



Offering 2

Offering 1

EVANS AVENUE

KIPLING AVENUE

GARDINER EXPRESSWAY

For Lease

# Excellent South Etobicoke Location with Highway Exposure

360 & 364 Evans Avenue, Toronto

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# The Offering

Colliers International (the "Agent") has been retained as exclusive agent to arrange for the offering and lease of a industrial facilities located at 360 & 364 Evans Avenue, Etobicoke (the "Properties").

The Properties are strategically located with access to all major 400 series highways. The Properties also benefits from: direct highway Gardiner Expressway access; multiple nearby retail amenities; and convenient access to public transit.





360 Evans Ave features open-concept showroom and office with rear warehouse portion. The rear of the building is currently being repositioned for to host Delta Bingo & Gaming, an excellent co-tenant.

364 Evans Ave is a 5,500 square foot freestanding building with ample parking.


Both Properties offer an excellent opportunity for occupiers looking for a high-exposure location, within minutes from the downtown core.

## Opportunity at a glance




### 360 Evans Avenue

			
<b>Q4 2023</b> Occupancy	<b>28,240</b> Rentable Area (SF)	<b>1</b> Truck Level Door	<b>16'</b> Clear Height

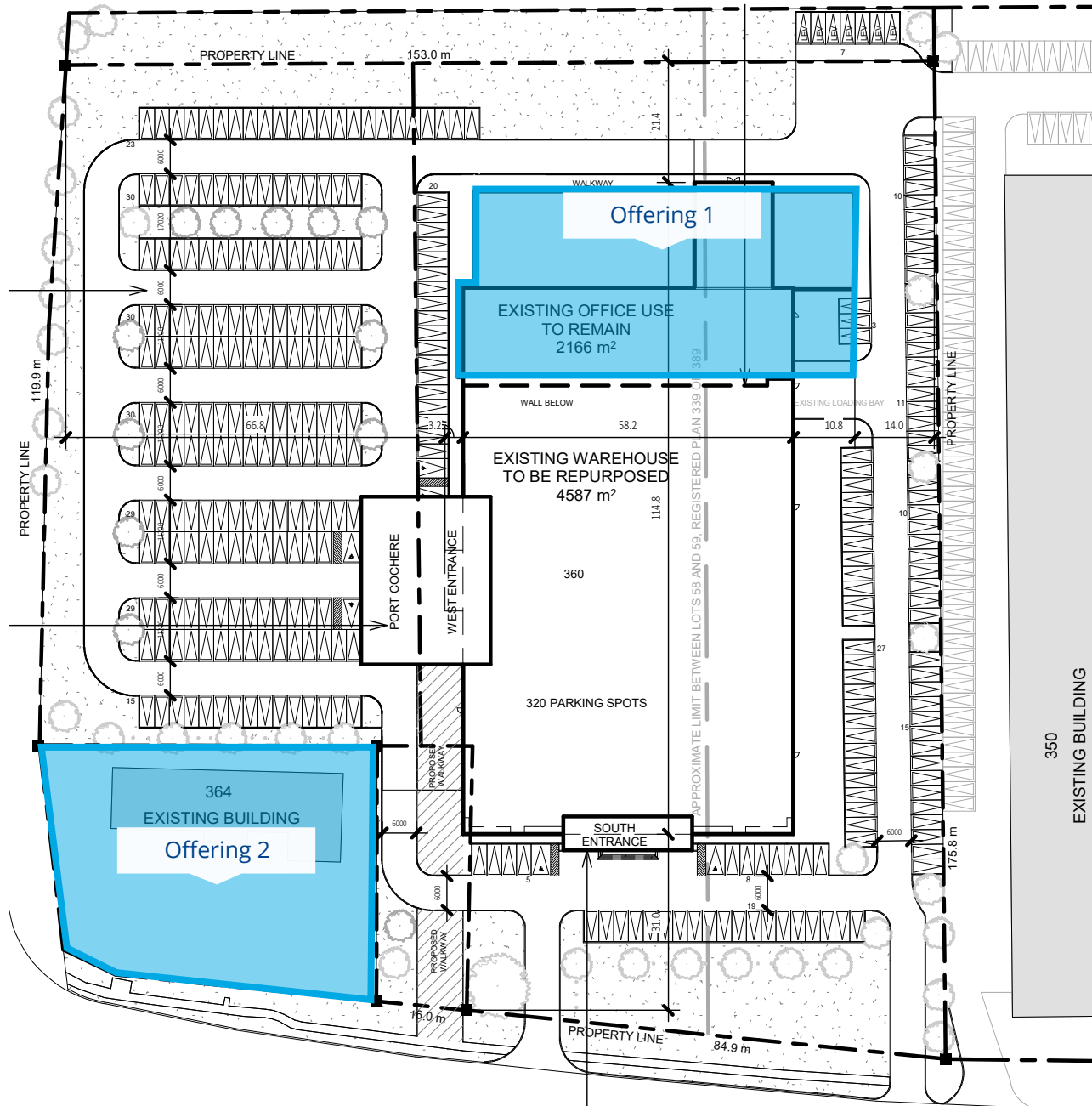
### 364 Evans Avenue

			
<b>90 days</b> Occupancy	<b>5,500</b> Rentable Area (SF)	<b>1</b> Double Man Door	<b>0.59</b> Lot Area (AC)



-  Subject property
-  Highway route
-  Major route

# Future Delta Bingo Concept Plan



# Offering 1

## Municipal Address

360 Evans Avenue, Etobicoke

## Total Rentable Area

28,240 SF (includes approx. 50% built-out open concept / showroom)

## Clear Height

16'

## Shipping

1 Truck level door

## Zoning

E1.0

## Asking Rate (PSF NET)

Please contact Listing Agent

## Possession Date

Q4 2023

## Comments

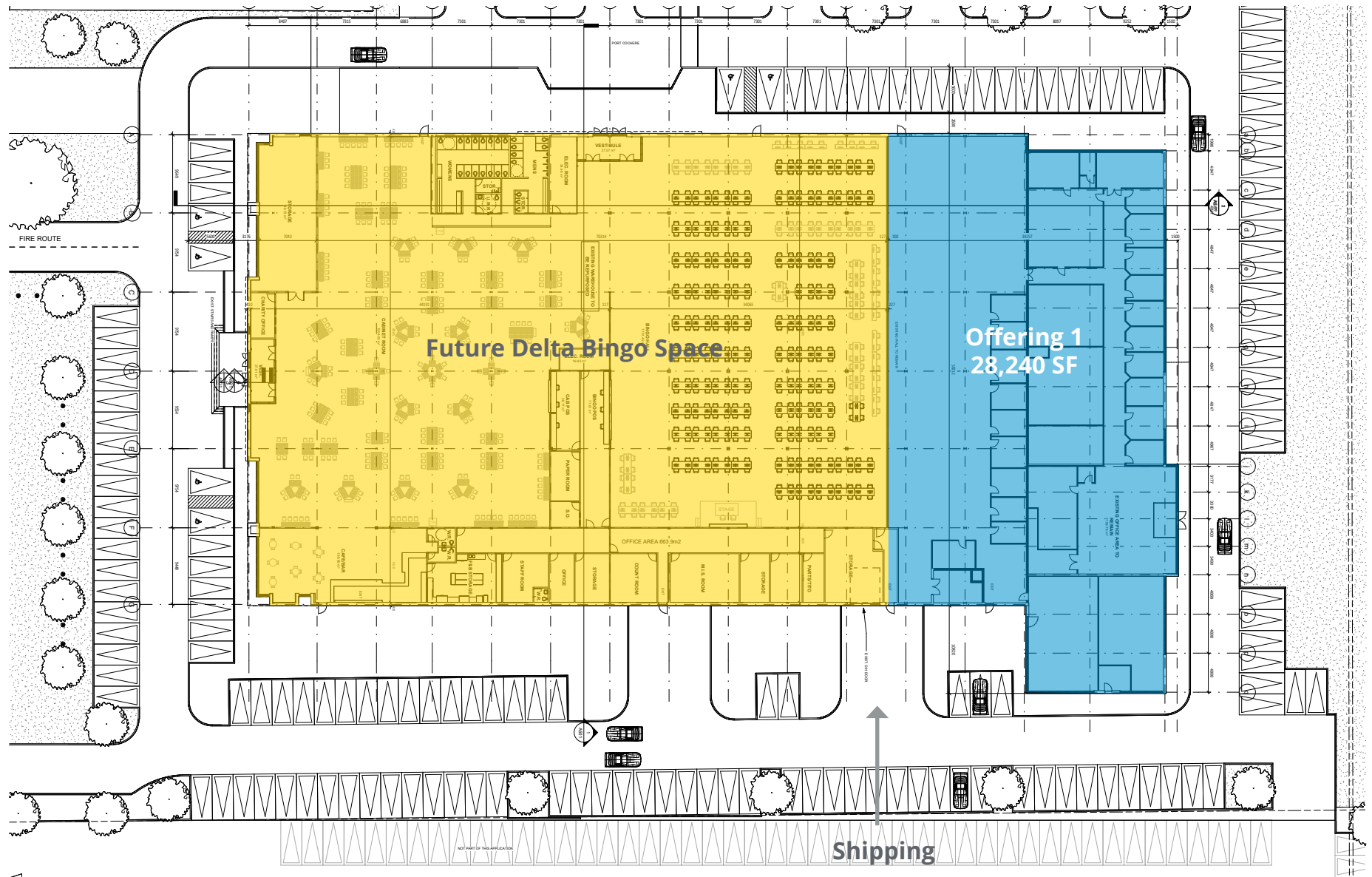
- TTC Stops at the Property. 5 min bus to Kipling subway station and Kipling and Mimico Go stations
- Gardiner Expressway and Evans Avenue exposure and signage potential
- Functional clear height with unique showroom layout
- Skylights and wood deck roof
- Good site configuration and parking
- Delta Bingo to occupy rear of building



# Property Photos Offering 1



# Floor Plan - Offering 1



Please click below for virtual tour:

Ground Level 

Upstairs 

 Future Delta Bingo Space

 Available space



# Offering 2

<b>Municipal Address</b>	364 Evans Avenue, Etobicoke
<b>Total Rentable Area</b>	+/- 5,500 SF (includes approx. 50% built-out office + 50% retail)
<b>Total Size Area</b>	0.59 AC
<b>Shipping</b>	1 Double Man Door
<b>Zoning</b>	E1.0
<b>Asking Rate (PSF NET)</b>	Please contact Listing Agent
<b>Possession Date</b>	90 days

## Comments

- Open concept office/retail environment
- Function site configuration with good access to parking
- TTC Stops at the Property - 5 min bus to Kipling subway station and Kipling and Mimico Go stations
- Gardiner Expressway and Evans Avenue exposure and signage potential
- Ample parking



# Site Access



Highway Gardiner Expressway  
4 minutes



Public Transit  
1 minute - Evans Avenue



Pearson International Airport  
14 minutes



GO Station - Willowbrook  
4 minutes



GO Station - Mimico  
6 minutes



GO Station - Kipling  
7 minutes

## Downtown Toronto

15 minutes

## Downtown Mississauga

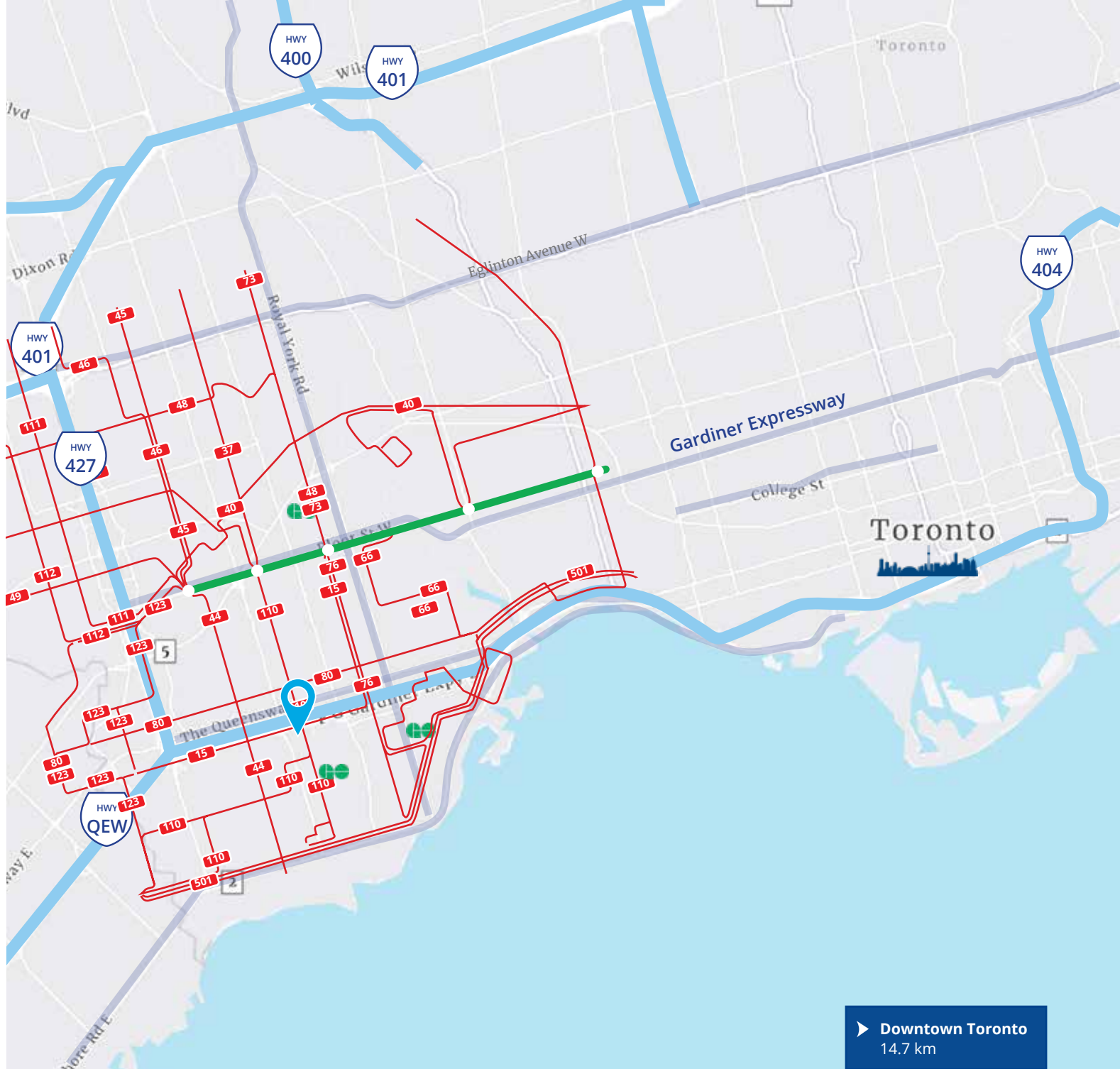
19 minutes


## Brampton

20 minutes

 Highway route

 Major route



 Downtown Toronto  
14.7 km





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