

HUB

At York Mills
by Northbridge

FOR LEASE A Rare Urban Spec Project



Northbridge

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WEALTH

Colliers



840 York Mills

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Introducing HUB

A true last mile location that will suit your operational needs

840 York Mills is Toronto's newest industrial park encompassing over 250,000 SF of prime state-of-the-art space over 15.86 acres and featuring contemporary construction and cutting-edge specifications.

Strategically located in Central Toronto, less than 15 minutes away from the downtown core, 840 York Mills provides unparalleled access to customers, labour and Toronto's transportation network.

"Location, proximity and accessibility are more important than ever and the increased real estate costs pale in comparison to what occupiers are experiencing with transportation costs"

– Todd Steffen, Practice Lead, Colliers Supply Chain Solutions

Economic Incentive | IMIT Grant



Toronto's Imagination, Manufacturing, Innovation and Technology (IMIT) business incentive helps to reduce business costs. The IMIT program supports new building construction in certain sectors – advanced automation, MFG/assembly, 3D printing, food manufacturing, life science R&D, bio tech, supply chain and more.

Speak to the leasing team for more information.



SIZE AVAILABILITY
30,000 SF - 255,458 SF Available



TORONTO CENTRIC
Opportunity to be positioned within the Toronto core



SPEED TO MARKET
Positioned to reach more rooftops



TRANSPORTATION LINKAGES
Quick access to DVP & 401



LABOUR
Access to largest labour force in the GTA



Transportation costs reduced by 50% or more vs suburban location



Location Advantages

840 York Mills Road brings the GTA workforce to your doorstep.

Minutes from interchanges at the 401 and DVP, walking distance to public transit with linkages to regional and international airports.

Distance to:

Hwy 401
1.1 km | 3 Mins

Hwy 404
2 km | 4 Mins

Hwy 400
17 km | 14 Mins

Hwy 403
38 km | 40 Mins

Hwy 407
16 km | 11 Mins

Hwy 410
38 km | 40 Mins



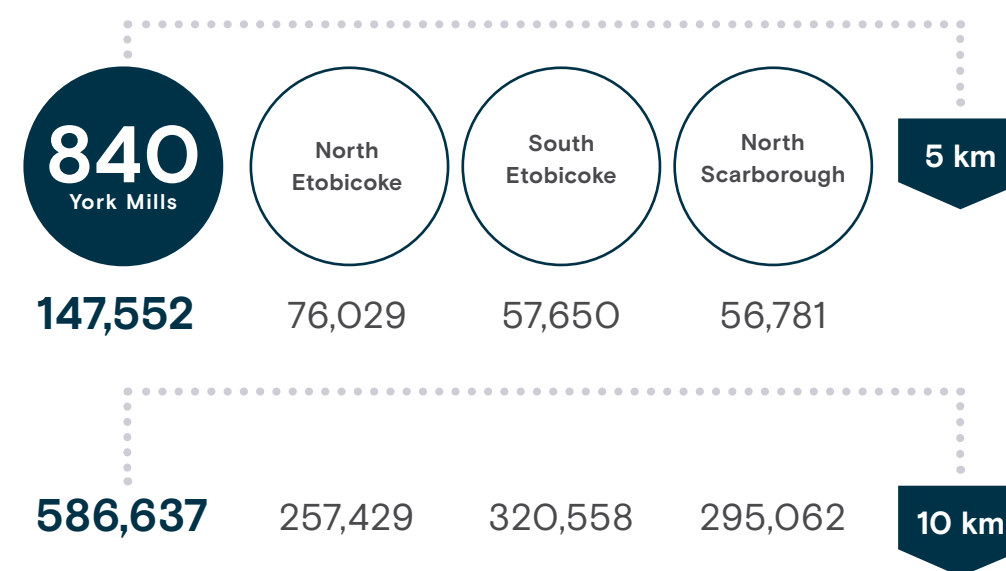


True Last Mile Location

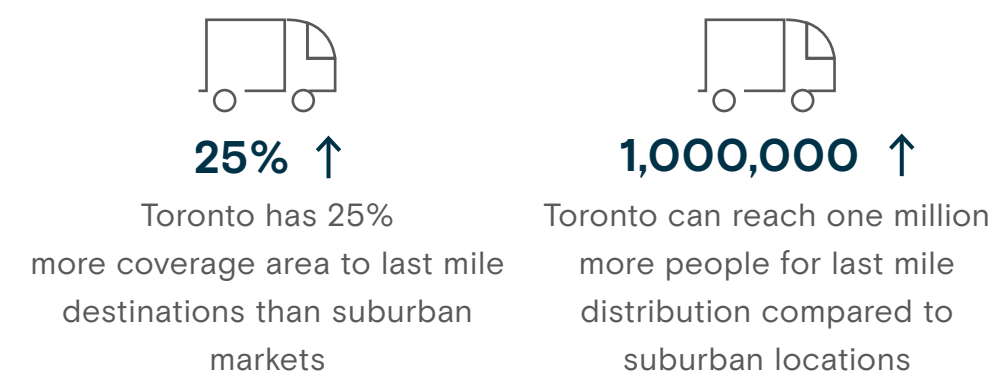


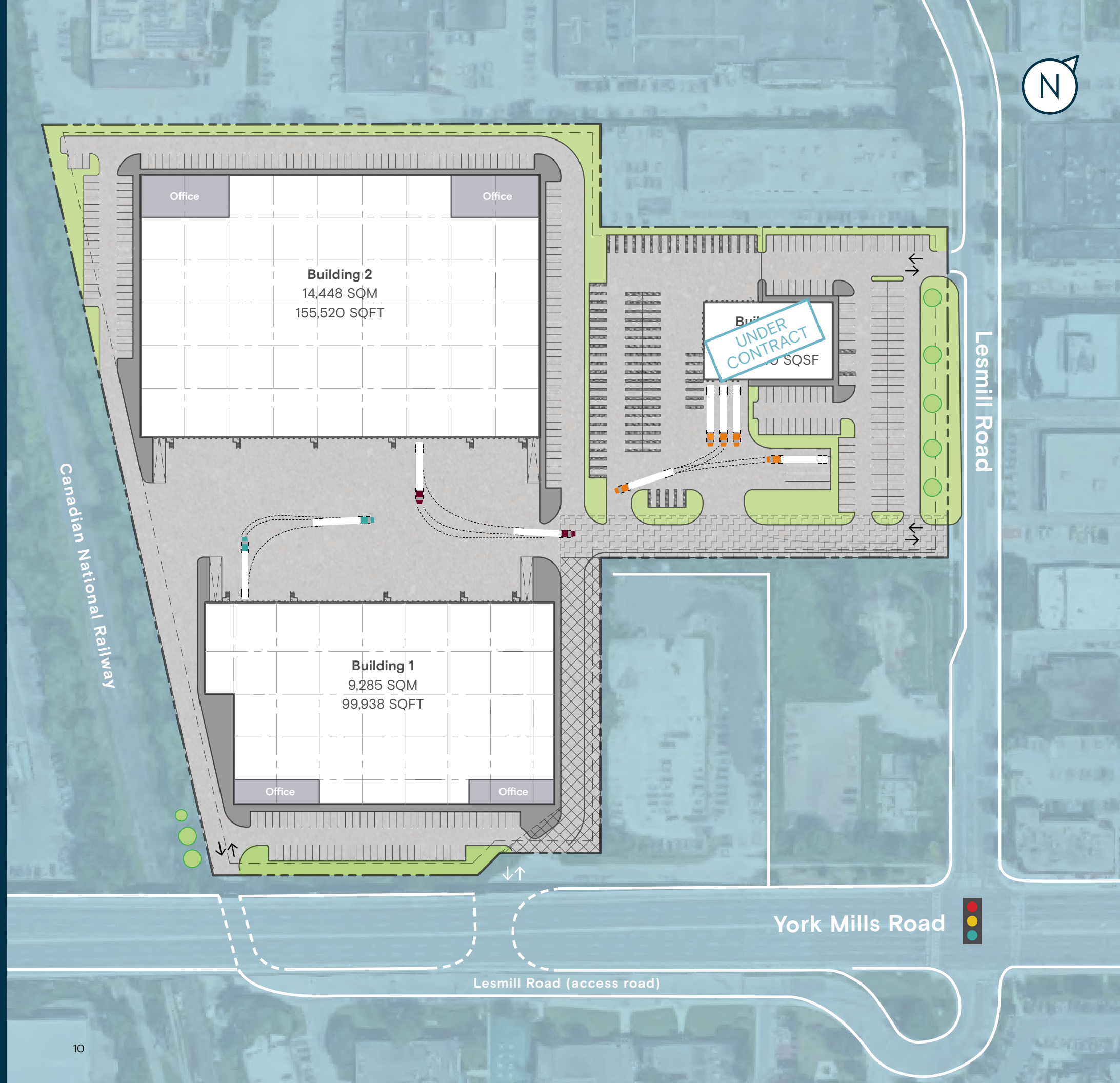
Opportunity to reduce transportation cost by **50% or greater**

Rooftop Advantage - 840 York Mills in comparison to other Toronto Industrial Parks



Transportation Advantage





840 York Mills

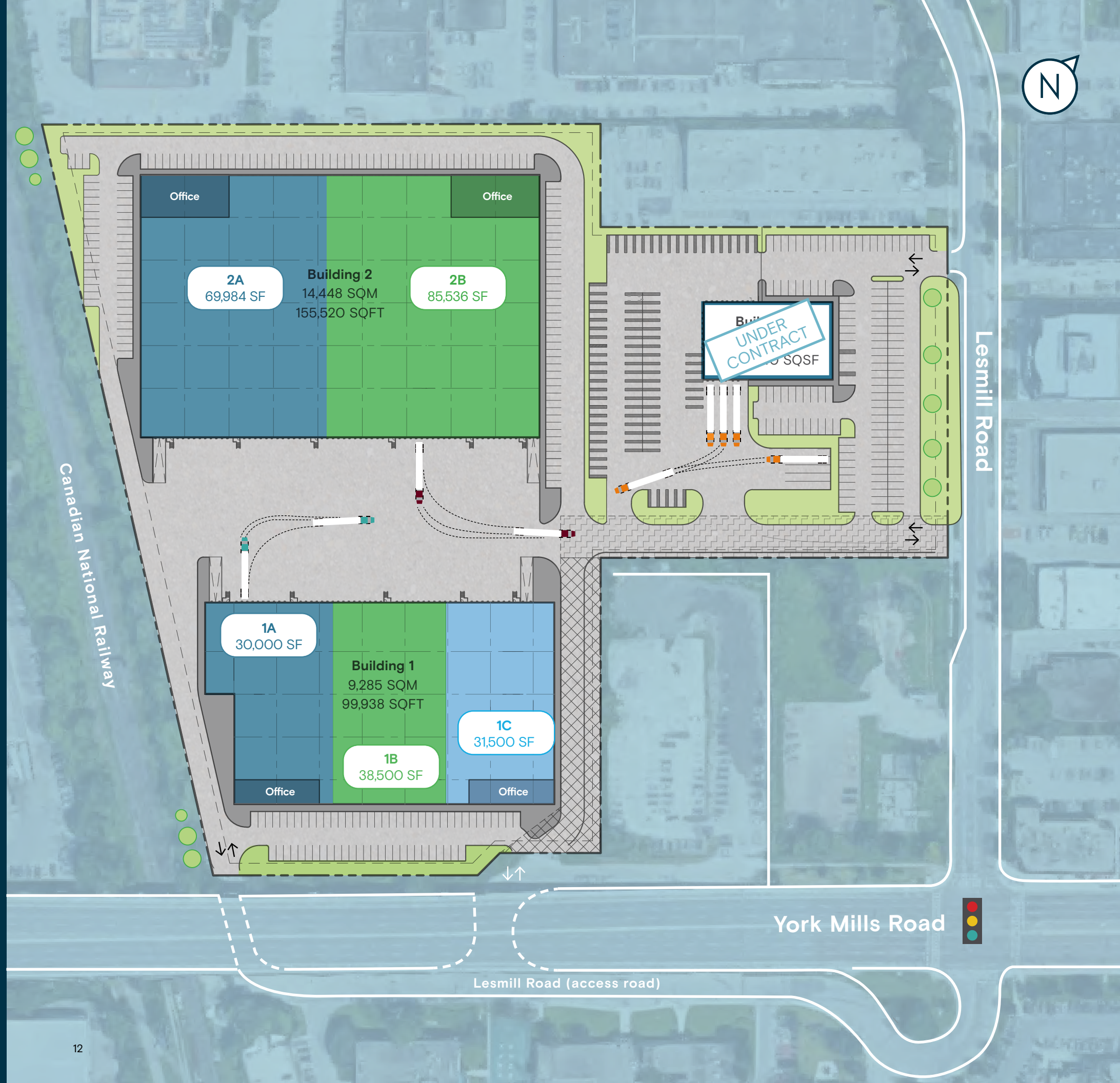
Available Space

Building 1 - 99,938 SF

- 32' Clear Height
- 2% Office (Or to Suit)
- 13 Truck-Level doors
- 2 Drive-in Doors
- 64 Car parking spaces
- ESFR Sprinklers
- LED Lighting

Building 2 - 155,520 SF

- 36' Clear Height
- 2% Office (Or to Suit)
- 17 Truck-Level doors
- 2 Drive-in Doors
- 142 Car parking spaces
- ESFR Sprinklers
- LED Lighting



Divisible Options

Building 1

Building 1A - 30,000 SF

- 32' Clear Height
- 2% Office (Or to Suit)
- 4 Truck-Level doors
- 1 Drive-in Doors
- 20 Car parking spaces

Building 1B - 38,500 SF

- 32' Clear Height
- 2% Office (Or to Suit)
- 6 Truck-Level doors
- 24 Car parking spaces

Building 1C - 31,500 SF

- 32' Clear Height
- 2% Office (Or to Suit)
- 3 Truck-Level doors
- 1 Drive-in Doors
- 20 Car parking spaces

Building 1A&B - 68,500 SF

- 32' Clear Height
- 2% Office (Or to Suit)
- 10 Truck-Level doors
- 1 Drive-in Doors
- 44 Car parking spaces

Building 2

Building 2A - 69,984 SF

- 36' Clear Height
- 2% Office (Or to Suit)
- 7 Truck-Level doors
- 1 Drive-in Doors
- 57 Car parking spaces

Building 2B - 85,536 SF

- 36' Clear Height
- 2% Office (Or to Suit)
- 9 Truck-Level doors
- 1 Drive-in Door
- 85 Car parking spaces



An unmatched access to labour & GTA population

	5 km	10 km	15 km
Population	356,236	1,567,567	2,948,120
Average Age	41	41	41
Average HH Income	\$138,126	\$133,444	\$120,569
Labour Force	195,288	868,999	1,676,091

Markets Comparison

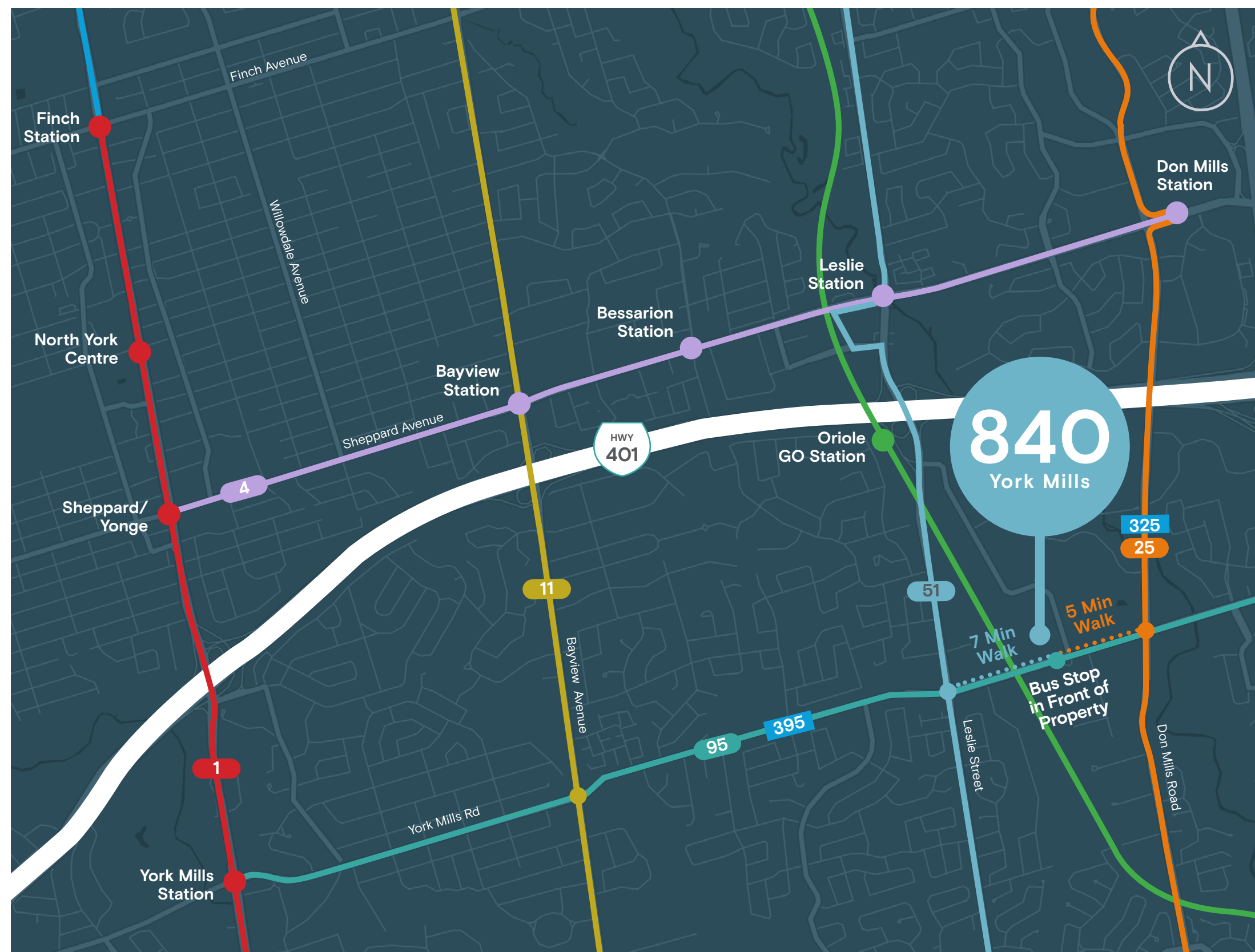
	Total Population	Size of Labour Pool
Toronto	3,042,042	1,749,625
Etobicoke	401,970	227,944
Mississauga	764,738	403,029
Brampton	700,515	364,773
Vaughan	337,343	180,047





Commuter friendly access to transit

- 1** Yonge/University Subway
- 4** Sheppard/Yonge Subway
- 95** York Mills (TTC Bus)
13 mins from York Mills Station to the property
- 395** Night Bus Available
- 51** Leslie (TTC Bus)
15 mins from Leslie Station to the property
- 25** Don Mills (TTC Bus)
15 mins from Don Mills Station to the property
- 325** Night Bus Available
- 11** Bayview (TTC Bus)
- Richmond Hill GO Line
- VIVA Blue Line to Finch





Prestigious location with access to an abundance of best-in-class amenities





The Team

Northbridge

Founded in 2016, Northbridge Capital is a value-add commercial real estate investment firm based in Toronto, Ontario. Northbridge's team identifies, researches, executes and professionally manages commercial real estate investments on behalf of institutional and private investors. They acquire industrial, office, retail, multi-family residential and development properties across North America. Since inception, they have acquired over \$675 million of properties representing over 3.6 million square feet and have sold over \$275 million. They currently own approximately \$830 million of properties in Canada and the US, and are actively developing over one million square feet of industrial distribution space in the Greater Toronto Area.

northbridgecapital.com



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$11 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The Nicola Wealth Real Estate portfolio now exceeds \$6 billion gross asset value.

realestate.nicolawealth.com

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Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.

For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

collierscanada.com

840 York Mills





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