



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

| | | | |
|---|---|---|---|
|  |  |  |  |
| Q4 2023 Occupancy | 28,240 Rentable Area (SF) | 1 Truck Level Door | 16' Clear Height |

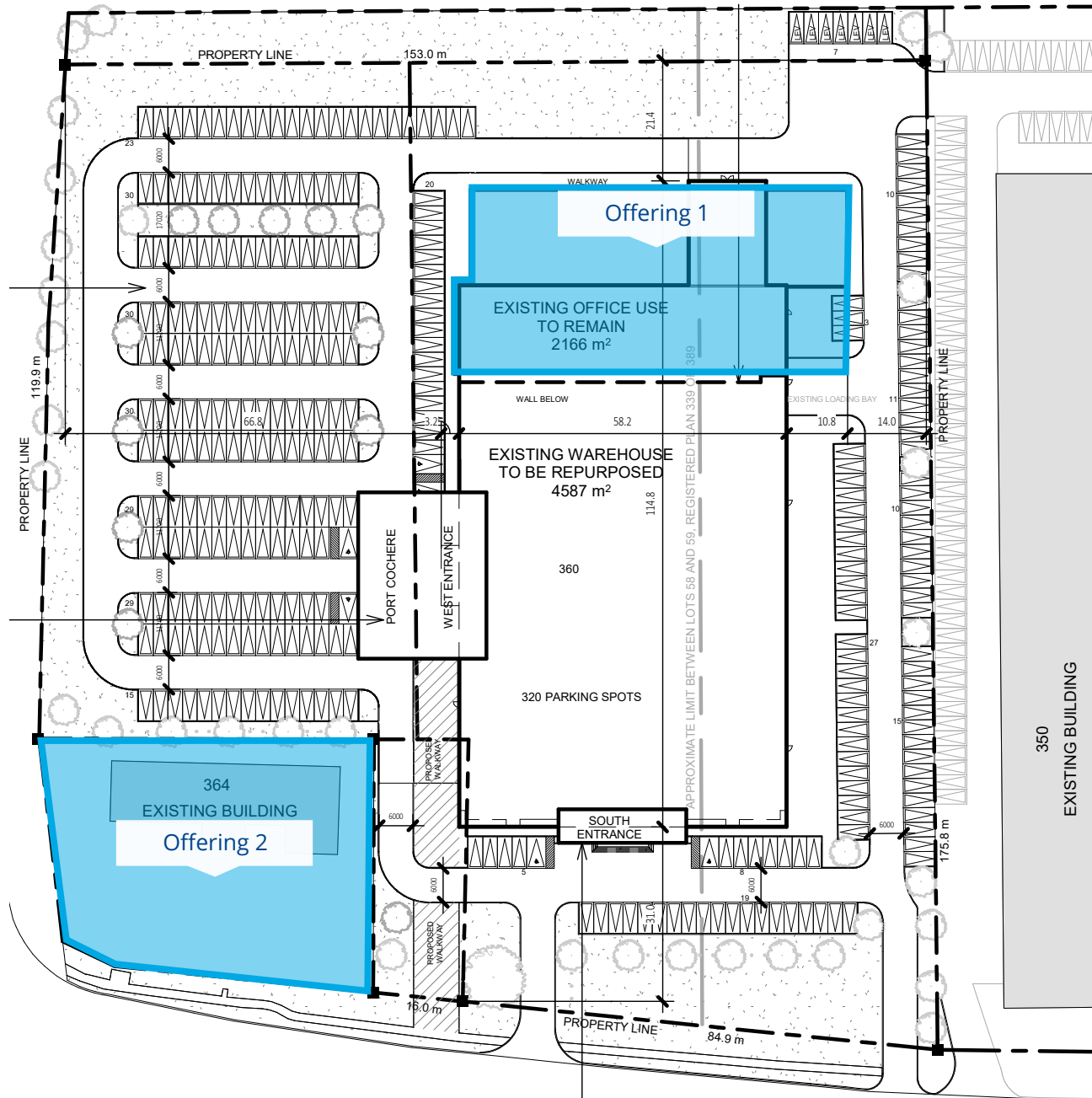
364 Evans Avenue

| | | | |
|---|---|---|---|
|  |  |  |  |
| 90 days Occupancy | 5,500 Rentable Area (SF) | 1 Double Man Door | 0.59 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

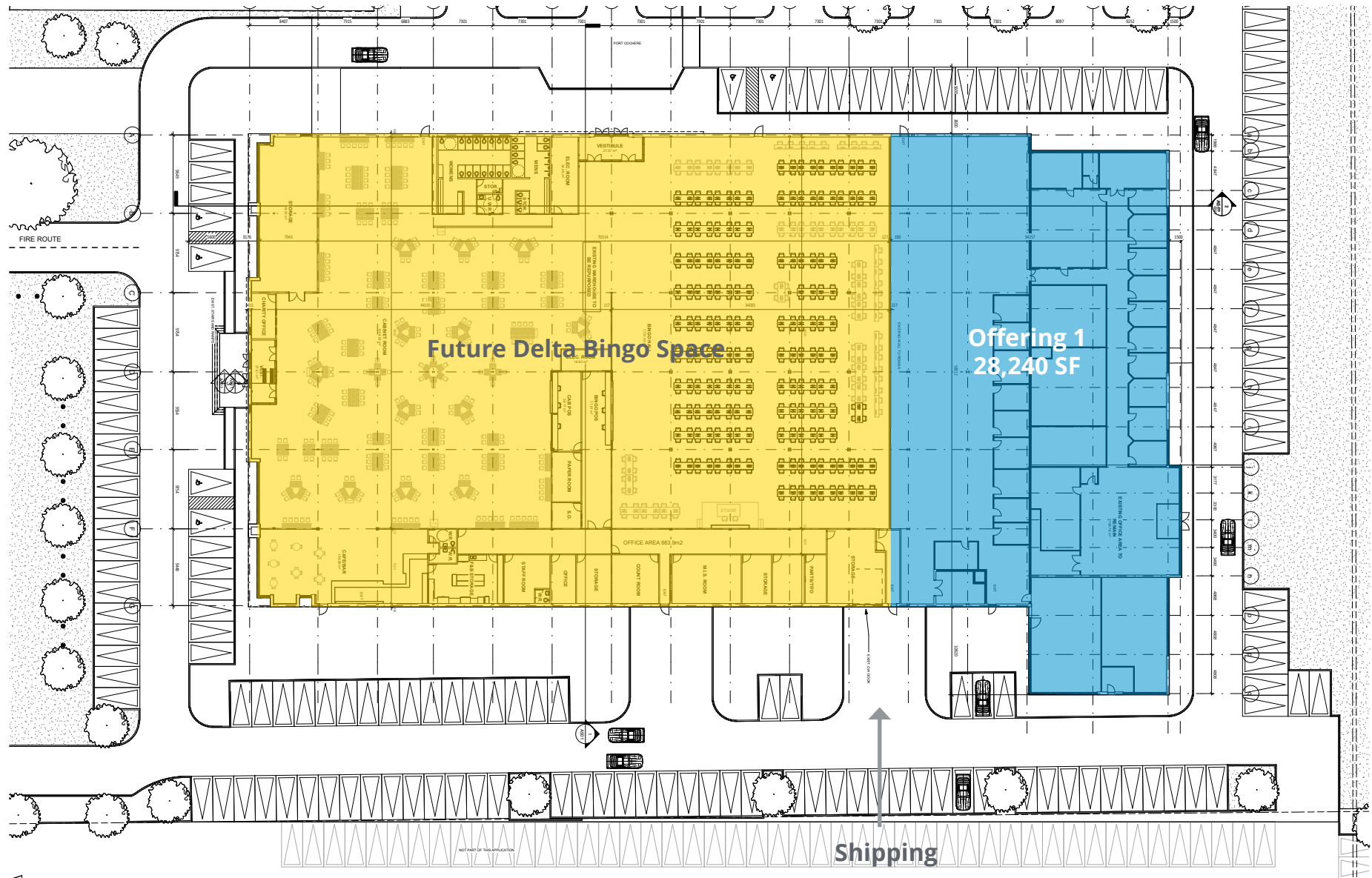
- TTC Stops at the Property. 5 min bus to Kipling subway station and Kipling and Mimico Go stations
- Gardiner Expressway and Evans Avenue exposure and signage potential
- Functional clear height with unique showroom layout
- Skylights and wood deck roof
- Good site configuration and parking
- Delta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

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

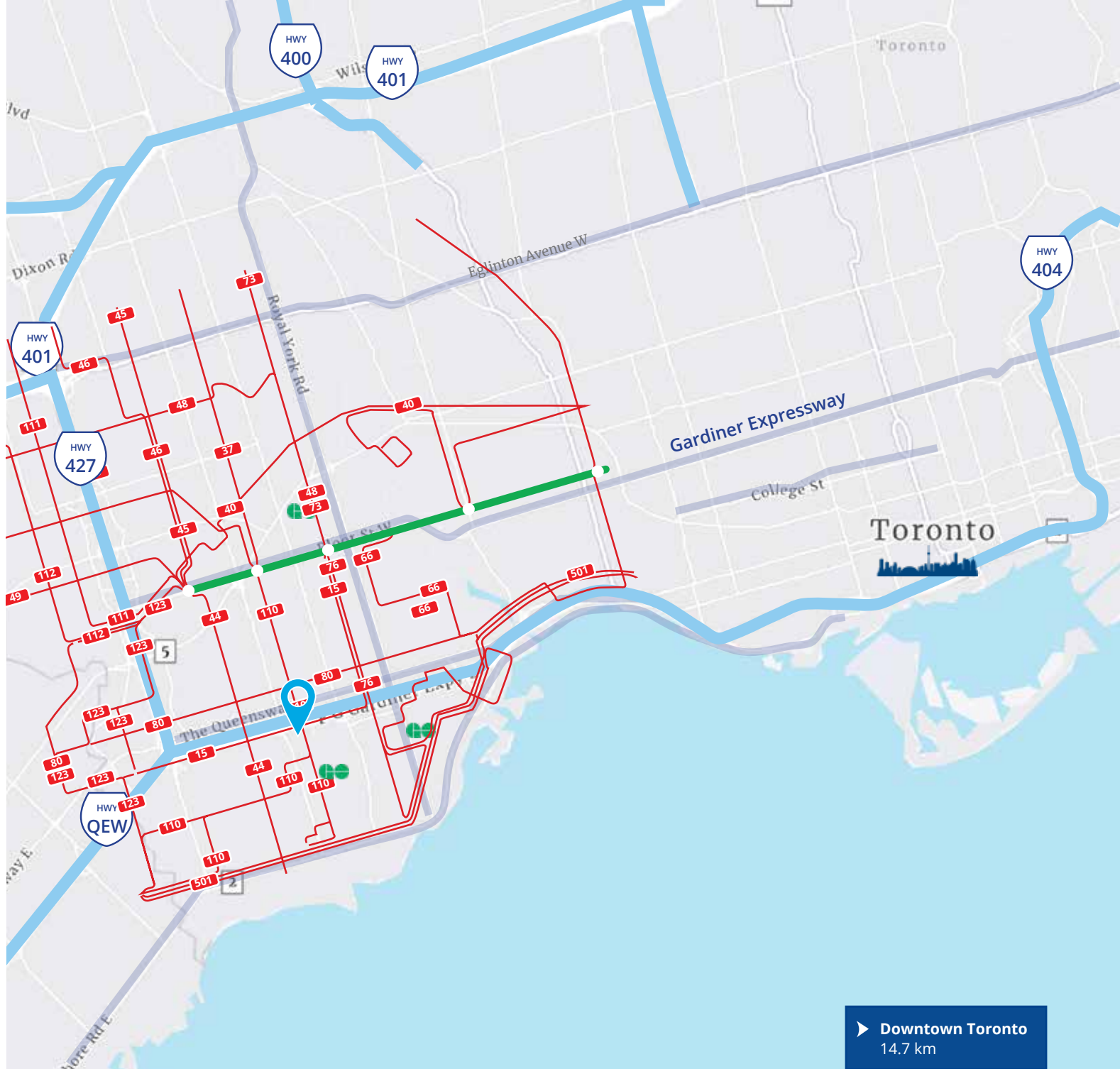
19 minutes

Brampton

20 minutes

 Highway route

 Major route



 Downtown Toronto
14.7 km



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