

FOR SALE

# 36 & 40 HORNER AVENUE 14 VANSKO ROAD

TORONTO, ON

FLEX-INDUSTRIAL PORTFOLIO



**36 & 40**  
HORNER  
AVENUE

**14**  
VANSKO  
ROAD

 CUSHMAN &  
WAKEFIELD



# INVESTMENT HIGHLIGHTS

## STRATEGIC LOCATION

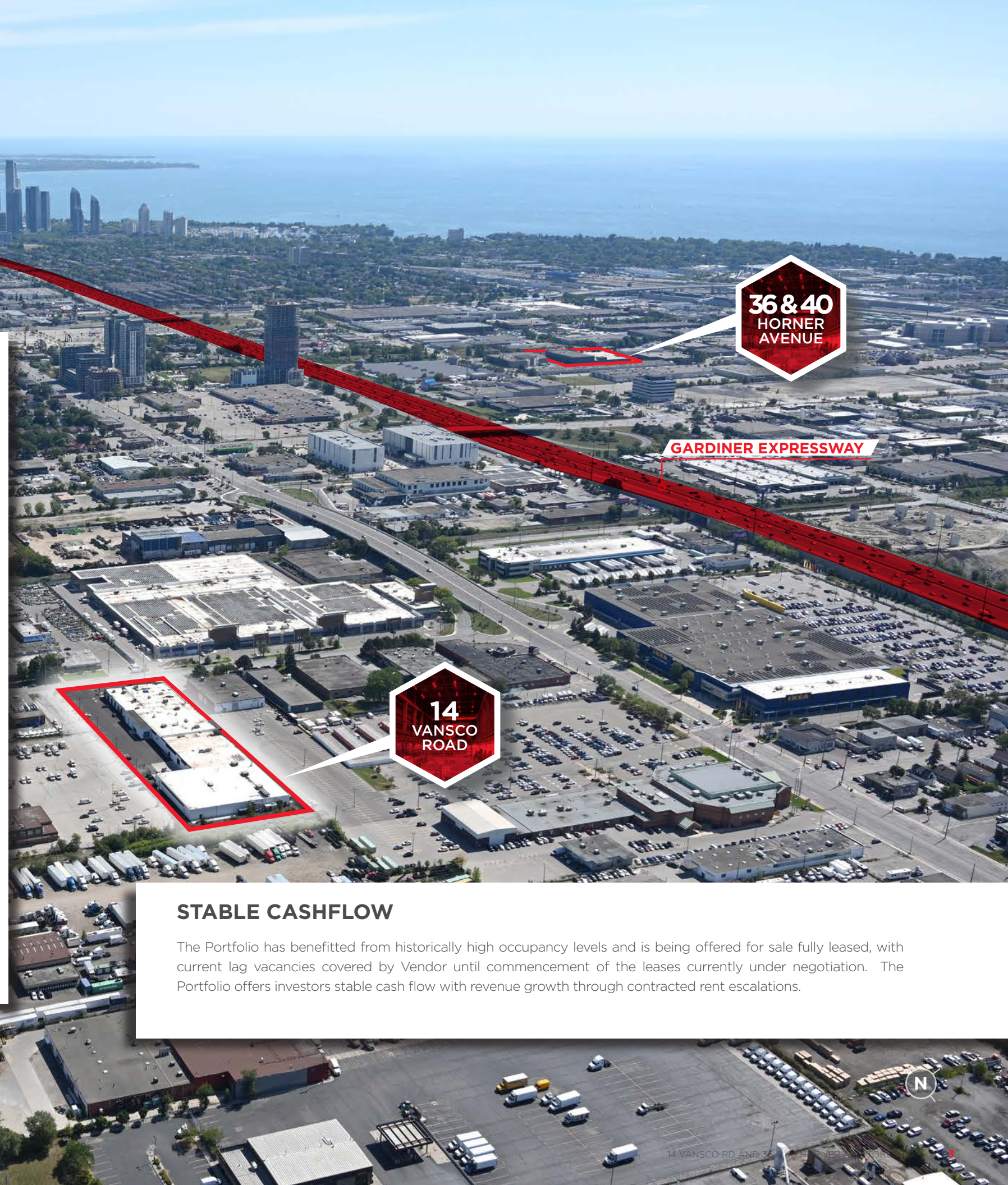
The Portfolio benefits from a strategic location in South Etobicoke, approximately 12.5 kilometres from downtown Toronto. In addition to superior access to major commuter routes (the Gardiner Expressway, Highways 427, 401 and the Queen Elizabeth Way), the Properties are serviced by multiple TTC bus routes (routes 44, 45, 46, 92, 111, 112, and 123) that provide connections to TTC subway, GO Train and UP Express services that operate in the area facilitating commuter access. The immediate area has seen an influx of commercial development due to its "last-mile" proximity to downtown Toronto and Mississauga which will continue to increase the desirability of the Portfolio's location. The Properties are geographically clustered, which provides an opportunity to acquire critical mass in an exceptional location while also being advantageous from a property management standpoint.

## DESIRABLE PRODUCT TYPE

The Portfolio is comprised of multi-tenant flex industrial buildings. Flex product is coveted by investors due to its versatility, leasability and typically high rate of tenant retention. Tenant sizes range from 9,018 - 40,000 square feet with varying percentages of office, warehouse or showroom space. Occupancy has remained stable over the years, with minimal downtime between tenants. Furthermore, the Properties have undergone significant retrofits and renovations bringing the overall quality of tenant spaces well above competitive buildings in the area.

### PROPERTY DETAILS OVERVIEW

	36 Horner Ave	40 Horner Ave	14 Vansco Rd
LAND AREA	Approx. 1.07 acres	Approx. 1.81 acres	Approx. 3.11 acres
BUILDING AREA	56,770 sf	45,803 sf	72,395 sf
# OF UNITS	2	2	3
ZONING	E1.0	E1.0	E1.0
OFFICIAL PLAN	Employment Areas	Employment Areas	Employment Areas
OCCUPANCY	100% upon closing	100% upon closing	100% upon closing



## STABLE CASHFLOW

The Portfolio has benefitted from historically high occupancy levels and is being offered for sale fully leased, with current lag vacancies covered by Vendor until commencement of the leases currently under negotiation. The Portfolio offers investors stable cash flow with revenue growth through contracted rent escalations.





# INVESTMENT HIGHLIGHTS

LAKE ONTARIO



LAKESHORE WEST GO LINE

## STRONG INDUSTRIAL MARKET FUNDAMENTALS

The GTA industrial market continues to see record low vacancy and high asking net rents. The Etobicoke submarket is the second largest in the central area and has an overall vacancy rate of 0.8% (as of Q2 2022) and average asking net rents of \$15.97 per square foot underlining the strong performance of this submarket.

New construction has favoured large bay product, perpetuating the scarcity of highly desirable flex-buildings such as the subject Portfolio.

## PROFESSIONAL OWNERSHIP & MANAGEMENT

The Portfolio assets have benefited from proactive management and maintenance throughout the course of ownership. As a result, the Portfolio has enjoyed a high level of tenant satisfaction and retention.

36 & 40  
HORNER  
AVENUE

HORNER AVENUE

KIPLING AVENUE

EVANS AVENUE



# ASSET OVERVIEW

## SITE DETAILS - 36 HORNER ROAD

PIN	076010309
LAND AREA	Approx. 1.07 acres
BUILDING AREA	56,770 sf
PARKING	55 spaces
YEAR BUILT	1969
NUMBER OF UNITS	2
ZONING	E1.0
OFFICIAL PLAN	Employment Areas

### PROPERTY HIGHLIGHTS

- Retrofitted Class A single tenant flex industrial building
- Significant capital improvements throughout
- Warehouse/Office/Shipping/Loading Docks
- Bright refreshed interior offices, and warehouse space with epoxy floors and ceiling heights from 14' to 21' ceilings throughout
- Multi-level encompassing two high capacity freight elevators



\*NOI includes: \$72,375 of amortization





# ASSET OVERVIEW

## SITE DETAILS - 40 HORNER AVENUE

PIN	076010307
LAND AREA	Approx. 1.81 acres
BUILDING AREA	45,803 sf
PARKING	68 spaces
YEAR BUILT	1969
NUMBER OF UNITS	2
ZONING	E1.0
OFFICIAL PLAN	Employment Areas

### PROPERTY HIGHLIGHTS

- Retrofitted Class A multi-tenant flex industrial building
- Significant capital improvements throughout
- Open warehouse with 2 drive-in doors and 4 loading docks
- Bright refreshed interior warehouse space with epoxy floors and ceiling heights of 16' throughout





# ASSET OVERVIEW

## SITE DETAILS - 14 VANSO ROAD

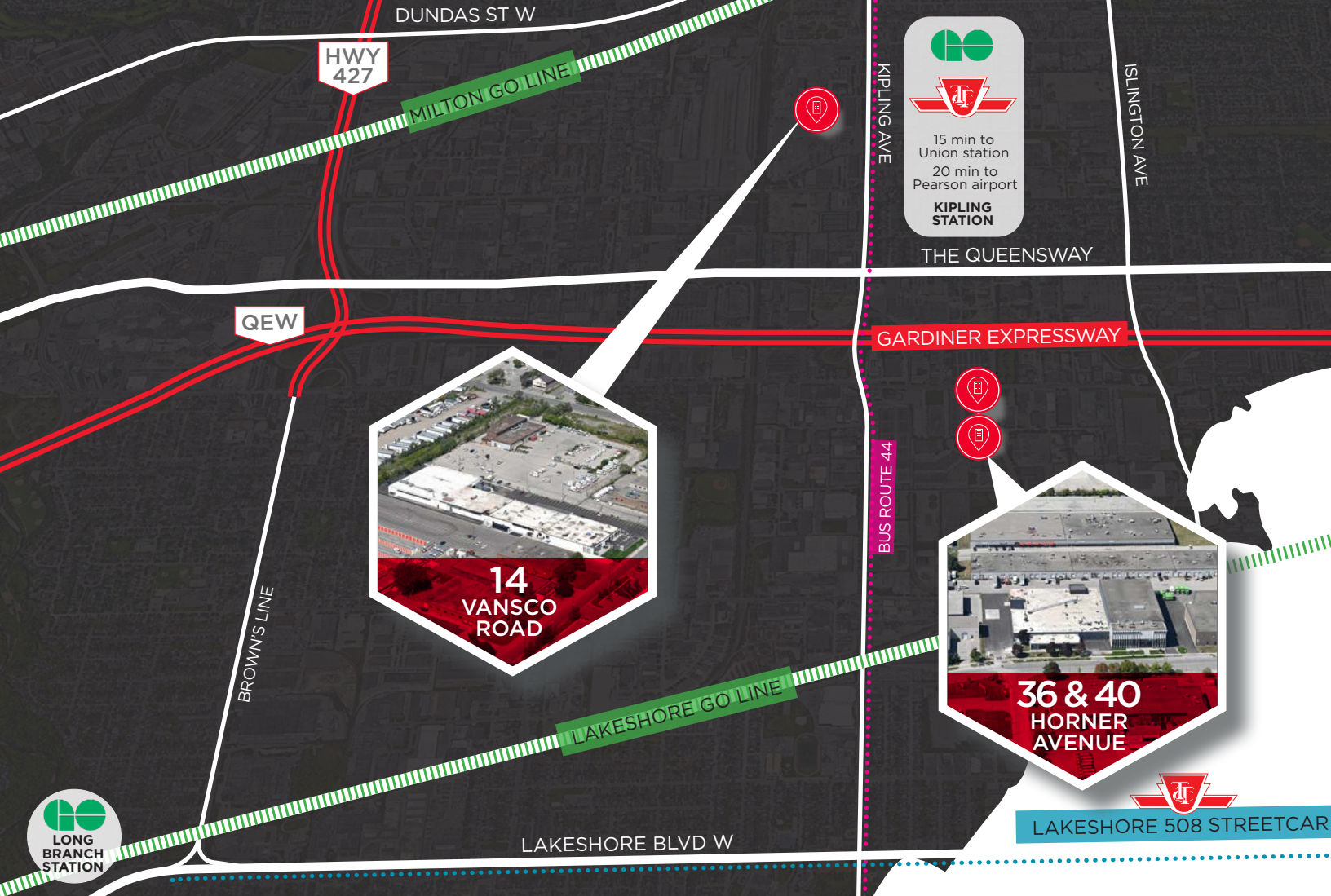
PIN	075680151
LAND AREA	Approx. 3.11 acres
BUILDING AREA	72,395 sf
PARKING	84 spaces
YEAR BUILT	1988
NUMBER OF UNITS	3
ZONING	E1.0
OFFICIAL PLAN	Employment Areas

### PROPERTY HIGHLIGHTS

- Completely re-designed and retrofitted in 2022 to a Class A multi-tenant flex-industrial building
- Significant capital improvements throughout
- Diverse tenant mix
- Encompassing warehouse, logistics, production, manufacturing and office components







## OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 36 & 40 Horner Avenue and 14 Vansco Road, Toronto, Ontario (the “Property”). The Properties are offered for sale on an unpriced basis and are available for sale on an individual or combined basis. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving the information on the Offering. Offers will be considered on an as-received basis unless otherwise communicated by the Advisor. All inquiries and offers should be addressed to the attention of Dan Rogers, Alan Rawn, Jeff Lever and Reilly Hayhurst at the address provided.

### Lead Advisors:

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