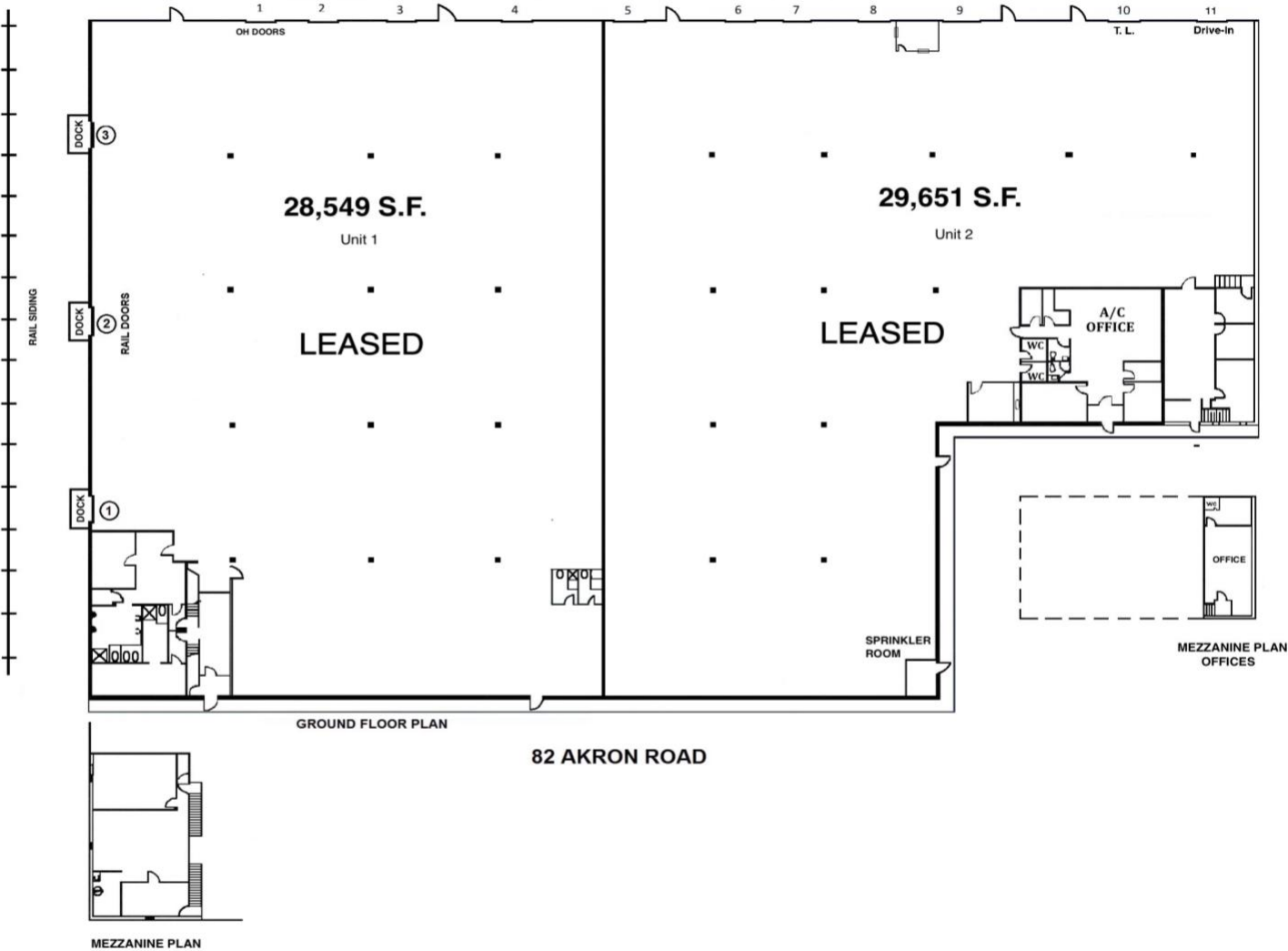
SHIPPING AREA - Excellent shipping with 11 truck level doors, 2 drive-in doors & 3 rail doors



- Easy access to TTC transit, with a bus to Islington Station arriving every 15 minutes.
- 3 rail doors. Active Spurs. CN Rails #'s M760 & M754.
- Great shipping apron for 531 Trailers and parking.
- 28,549 Sq. Ft. leased until October 31, 2023 and no later than November 15, 2023.
- 29,651 Sq Ft. leased until February 28, 2025 on a Net Net Lease.

FLOOR PLAN

3 Rails Doors, 2 Drive-in Doors, 11 Truck Level Doors



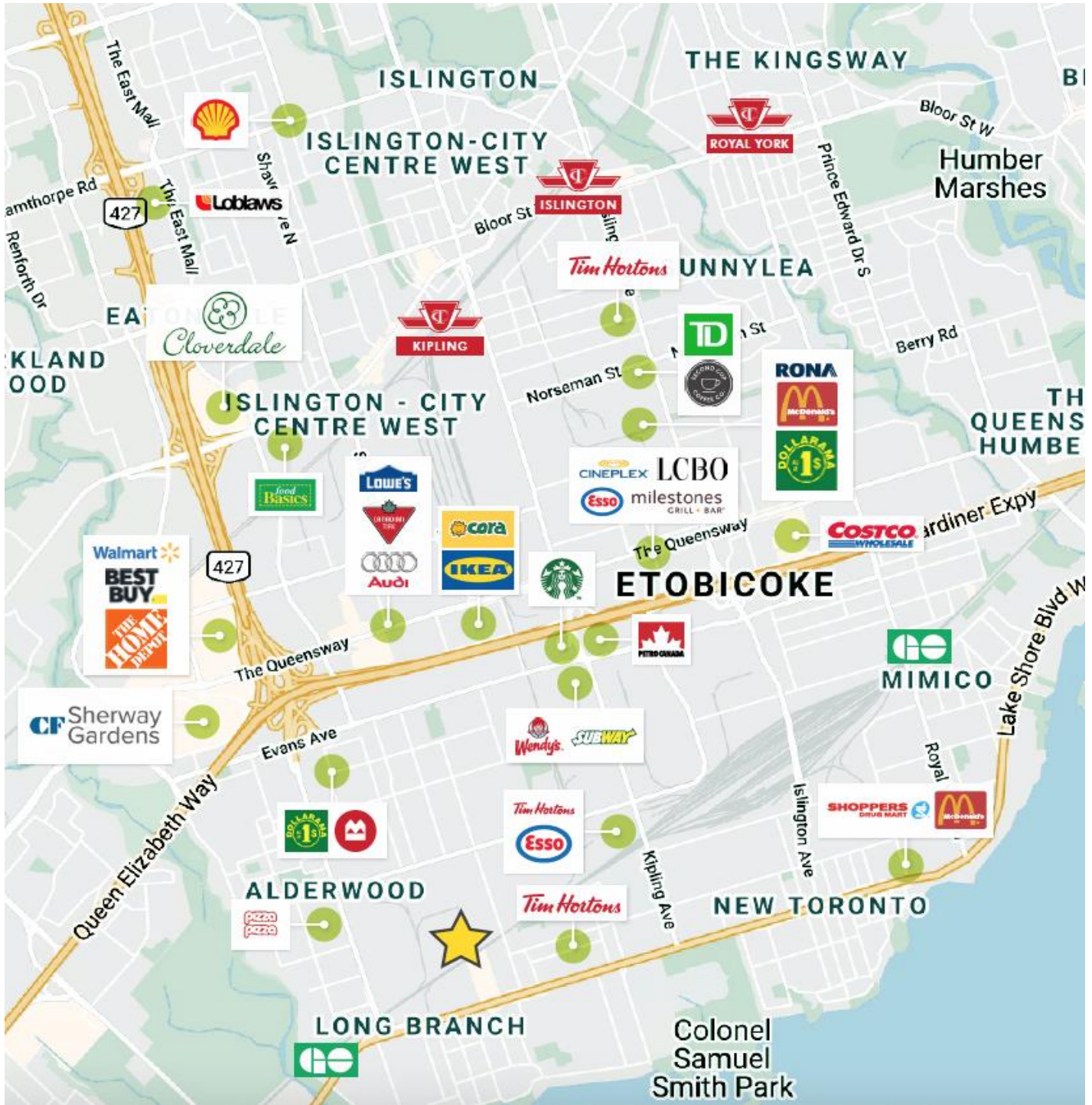
Animal Shelter	Financial Institution	Police Station
Artist Studio	Fire Hall	Printing Establishment
Automated Banking Machine	Industrial Sales and Service Use	Production Studio
Bindery	Kennel	Public Works Yard
Building Supply Yards	Laboratory	Service Shop
Carpenter's Shop	Office	Software Development and Processing
Cold Storage	Park	Warehouse
Contractor's Establishment	Performing Arts Studio	Wholesaling Use
Custom Workshop		

Manufacturing Use if it is not one of the following:

- | | | |
|--|---|--|
| 1. Abattoir, Slaughterhouse or Rendering of Animals Factory; | 7. Industrial Gas Manufacturing; | 13. Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; |
| 2. Ammunition, Firearms or Fireworks Factory; | 8. Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; | 14. Pulp Mill, using pulpwood or other vegetable fibres; |
| 3. Asphalt Plant; | 9. Pesticide or Fertilizer Manufacturing; | 15. Resin, Natural or Synthetic Rubber Manufacturing; |
| 4. Cement Plant, or Concrete Batching Plant; | 10. Petrochemical Manufacturing; | 16. Tannery |
| 5. Crude Petroleum Oil or Coal Refinery; | 11. Primary Processing of Gypsum; | |
| 6. Explosives Factory; | 12. Primary Processing of Limestone | |

USE WITH CONDITIONS

Body Rub Service (32)	Open Storage (10)	Take-out Eating Establishment (3,30)
Cogeneration Energy (26)	Public Utility (27,29)	Transportation Use (28)
Crematorium (33)	Recovery Facility (8)	Vehicle Depot (6)
Eating Establishment (3,19,30)	Renewable Energy (26)	Vehicle Fuel Station (16,30)
Medical Marijuana Production Facility (2)	Retail Service (3)	Vehicle Service Shop (17,31)
Metal Factory involving Forging and Stamping (25)	Shipping Terminal (11)	Vehicle Washing Establishment (18)



DRIVE TIMES

GARDINER EXPRESSWAY

6 Min / 3.4 km

HIGHWAY 427

7 Min / 3.7 km

HIGHWAY 401

12 Min / 11.3 km

HIGHWAY 400

16 min / 18.3 km

PEARSON I'NTL AIRPORT

12 Min / 13 km

DOWNTOWN TORONTO

17 Min / 15.9 km