

Investment Opportunity

Stabilized Single Tenant
Industrial Asset Leased
Long-term

*400 Humberline Drive
Etobicoke, ON*

Max Brenzel*

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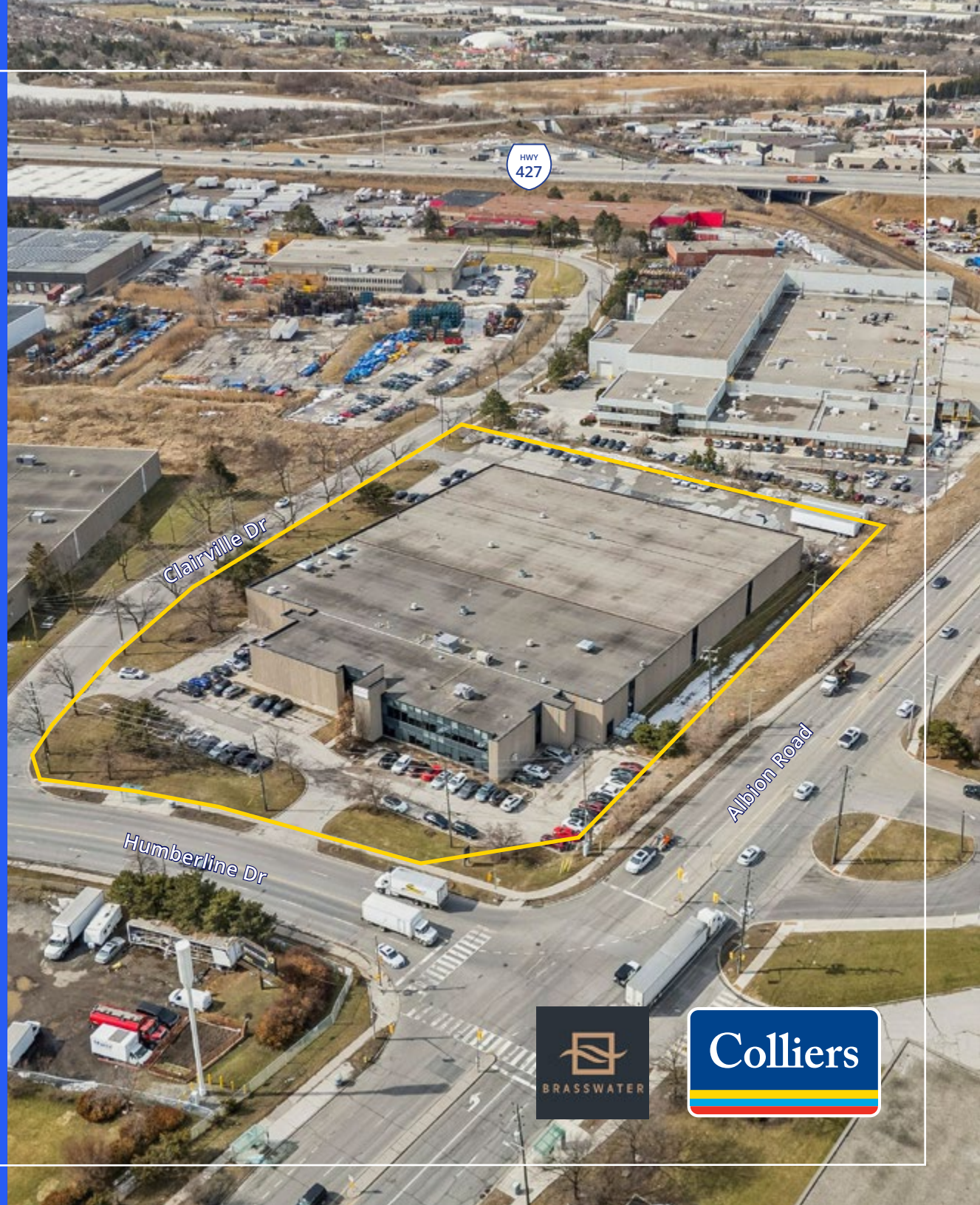
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The Offering

Colliers International (the “Broker”) has been retained as exclusive advisor to arrange for the offering and sale of a 100% freehold interest in a 4.829 acre site improved with an industrial building comprising of 101,134 square feet of gross leasable area municipally described at 400 Humberline Drive, Etobicoke (the “Property”).

The Property is a highly functional facility located within a desirable node that is coveted by both tenants and investors due to its convenient access to highways, transit, amenities, and robust labor pool. The Property is strategically located within 10 minutes from Pearson Airport and immediate access to major highways 427, 407, and 401.

The Property is 100% leased to SupremeX TSE: SPX with a WALT of approximately 9 years. SupremeX has invested substantially into the premise and is a critical component to their overall operation.



Property Profile



TOTAL AREA
101,134 SF



SITE AREA
4.829 ACRES



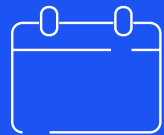
OFFICE AREA
(2 STOREYS)
21,000 SF



SHIPPING
8 TRUCK LEVEL DOORS



CLEAR HEIGHT
22 FEET



LEASE TERM REMAINING
±9 YEARS



Investment Highlights



LONG TERM WALT



3% ESCALATIONS

SupremeX

**SUPREMEX
TSE:SXP**



**2.5% VACANCY RATE
(NORTH ETOBICOKE)**



HIGH EXPOSURE CORNER



**LOCATED WITHIN UNDER 10
MINS OF PEARSON AIRPORT**



TTC ACCESS FROM SITE

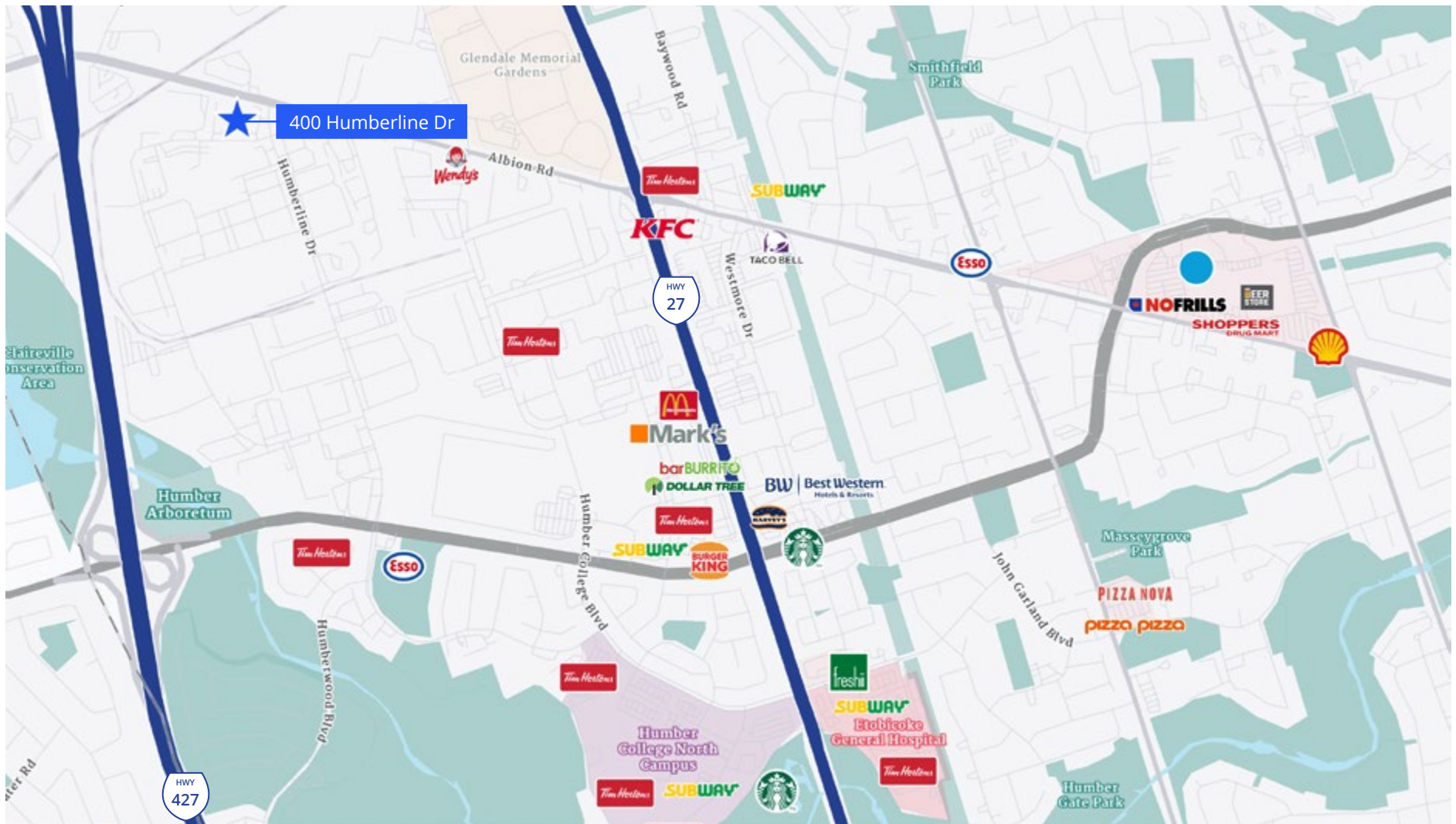


HIGHWAY ACCESS

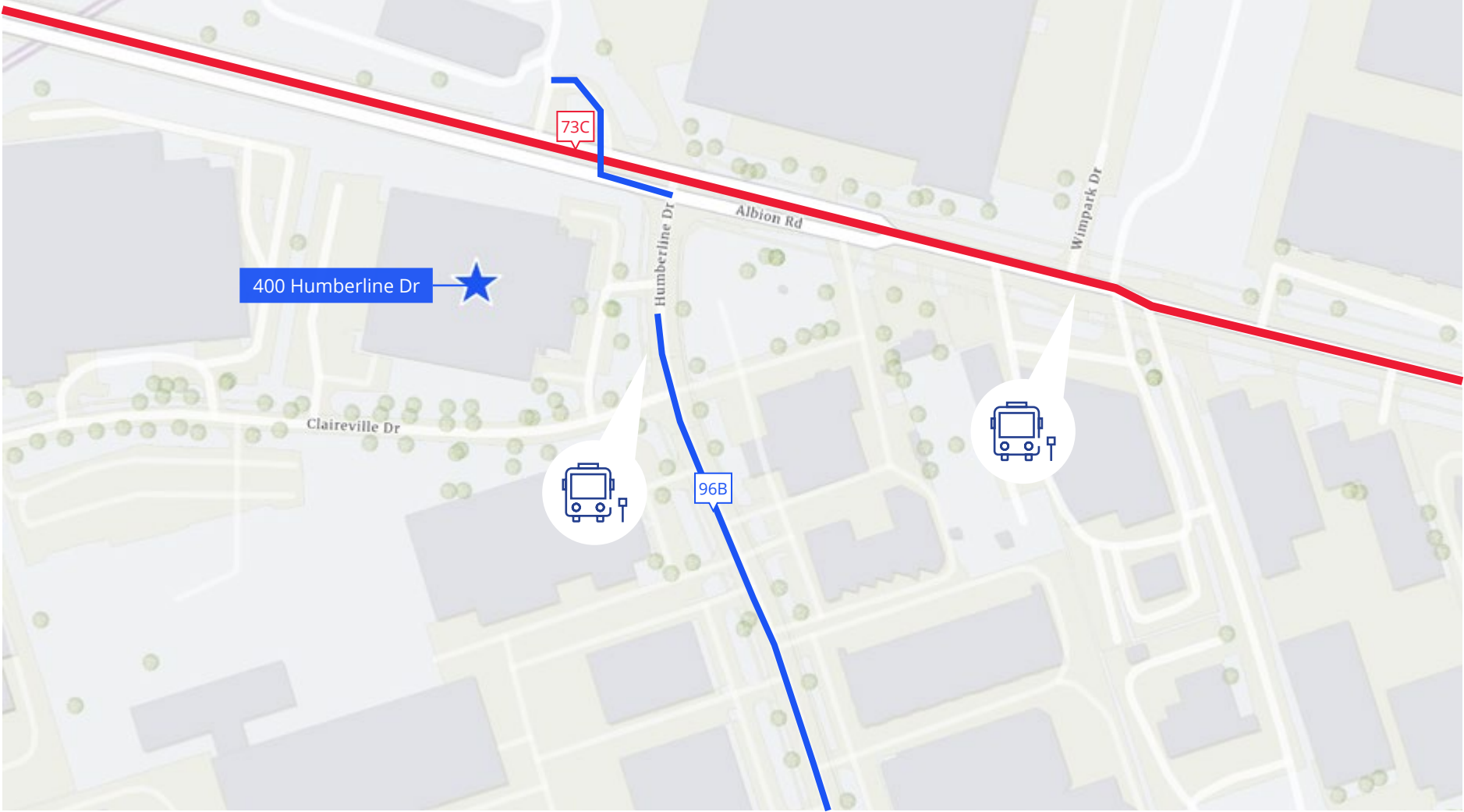


+7M POPULATION

Neighbourhood Amenities



Transit Access





collierscanada.com

Interested parties are required to complete a Confidentiality Agreement prior to receiving additional information on this Offering.

Confidentiality Agreement

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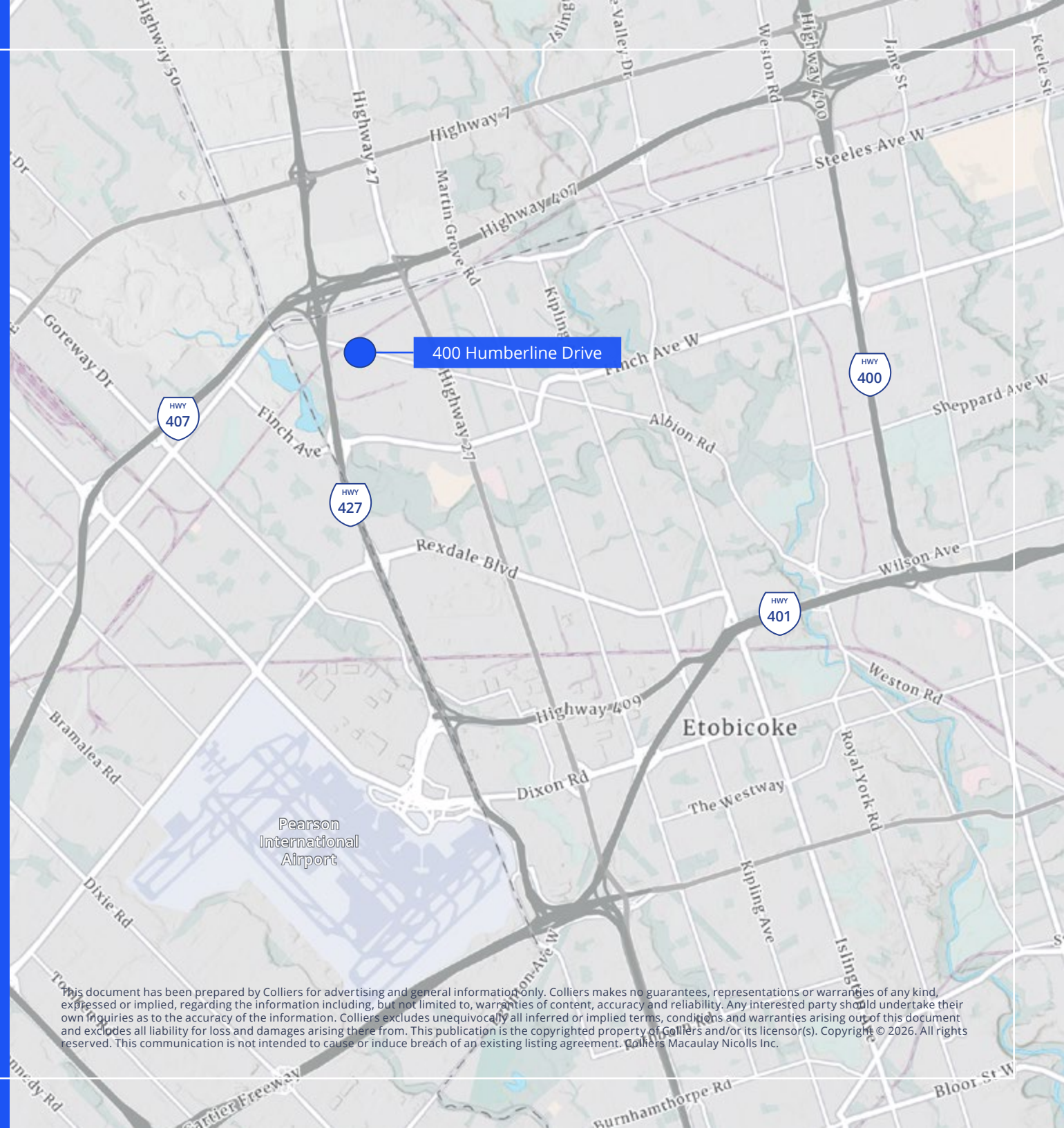
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