

# Kenderry Business Park

355 Admiral Blvd, Unit 1 – 9,697 Sq. Ft. **(Immediate Occupancy)**

425 Admiral Blvd, Unit 1 & 2- 19,133 Sq. Ft.

425 Admiral Blvd, Unit 1 - 14,393 Sq. Ft.

425 Admiral Blvd, Unit 2- 4,740 Sq. Ft.

- ❖ Clean complex with a reputable landlord
- ❖ Excellent shipping, accommodates 53 Trailers
- ❖ Great access to highways 401, 410 and 407
- ❖ E2 Zoning allows for a variety of uses
- ❖ **Office refresh with new flooring, painting, digital thermostats, window blinds and washroom fixtures and energy efficient warehouse lighting.**

FOR MORE INFORMATION CONTACT:



**Colin  
Matthews\***

Vice President

416-798-6207

Colin.Matthews@cbre.com

\*Sales Representative



# Kenderry Business Park

# Availabilities



	355 Admiral Blvd	385 Admiral Blvd	425 Admiral Blvd		
	UNIT 1	UNIT 23	UNIT 1+2 (Option 1)	UNIT 1 (Option 2)	UNIT 2 (Option 3)
<b>TOTAL AREA</b>	9,697 Sq. Ft.	2,074 Sq. Ft.	19,133 Sq. Ft.	14,393 Sq. Ft.	4,740 Sq. Ft.
<b>WAREHOUSE</b>	80% (7,757 Sq. Ft.)	79% (1,640 Sq. Ft.)	17,006 Sq. Ft.	12,956 Sq. Ft.	4,050 Sq. Ft.
<b>OFFICE</b>	20% (1,939 Sq. Ft.)	21% (434 Sq. Ft.)	1,437 Sq. Ft.	1,437 Sq. Ft.	690 Sq. Ft.
<b>POSSESSION</b>	Immediate	July 1, 2023	Oct 1, 2023	Oct 1, 2023	Oct 1, 2023
<b>NET ASKING RATE</b>	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
<b>TMI PER SQ. FT. (2023)</b>	\$5.21	\$5.21	\$5.21	\$5.21	\$5.21
<b>SHIPPING</b>	2 Truck Level 1 Drive-In	1 Truck Level	3 Truck Level 1 Drive-In	2 Truck Level 1 Drive-In	1 Truck Level 1 Drive-In
<b>CLEAR HEIGHT</b>	Approx. 18'	Approx. 18'	Approx. 18'	Approx. 18'	Approx. 18'
<b>HEATING</b>	Closed Flame Radiant Heat	Closed Flame Radiant Heat	Closed Flame Radiant Heat	Closed Flame Radiant Heat	Gas Forced Air
<b>POWER</b>	600 Volts, 200 Amps	600 Volts, 100 Amps	600 Volts, 300 Amps	600 Volts, 200 Amps	600 Volts, 100 Amps
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>Can Accommodate 53' trailers</li> <li>Ample parking</li> </ul>	<ul style="list-style-type: none"> <li>Can Accommodate 53' trailers</li> <li>Ample parking</li> </ul>	<ul style="list-style-type: none"> <li>Can Accommodate 53' trailers</li> <li>Ample parking</li> </ul>	<ul style="list-style-type: none"> <li>Can Accommodate 53' trailers</li> <li>Ample parking</li> </ul>	<ul style="list-style-type: none"> <li>Can Accommodate 53' trailers</li> <li>Ample parking</li> </ul>

LEASED

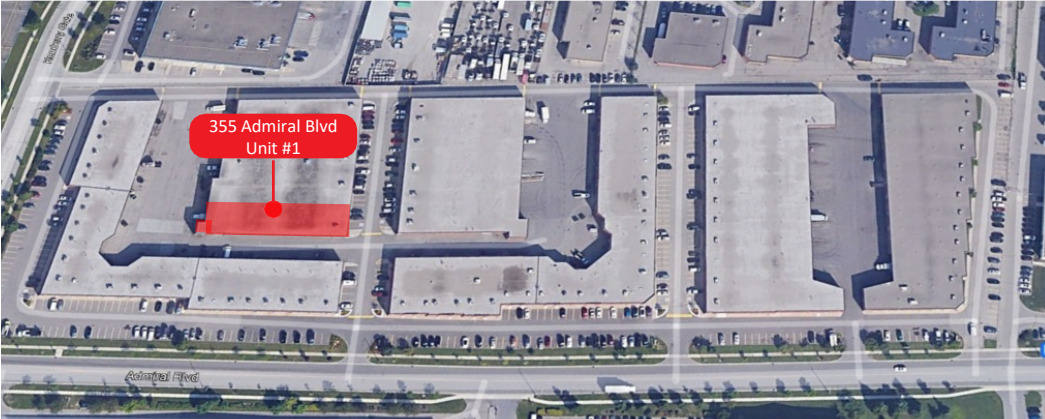
\* Tenant is responsible for verifying all information.

PROUDLY MANAGED BY:



## 355 Admiral Blvd, Unit 1

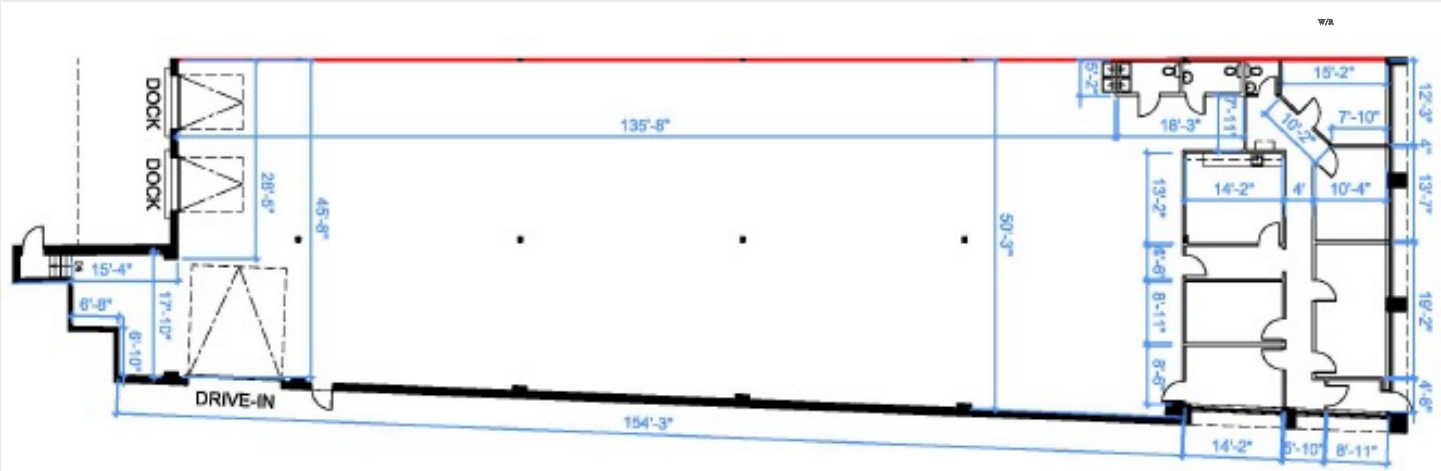
TOTAL AREA	9,697 Sq. Ft.
WAREHOUSE	80% (7,757 Sq. Ft.)
OFFICE	20% (1,939 Sq. Ft.)
POSSESSION	Immediate
NET ASKING RATE	Negotiable
TMI PER SQ. FT. (2023)	\$5.21
SHIPPING	2 Truck Level 1 Drive-In
CLEAR HEIGHT	17' 8"
HEATING	Closed Flame Radiant Heat
POWER	600 Volts, 200 Amps
FEATURES	<ul style="list-style-type: none"> <li>▪ Can Accomodate 53' trailers</li> <li>▪ Ample parking</li> <li>▪ Oversized drive-in-door</li> </ul>



Office Refresh + New Energy Efficient Warehouse Lighting

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## FLOOR PLAN



PROUDLY MANAGED BY:



## 385 Admiral Blvd, Unit 23

TOTAL AREA	2,074 Sq. Ft.
WAREHOUSE	79% (1,641 Sq. Ft.)
OFFICE	21% (433 Sq. Ft.)
POSESSION	July 1, 2023
NET ASKING RATE	Negotiable
TMI PER SQ. FT. (2023)	\$5.21 OP: \$3.44 Tax: \$1.77
SHIPPING	1 Truck Level
CLEAR HEIGHT	17' 9"
HEATING	Forced Air Gas
POWER	600 Volts, 100 Amps
FEATURES	<ul style="list-style-type: none"><li>Can Accommodate 53' trailers</li><li>Ample parking</li></ul>



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## FLOOR PLAN



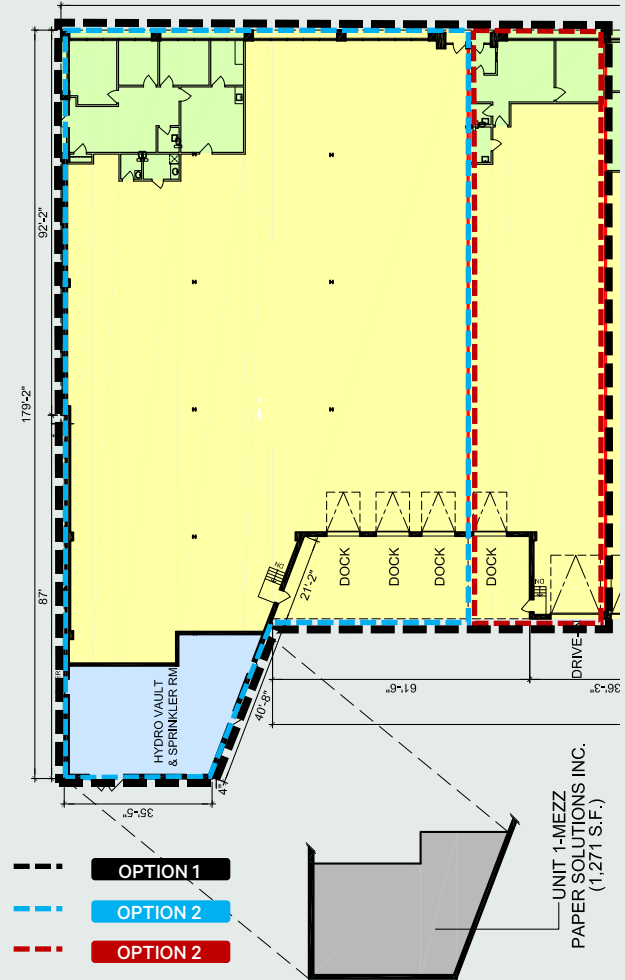
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## 425 Admiral Blvd, Unit 1 & 2



## FLOOR PLAN



	UNIT 1+2 (Option 1)	UNIT 1 (Option 2)	UNIT 2 (Option 3)
<b>TOTAL AREA</b>	19,133 Sq. Ft.	14,393 Sq. Ft.	4,740 Sq. Ft.
<b>WAREHOUSE</b>	17,006 Sq. Ft.	12,956 Sq. Ft.	4,050 Sq. Ft.
<b>OFFICE</b>	1,437 Sq. Ft.	1,437 Sq. Ft.	690 Sq. Ft.
<b>POSSESSION</b>	Oct 1, 2023	Oct 1, 2023	Oct 1, 2023
<b>NET ASKING RATE</b>	Negotiable	Negotiable	Negotiable
<b>TMI PER SQ. FT. (2023)</b>	\$5.21	\$5.21	\$5.21
<b>SHIPPING</b>	3 Truck Level + 1 Drive-In	2 Truck Level + 1 Drive-In	1 Truck Level + 1 Drive-In
<b>CLEAR HEIGHT</b>	Approx. 17' 8"	Approx. 17' 8"	Approx. 17' 8"
<b>HEATING</b>	Closed Flame Radiant Heat	Closed Flame Radiant Heat	Closed Flame Radiant Heat
<b>POWER</b>	600 Volts, 300 Amps	600 Volts, 200 Amps	600 Volts, 100 Amps
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>▪ Can Accommodate 53' trailers</li> <li>▪ Ample parking</li> <li>▪ Bonus mezzanine space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can Accommodate 53' trailers</li> <li>▪ Ample parking</li> <li>▪ Bonus mezzanine space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can Accommodate 53' trailers</li> <li>▪ Ample parking</li> </ul>

### New Energy Efficient Warehouse Lighting

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New Energy Efficient Warehouse Lighting

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# Kenderry Business Park

## E2 - Employment Permitted Uses

## Zoning

### BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station\*
- Waste Transfer Station\*
- Composting Facility\*
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility Restricted

### COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant\*
- Commercial School
- Financial Institution
- Veterinary Clinic

### HOSPITALITY

- Banquet Hall
- Conference Centre
- Convention Centre
- Night Club
- Overnight Accommodation



### MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility- Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility Commercial Motor Vehicles\*

### OFFICE

- Medical Office
- Office

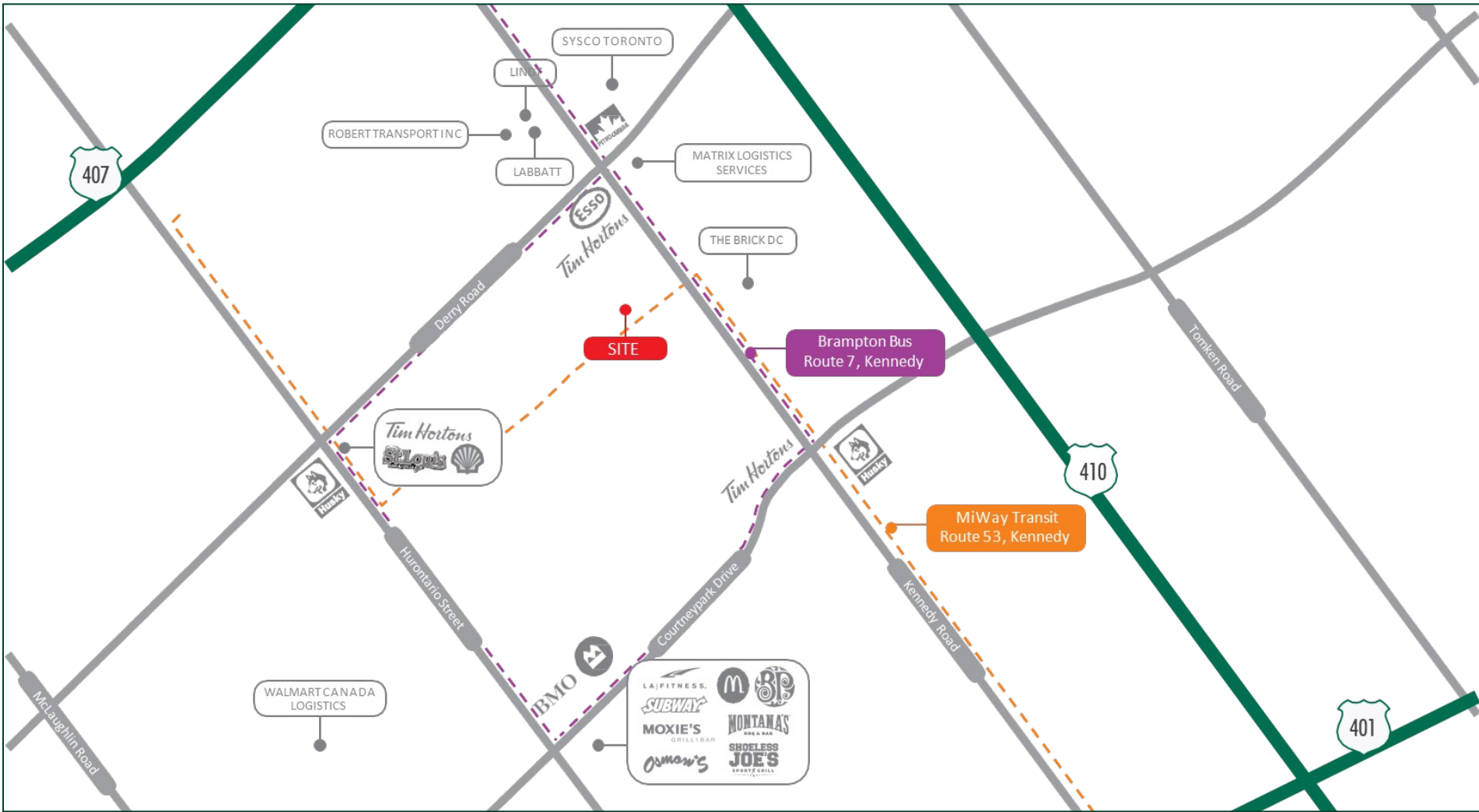
### OTHER

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

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**Epic**  
INVESTMENT SERVICES

**CBRE**



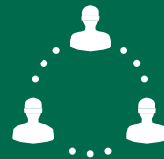
POPULATION WITHIN  
10 KM

**810,343**



POPULATION CHANGE (2019-  
2024)

**↑ 8.4%**



WORKFORCE WITHIN  
10 KM

**413,461**



TRANSIT SCORE

**56**



**FOR MORE INFORMATION CONTACT:**



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