

# 121 Thirtieth Street

*Etobicoke, Ontario*

o|x|f|o|r|d

100,000 SF Available Immediately



# Space Overview

Space *highlights*

100,000 SF

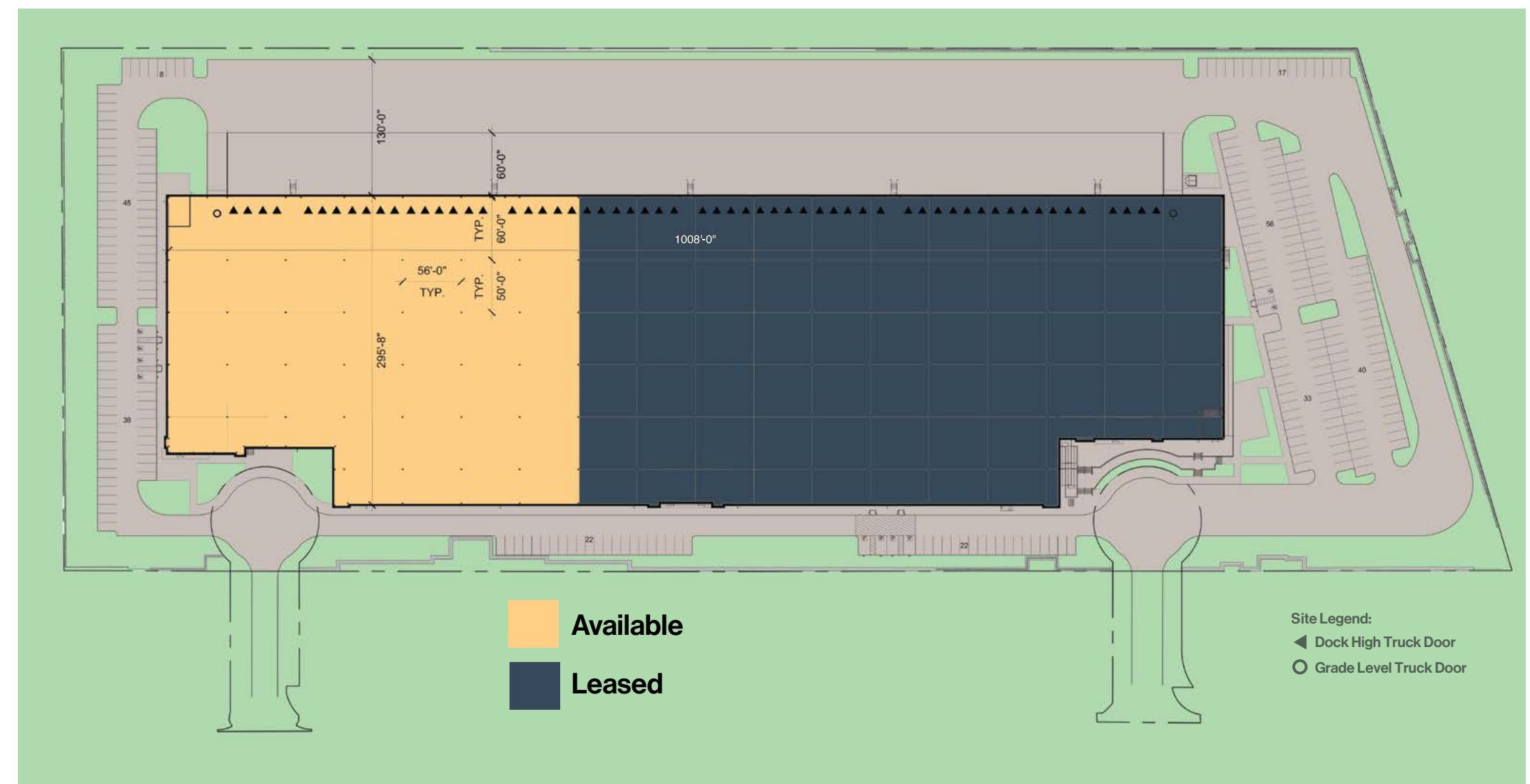
Available Immediately

1: 4,545

Door Ratio

Targeting

LEED Certification



The *property*

*Specifications*

121 Thirtieth Street is well-suited to a variety of users and applications due to its excellent power, door ratio and ceiling height. Situated minutes from the QEW, the building benefits from its proximity to downtown, as well as to transit and employment.

**Available Space** – 100,000 SF

**Office** – To suit

**Ceiling Height** – 36'

**Loading Doors** – 22 TL (9'x10') 1 DI (12'x14')

**Truck Court** – 130'

**Typical Column Spacing** – 56'x 50'

**Building Depth** – 295'

**Electrical** – 1000 Amps - TBC

**Sprinklers** – ESFR

**Warehouse Lighting** – LED

**Warehouse Floor Slab** – 8"

**Car Parking Stalls** – 100

# Location

## Truck Routes

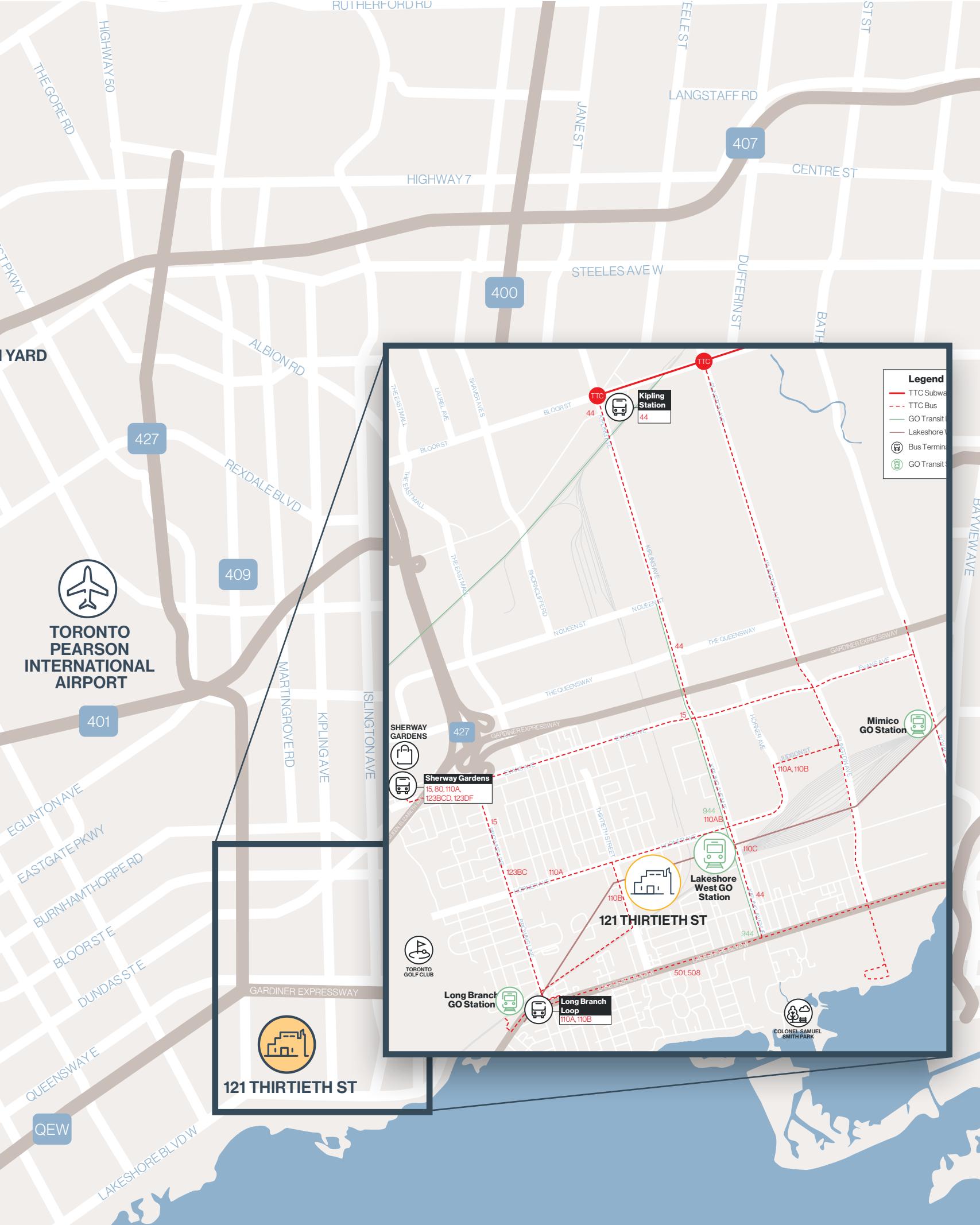
 410	Gardiner Expressway	500 m (1 minute)
 427	Highway 427	15 km (14 minutes)
 401	Highway 401	4 km (6 minutes)
 407	Highway 407	25.9 km (19 minutes)

## Travel Distances

-  Toronto Pearson International Airport – 14 km (13 minutes)
  -  Downtown Toronto – 25 minutes
  -  Go Transit – 3 km (5 minutes)
  -  TTC – 30 m (1 minute)

## Transit

- TTC Subway
  - TTC Bus
  - GO Transit Line
  - Lakeshore West GO
  -  Bus Terminal
  -  GO Transit Station



# Location

## Amenities

### Hotels

1. Canada Best Value Inn
2. Stay Inn

### Shopping

1. Party City
2. Michaels
3. Walmart
4. The Home Depot
5. Sherway Gardens
6. Lowe's Home Improvement
7. Canadian Tire
8. Golf Town
9. Ikea
10. Costco
11. Farm Boy
12. Dollarama
13. Pristine Fine Foods
14. No Frills
15. LCBO
16. Rabba Fine Foods

### Banks

1. BMO
2. RBC
3. TD Canada Trust

### Gas and Car care

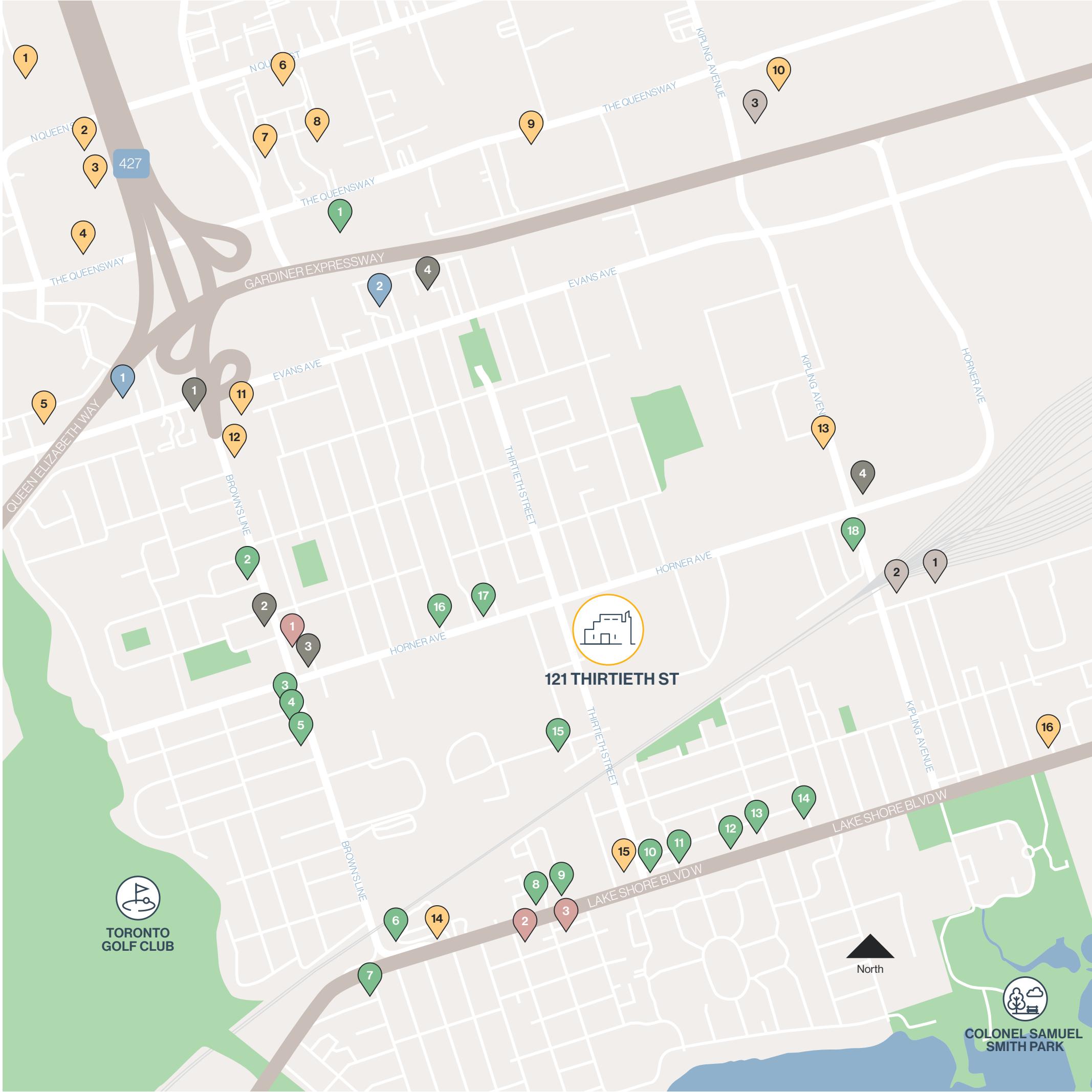
1. Petro Canada
2. Econo
3. Shell
4. Esso

### Food

1. California Sandwiches
2. Brownsline Donuts and Breakfast
3. Pizza Pizza
4. Il Paesano Pizza
5. Timothy's Pub
6. Woody's Burgers
7. 241 Pizza
8. The Tale Indian Cuisine
9. Tim Hortons
10. George the Greek
11. Starbucks
12. Bob Jo Express
13. KFC
14. 850 Degrees Pizza
15. Simon Sushi
16. Café Tutti
17. Leziz Kitchen
18. Wendy's

### Fitness

1. Fearless Boxing Club
2. F45 Training
3. Fit4Less





# We deliver with *excellence*

We take an active approach to managing our assets, creating positive, mutual success. The big things. The community connecting things. The small things only a few will notice. We care about them all- equally.

Building on our reputation of providing first class customer service, our industrial portfolio is home to many of the worlds leading companies including Amazon, Best Buy, Campbell's, Home Depot, Maersk, Mondelez, Nestle and Walmart.



# Our Industrial Story

Our global industrial and logistics portfolio includes high-quality warehouse, manufacturing, and distribution facilities with a robust global development pipeline. We are committed to elevating expectations of the sector, delivering sustainable, high-functioning, and flexible spaces. We continually strive to do better - finding ways to meaningfully adapt and future-proof our assets. Our state-of-the-art properties are located in major consumption and critical supply chain nodes across North America, Europe and Asia Pacific.



## About Oxford Properties

We are a leading global real estate investor, developer and manager. We build, buy and manage defined real estate and platform companies with world-class management teams. Our purpose is to create economic and social value through real estate – safeguarding the future and creating a world of opportunities for our customers, communities, partners and people.

# *Connect* with us

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