INVESTMENT OPPORTUNITY

2750 Morningside Avenue

OXFORD

Colliers

LEED

Modern Class A Distribution Facility Leased to a Secure Long-Term Tenant

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The Offering

2750 MORNINGSIDE AVENUE

Colliers International (the "Broker") has been retained by Oxford Properties Industrial Limited Partnership and Oxford Properties Industrial GP Inc. (the "Vendor") as exclusive advisor to arrange for the offering and sale of a 100% freehold interest in an 18.98-acre site improved with a newly built industrial building comprising 333,638 square feet (SF) of gross leasable area (GLA) municipally described as 2750 Morningside Avenue, Toronto (the "Property").

Investment Overview

The Property is a state-of-the-art Class A industrial distribution facility that was constructed in 2022 and designed to the highest institutional standards. Features of the Property include: LEED certification, 36' clear height, precast concrete construction, LED lighting on sensors, ESFR sprinklers, a 130' truck court, 50' x 55' column spacing with 60' staging bays, white painted roof deck, joists and columns, and 46 truck level doors (all with dock restraints). The Property also benefits from 800 feet of exposure to Morningside Avenue and is accessible via a signalized intersection permitting efficient ingress and egress. The building was designed with the potential to be multi-tenanted and could be demised into four tenancies of approximately 85,000 SF each. The Property delivers superior functionality and aesthetics, positioning it as a best-in-class solution for modern industrial tenants.

The Property is located within a highly desirable Greater Toronto Area (GTA) industrial node that is coveted by both tenants and investors due to its convenient access to highways, transit, amenities and a robust labour pool. Businesses operating in the node include leading logistics companies such as Amazon, DHL, DB Schenker, and Canada Post. The node has been one of the strongest performing industrial leasing submarkets in the GTA and ensures efficient access to labor, suppliers, and customers.

The Property is fully leased to Avenue Industrial Supply Co. Ltd. (with an indemnification from Global Industrial Holdings Inc.) an affiliate of Global Industrial Company (NYSE:GIC) a global leader in industrial and MRO (maintenance, repair, and operating supply) products. GIC has been in operation for over 75 years and has a market cap of approximately $1.2B USD with revenue of $1.3B USD in 2024. Building fit out for the tenant totaled nearly millions and included the construction of a demising wall and fire corridor that allowed the tenant to sublease a portion of the premises to Canada Cartage System Limited Partnership while preserving expansion potential. Avenue Industrial Supply Co. Ltd. premises are fully racked demonstrating a substantial investment in the operations. The lease is fully net and has over 6 years of remaining term with annual escalations. The tenant's strong financial standing and investment in the Property provide investors with a secure income stream at below market rents and cashflow upside at the point of renewal.

This offering represents a rare opportunity to acquire a Class A distribution facility, leased to a strong covenant tenant in one of the GTA's strongest performing industrial nodes.

OPPORTUNITY AT A GLANCE

Site Area (Coverage Ratio)	18.98 Acres (40%)
Gross Leasable Area (GLA)	333,638 SF
Office Area	+/- 6,000 SF (1.80%)
Clear Height	36'
Year Built	2022
Certification	LEED Certified
Occupancy	100%
Tenant	Avenue Industrial Supply Co. Ltd.
Indemnifier	Global Industrial Holdings Inc.

Investment Highlights

CLASS A DISTRIBUTION FACILITY WITH MULTI-TENANT DESIGN

The Property represents the highest institutional standards, this modern Class A industrial distribution facility is the pinnacle of design and functionality. Engineered for efficiency and flexibility for both single tenant or multi-tenant occupancies, the Property features 36' clear height, 350' building depth, a 130' truck court, 50' x 55' bay sizes, 3,000 amps power service, and a LEED Certified design. The facility was designed with the flexibility to be able to demised into four tenancies of approximately 85,000 SF each. Constructed with durable pre-cast concrete by Leeswood and showcasing signature architectural design by Ware Malcomb, this Property combines superior aesthetics with operational excellence — making it highly desirable for various industrial uses.

36 Clear Height

LEED Certified

Multi-Tenant Configuration

Pre-Cast Construction

A PRIME INDUSTRIAL HUB WITH UNMATCHED CONNECTIVITY

The Property offers exceptional connectivity with quick access to Highways 401 and 407, enabling seamless travel across the GTA and reaching over 7 million residents within a one-hour drive. The Property is serviced by one of the largest transit networks in North America operated by the Toronto Transit Commission, and the planned Line 2 subway extension to McCowan Rd and Sheppard Ave E will further enhance accessibility. Surrounded by major global logistics leaders such as Amazon, DHL, DB Schenker, and Canada Post, the site sits at the core of a thriving logistics and industrial cluster. Its proximity to key transportation corridors and rapidly growing population centres positions it as a premier industrial hub with a strong long-term competitive advantage.

+7M Population

401 7 mins 407 12 mins

Highway Accessibility

CN CPKC 30-40 mins

Intermodal Accessibility

TTC access from site

Investment Highlights

INSTITUTIONAL-GRADE COVENANT POSITIONED FOR LONG-TERM STABILITY AND GROWTH

The Property is leased to Avenue Industrial Supply Co. Ltd., a related entity of Global Industrial Company (NYSE: GIC), a leader in industrial and MRO (maintenance, repair, and operating supply) products with a market cap of approximately $1.2B USD. With over 6 years of remaining term and annual rent escalations of over 3%, the offering provides secure cashflow for investors. Building fit out was in the millions and the tenant is estimated to have invested substantially in racking demonstrating a commitment to the premises and increased renewal probability. The current rents are deemed to be below market offering further cashflow upside to an investor.

Long-term WALT

+3% Annual Escalations

5% Below Market Rent

GLOBAL INDUSTRIAL

CORE TORONTO INDUSTRIAL SUB-MARKET WITH TIGHTENING SUPPLY

The Property is strategically positioned within one of Toronto's strongest performing submarkets. The Scarborough North submarket commands an average asking rent of $17.73 PSF, which is notably higher than core GTA West submarkets such as Mississauga and Brampton. Current availability in this submarket stands at just 1.60%, significantly below the GTA average of 4.60%, reinforcing the demand for the node. Over the past five years, Scarborough North has achieved 3.7M SF of net absorption, effectively leasing up all new supply delivered over that time frame. Recent developments in this node have demonstrated faster lease-up times and higher tenant retention than comparable GTA markets.

$17.73 PSF Avg. Net Rent

1.60% Availability

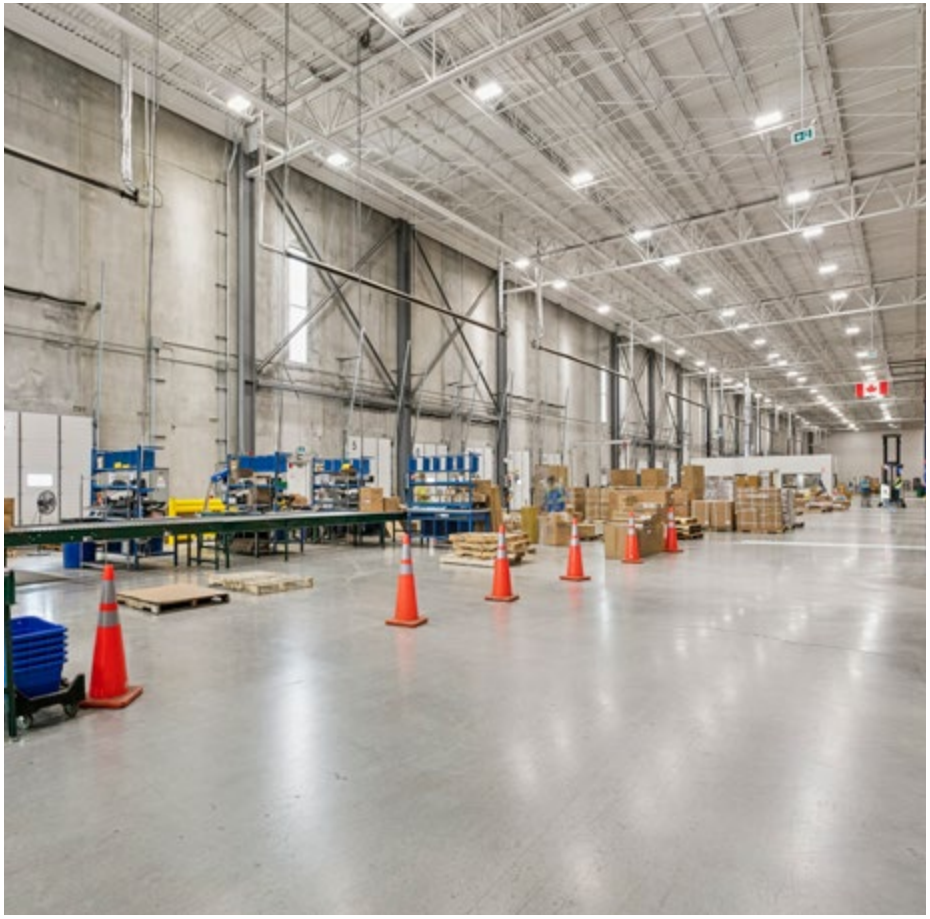
3.7M SF 5-year Net Absorption

740K SF Planned Development


OXFORD
2750
Morningside Avenue

Property Profile

Site Area	18.98 acres (40% coverage)
Rentable Area	333,638 SF
Office Area	6,000 SF (1.8%)
Clear Height	36’
Year Built	2022
Shipping Doors	46 Truck Level (1 TL/7,253 SF), 2 Drive In
Power	3,000 amps
Parking	377 spaces
Sprinklers	ESFR
Lighting	LED with motion sensors
Column Spacing	50’ x 55’ (60’ staging bays)
Floor Slab	8” with epoxy joint filler
HVAC	Roof-top units and infrared tube at docks
Foundation	Cast-in-place concrete
Siding	Painted pre-cast concrete panels with glazed façade
Roof	TPO roofing on painted metal deck
Certification	LEED Certified
Architect	Ware Malcomb
Builder	Leeswood

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Offering Details

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

Confidentiality Agreement

RECO Information Guide & Disclosure

A date for submission of offers will be communicated through the Broker.

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