

FOR SALE

Exceptional **Owner**
Occupier Opportunity
with **Supplemental**
Government Income

251-255 Attwell Drive
— ETOBICOKE —



Colliers

Investment Highlights

Owner-Occupier Opportunity with Supplemental Government Income

The Property features two side-by-side office buildings, offering an immediate opportunity for an owner-occupier to utilize 50,695 square feet at 251 Attwell Drive. With potential to expand into an additional 31,906 square feet at 255 Attwell Drive in September 2027, bringing the total rentable area to 82,601 square feet. 255 Attwell Drive is leased to the RCMP, who have been a tenant since April 2000 with the lease term expiring in September 2027. The RCMP will have been in place for over 27 years and have no further renewal options. The RCMP's continued presence is due to its strategic location and proximity to Pearson International Airport allowing the RCMP to respond to security concerns with ease and efficiency. A government secured tenancy offers reduced risks of default as it's backed by the strongest tenant covenant in Canada. Their office has been meticulously designed to meet their high security needs and even includes a holding cell for potential security incidents further underling the strategic importance of this location for their ongoing needs.

In addition, the site offers ample surface parking with 416 stalls and a generous parking ratio of 5.04/1,000, ensuring convenience for employees, clients, and visitors. This combination of immediate occupancy, future expansion potential, and the security of a government tenancy makes this property an exceptional opportunity for any owner-occupier.

Strategic Location Minutes From Pearson International Airport And 400-Series Highways

251-255 Attwell Drive boasts a strategic location due to its proximity to key transportation hubs, the 400-series highways, and thriving employment nodes. Situated just minutes from Toronto Pearson International Airport, this location is ideal for businesses that require quick access to global markets, frequent air travel, or business connections. The property is also well-served by the 400-series highways, specifically highway 401, 427, and 409 which offer seamless connectivity across the Greater Toronto Area (GTA) and beyond. This makes commuting and transportation of goods exceptionally convenient for tenants and employees alike.

Flexible E1 Zoning

The Property is zoned E1 and designated as an Employment Area under the official plan, offering a diverse range of permissible uses. This zoning classification provides considerable flexibility, allowing for a variety of commercial and industrial applications, from office spaces and research facilities to light manufacturing and warehousing. The broad range of allowed uses makes the property adaptable to different business models, whether a future owner is looking to expand their office footprint, establish a new industrial operation, or create a mixed-use environment tailored to their specific needs, further supported by a land coverage ratio of just 31.1%. This flexible zoning presents a unique opportunity to transform the property to align with a wide array of business ventures, maximizing its potential to meet evolving market demands.

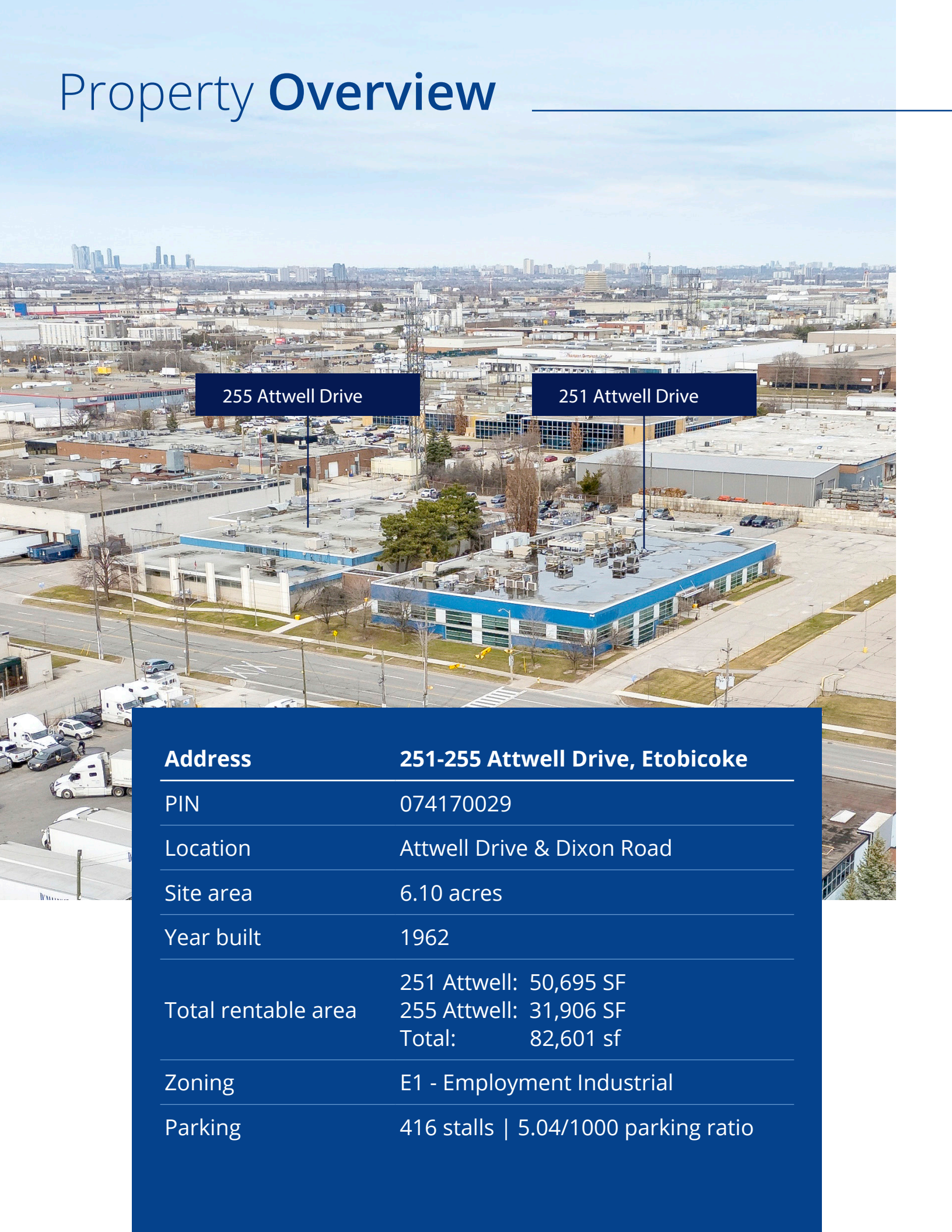


251-255

ATTWELL DRIVE

ETOBICOKE

Property Overview



255 Attwell Drive

251 Attwell Drive

Address 251-255 Attwell Drive, Etobicoke

PIN 074170029

Location Attwell Drive & Dixon Road

Site area 6.10 acres

Year built 1962

Total rentable area
251 Attwell: 50,695 SF
255 Attwell: 31,906 SF
Total: 82,601 sf

Zoning E1 - Employment Industrial

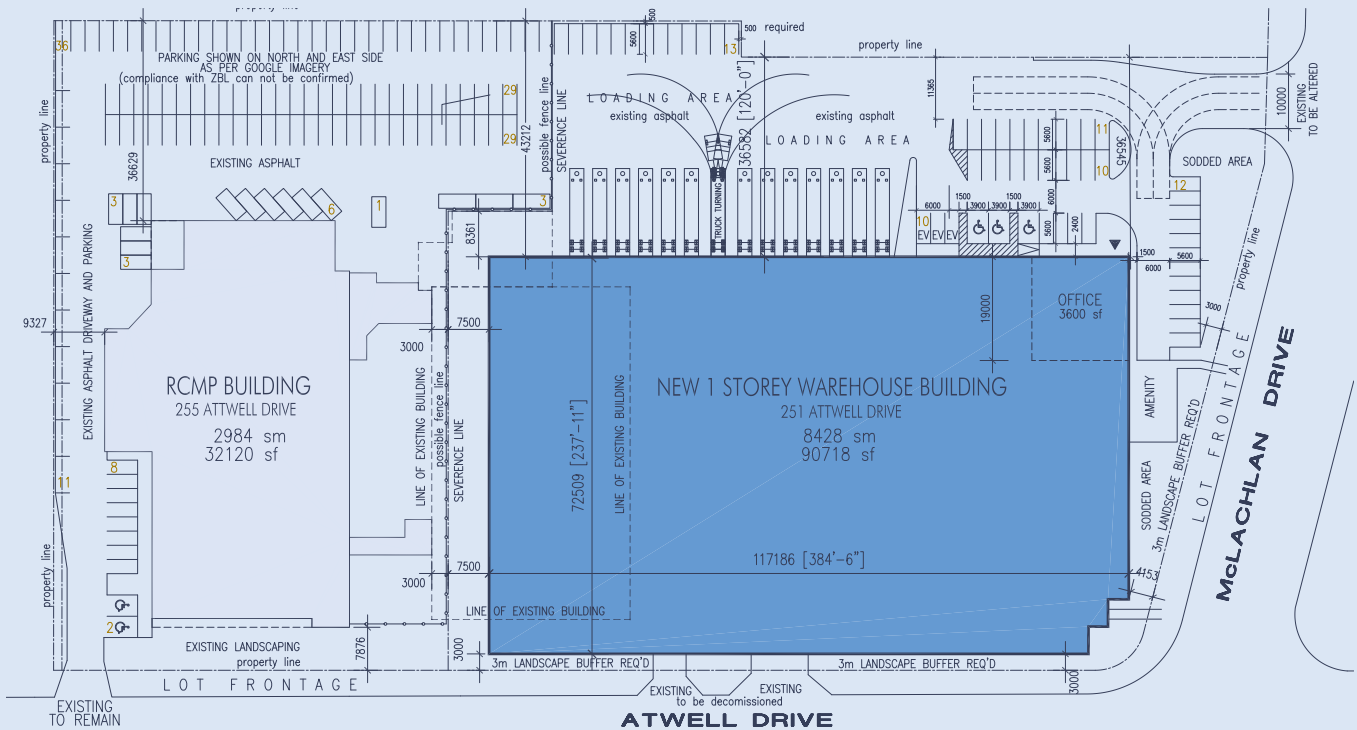
Parking 416 stalls | 5.04/1000 parking ratio

Potential Redevelopment

Positioned on a 6.10-acre site with a low 31.07% coverage ratio, 251-255 Attwell provides the opportunity to unlock density and meet modern industrial demand — all while generating immediate, secure income from the RCMP at 255 Attwell. Preliminary planning documents supports the severance of the property into 2 lots, allowing the redevelopment of 251 Attwell (including the parking lot) into a 90,000+ sq. ft. industrial facility.

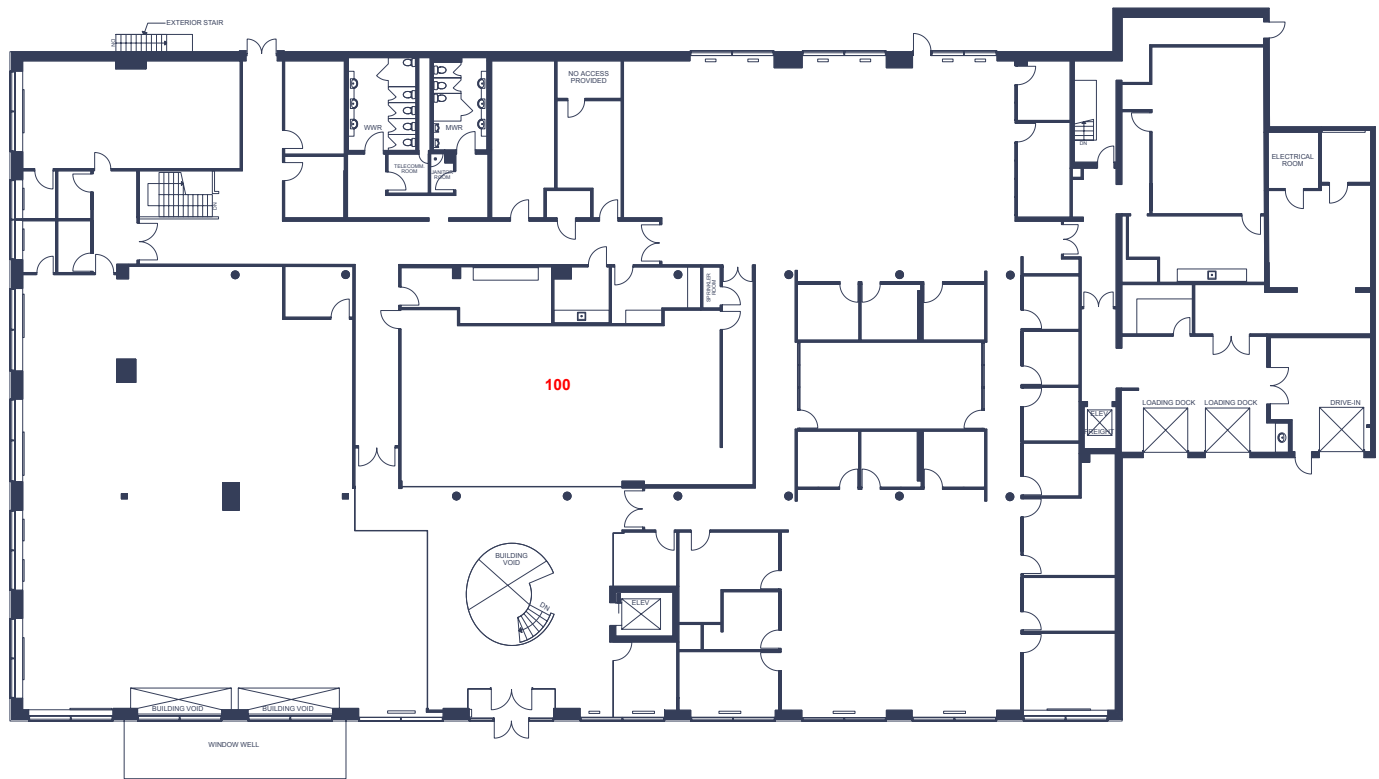
The site will be 100% vacant at the end of 2027, which gives a developer the opportunity to fully redevelop a rare 6.10-acre site in Etobicoke immediately adjacent to Pearson International Airport. The site can accommodate various building configurations including a larger single or multi-tenant industrial building or industrial condos.

Sample Development Concept

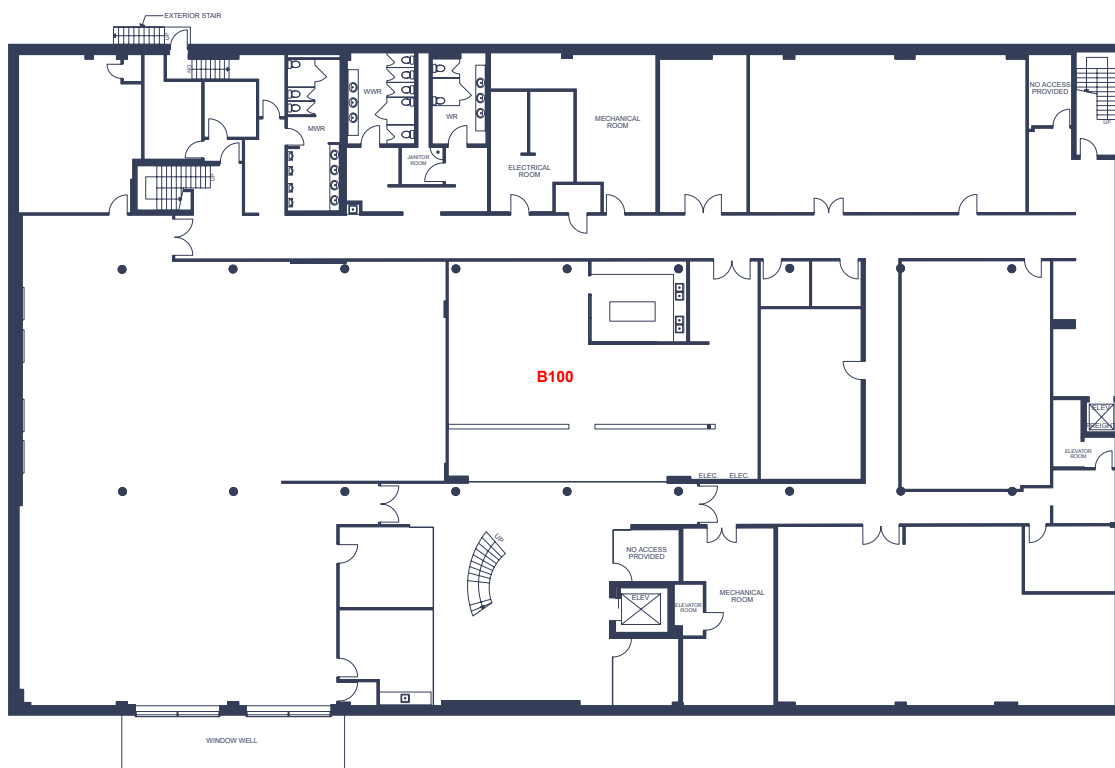


Building Overview

251 Attwell - 1st Floor

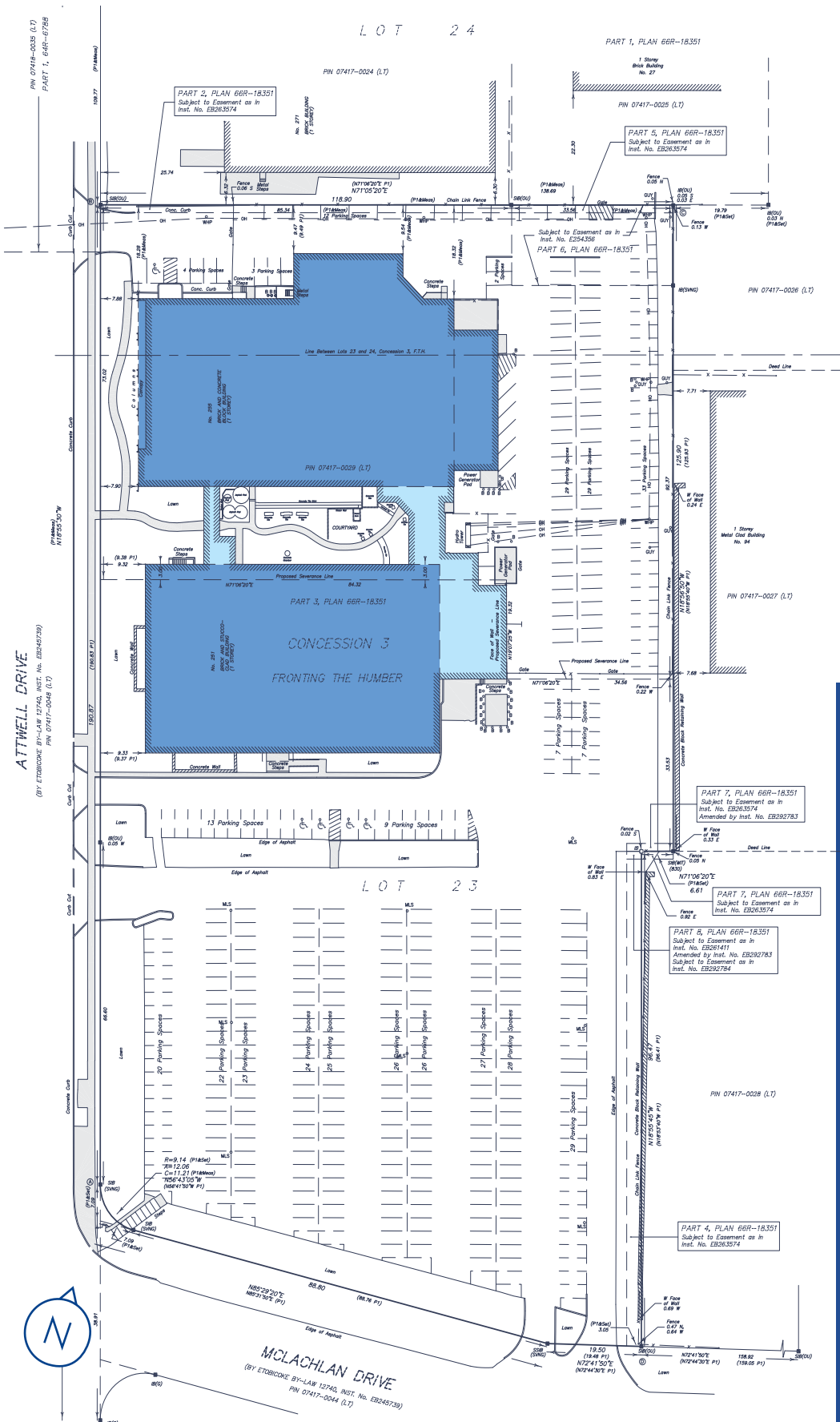


251 Attwell - Below Grade





Site Plan

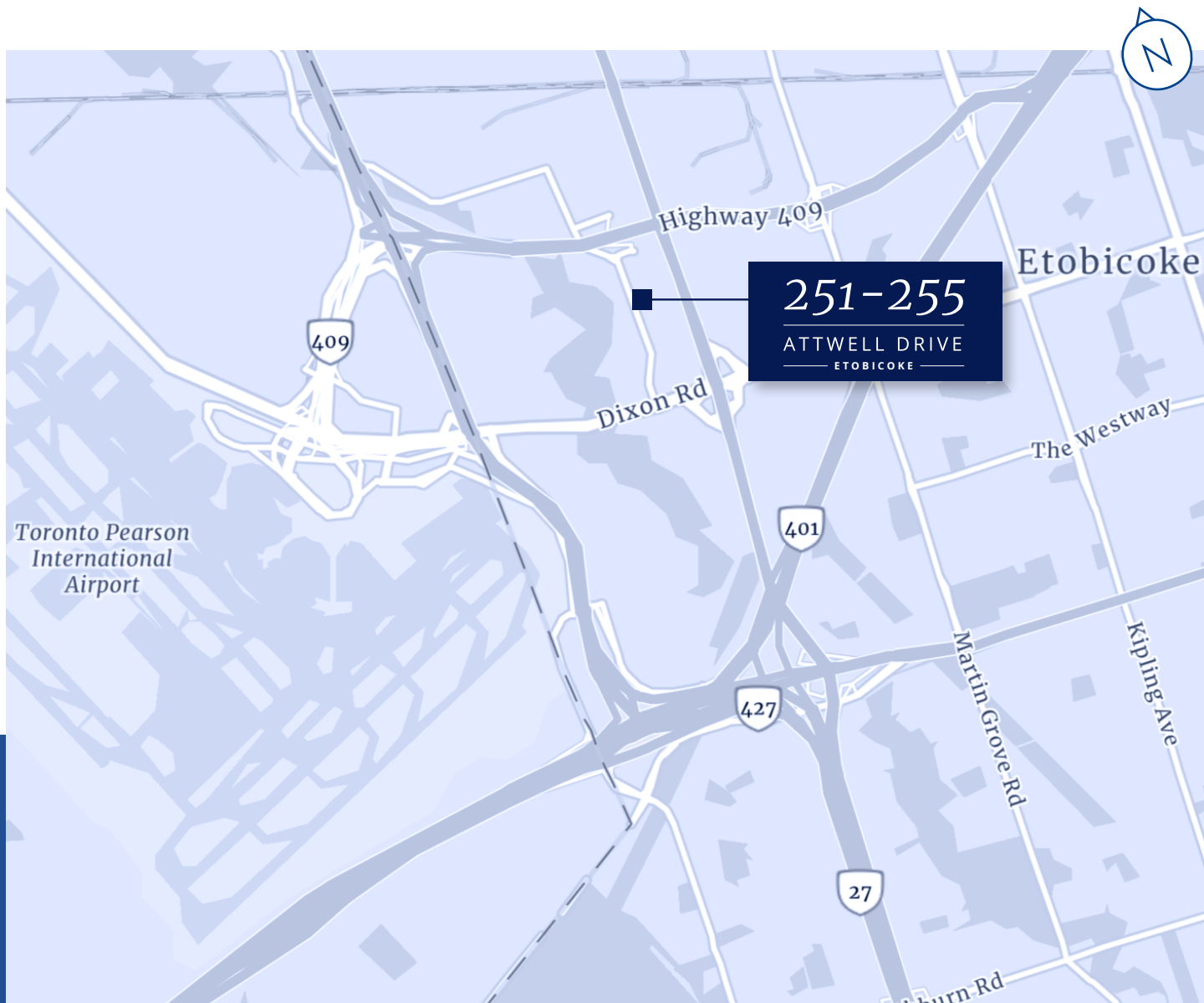


416
parking stalls



82,601 SF
rentable area total

Location Map



DRIVE TIMES

- **5 Mins** to Airport
 - **4 Mins** to Hwy 427
 - **5 Mins** to Hwy 401
 - **2 Mins** to Hwy 409
-

Office Market Overview

The Airport East submarket has maintained impressive stability from Q1 2020 through Q4 2024, even as broader GTA office markets face mounting pressure. While vacancy and availability rates across the region surged during the pandemic, Airport East saw only a moderate increase, remaining largely within historical norms.

Over the past two years, both vacancy and availability have trended downward or remained flat, highlighting the market's resilience. Total available space has held steady, and asking net rents have shown consistent growth, increasing from just under \$14 to nearly \$16 per square foot — a testament to sustained demand. With its prime access to Pearson International Airport, smoother commuter experience than downtown, free parking, and strong surrounding amenities, Airport East continues to attract a wide array of tenants seeking functional space and strong connectivity.

251-255

ATTWELL DRIVE

ETOBICOKE



Industrial Market Overview

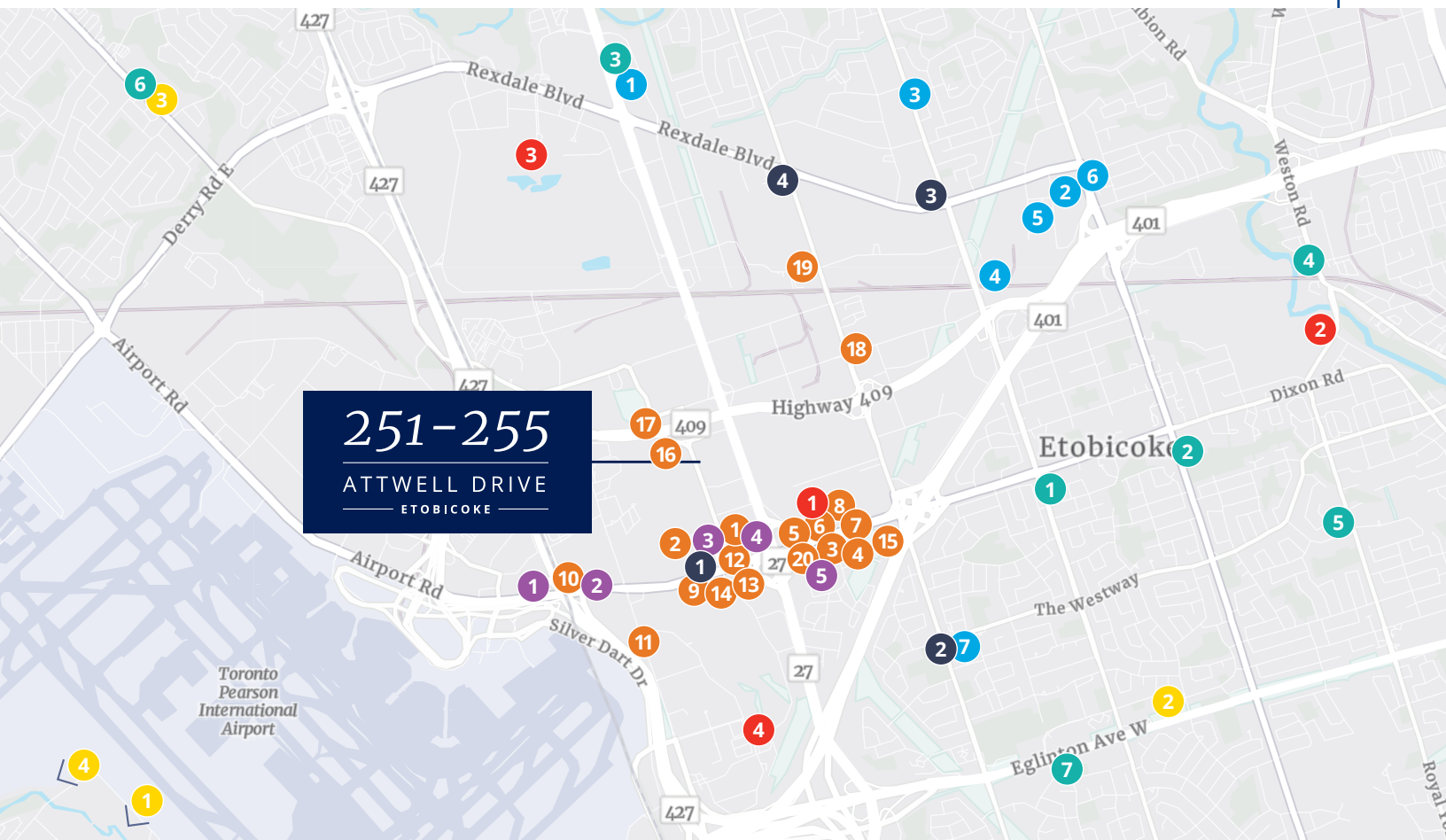
As of Q1 2025, East Mississauga and North Etobicoke continue to demonstrate strong market fundamentals, making the area a top-tier choice for industrial investors and occupiers. Asking net rents remain stable at just over \$17 PSF, holding well above pre-pandemic benchmarks and signaling the long-term recalibration of market pricing. While availability has modestly increased to approximately 2.8%, and vacancy has edged up to just under 1%, both remain tight by GTA standards.

This submarket benefits from immediate access to Pearson International Airport, key 400-series highways, and a deep labor pool, making it a preferred hub for logistics, warehousing, and last-mile distribution users.

Demand remains steady from national and global occupiers, reinforcing the area's resilience and long-term growth story. Investors are well-positioned to capitalize on stable cash flow today, with continued upside driven by rental rate strength and industrial market fundamentals.



Nearby Amenities



Restaurants & Coffee Shops

- 1 Scaddabush Italian Kitchen
- 2 Moxies
- 3 Silver Chopsticks
- 4 Sushi-Ya Japan
- 5 Harvey's
- 6 Milestones
- 7 Makimono Sushi Bar Restaurant
- 8 Swiss Chalet
- 9 Chop Steakhouse & Bar
- 10 Bistro YYZ & Patio
- 11 Arizona Grill Lounge
- 12 Boston Pizza
- 13 Montana's BBQ & Bar
- 14 Olio Grille
- 15 St. Louis Bar & Grill
- 16 Attwell Coffee
- 17 Jp Grill & Bar
- 18 Prime Coffee House
- 19 Java Works Coffee
- 20 Starbucks

Shopping Centres

- 1 Square One Shopping Centre
- 2 Richview Square
- 3 Westwood Square
- 4 Heartland Town Centre
- 5 SmartCentres Rexdale

Retail

- 1 Winners
- 2 Costco Wholesale
- 3 Giant Tiger
- 4 The Home Depot
- 5 Canadian Tire
- 6 Walmart Supercentre
- 7 LCBO

Banks

- 1 RBC
- 2 RBC
- 3 TD Canada Trust
- 4 CIBC

Grocery Stores

- 1 Food Basics
- 2 NOFRILLS
- 3 Fortinos
- 4 Real Canadian Superstore
- 5 Metro
- 6 FreshCo
- 7 Metro

Hotels

- 1 Hilton
- 2 The Westin
- 3 Residence Inn
- 4 Crowne Plaza
- 5 Delta Hotels

Points of Interest

- 1 Toronto Congress Centre
- 2 Weston Golf & Country Club
- 3 Casino at Great Canadian Toronto
- 4 Royal Woodbine Golf Club

Offering Guidelines

Colliers International Group Inc. has been retained by the Vendor as exclusive advisor (“Advisor”) to seek proposals for the disposition of **251-255 Attwell Drive, Etobicoke, Ontario**.

The Property is offered for sale at a listing price of **\$28,900,000** and will be sold free and clear of debt. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited conditionality.

We are offering a 1.0% fee to co-operating brokers representing bona fide buyers. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room.

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