

260 EIGHTH STREET

TORONTO, ON

256,865 & 209,442 SQ. FT.
PURE LAST MILE



**CONTACT US TODAY
FOR MORE INFORMATION**

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CBRE Limited, in partnership with Pure Industrial is proud to introduce two last-mile logistics facilities totaling 466,307 square feet in Toronto, Ontario.



FIRST CLASS DEVELOPMENT. PURE LAST MILE LOCATION.

Backed by **Pure Industrial's** outstanding reputation for design and quality, this development is perfectly positioned with unprecedented access to downtown Toronto and major transportation routes.

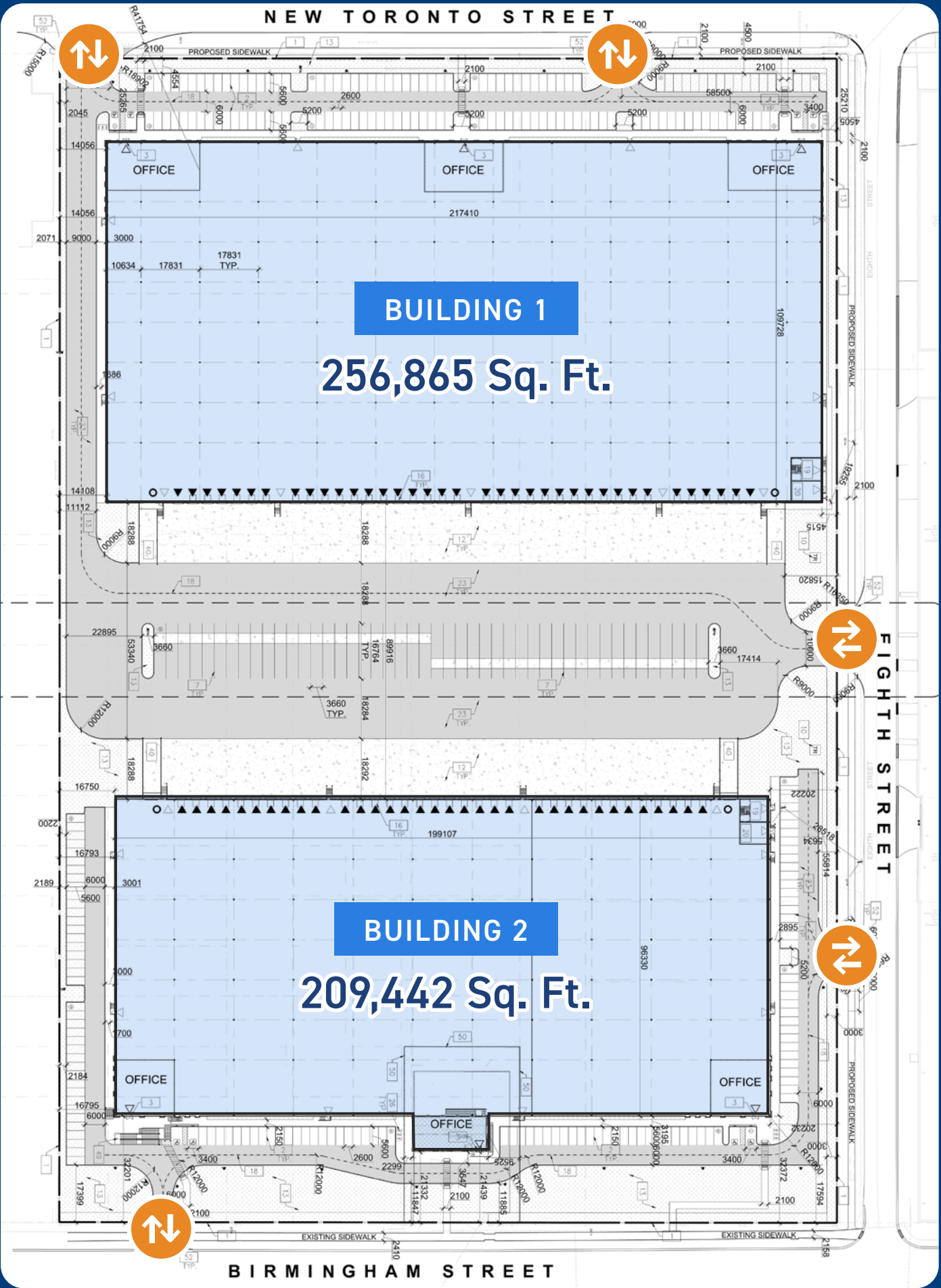
The 20 acre property is located just west of Islington Avenue, at the intersection of New Toronto Street and Eighth Street. Ideally positioned with access to Lake Shore Boulevard and the Gardiner Expressway via Kipling or Islington Avenue, providing downtown Toronto access in 10 minutes.

PURE SPECIFICATIONS

LEASE OPTIONS	BUILDING 1	BUILDING 2
Size	256,865 Sq. Ft.	209,442 Sq. Ft. <i>Divisible to 75,261 & 134,181 Sq. Ft units</i>
Shipping	37 Truck level doors 2 Drive-in doors	34 Truck level doors 2 Drive-in doors
Office	3.0%	2,605 Sq. Ft. (3-Storey Heritage Building)

GENERAL SPECIFICATIONS

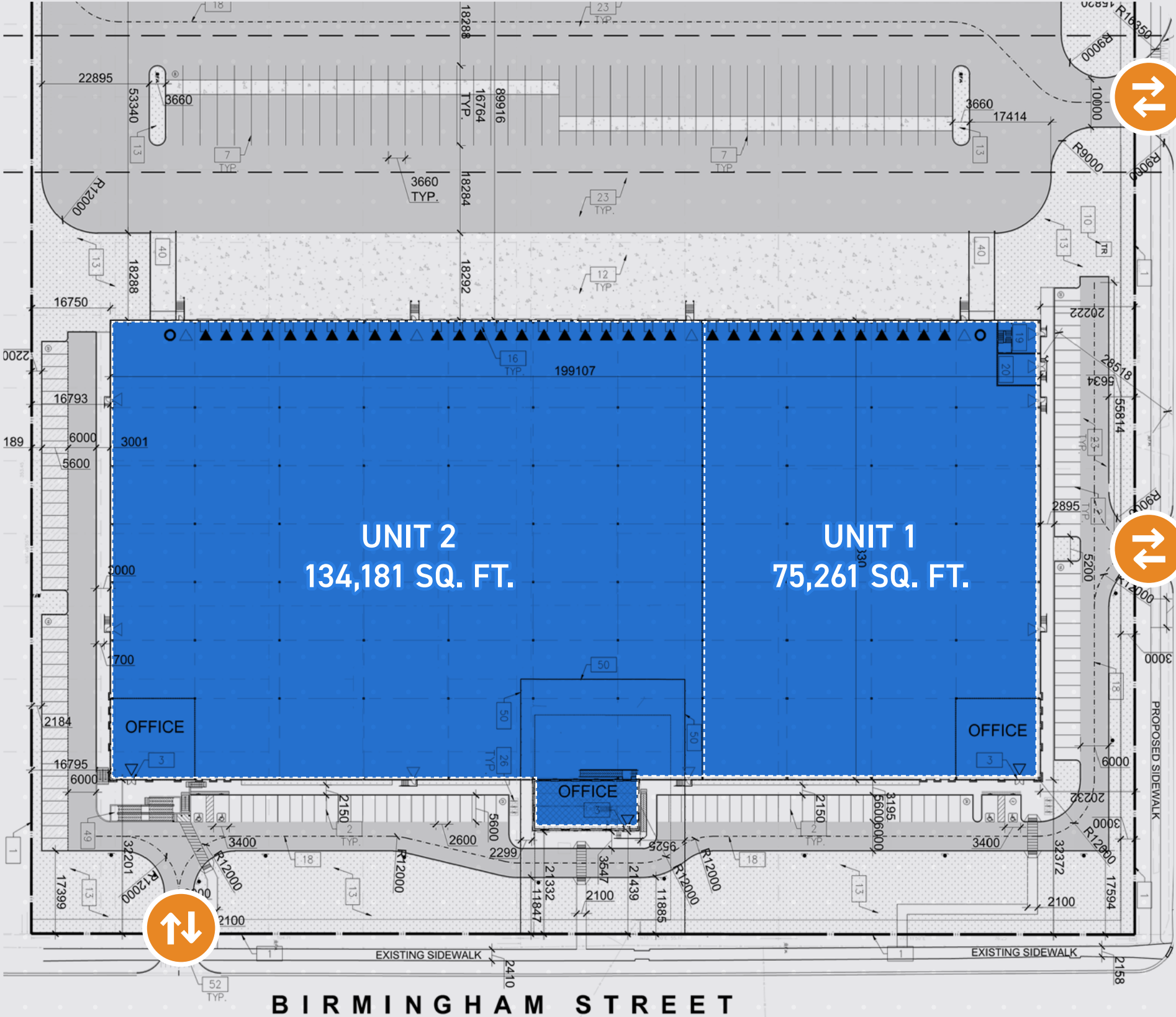
Clear Height	36'
Bay Sizes	59' (w) x 40' (d), 60' Marshalling Bay
Car Parking	263 Stalls
Accessible Parking	8 Stalls
Bicycle Parking	24 Stalls
Trailer Parking	46 Stalls
Occupancy	Q3 2026
Zoning	Zone E 1.0 - Employment Industrial Zone IC.2



BUILDING 2

DEMISING OPTIONS

UNIT 1	
Size	75,261 Sq. Ft.
Shipping	12 Truck level doors 1 Drive-in Door
Office	3%
UNIT 2	
Size	134,181 Sq. Ft.
Shipping	22 Truck level doors 1 Drive-in Door
Office	2,605 Sq. Ft. (3-Storey Heritage Building)



260 EIGHTH STREET, TORONTO, ON

PURE DESIGN PURE HERITAGE

Expertly designed site plan totaling 466,307 square feet across two logistics facilities including the heritage designated New Toronto Hydro Substation building that will be a feature on the property for generations.



Gardiner Expressway

Mimico GO Station

4 MIN DRIVE • 10 MIN BIKE • 25 MIN WALK

Downtown Toronto

10 MIN DRIVE

Lake Shore Boulevard

10 MIN WALK • 2 MIN BIKE

New Toronto Street

Birmingham Street

DEDICATED BIKE LANE ON BIRMINGHAM

PURE LAST MILE

Minutes from interchanges at the Gardiner Expressway and major highways, with easy access to GO transit, Downtown Toronto, Lake Shore Boulevard, international and regional airports.

OVER HALF
OF ONTARIO'S
POPULATION
LIVES WITHIN A
ONE HOUR DRIVE
OF THE SITE

848,000 Customers

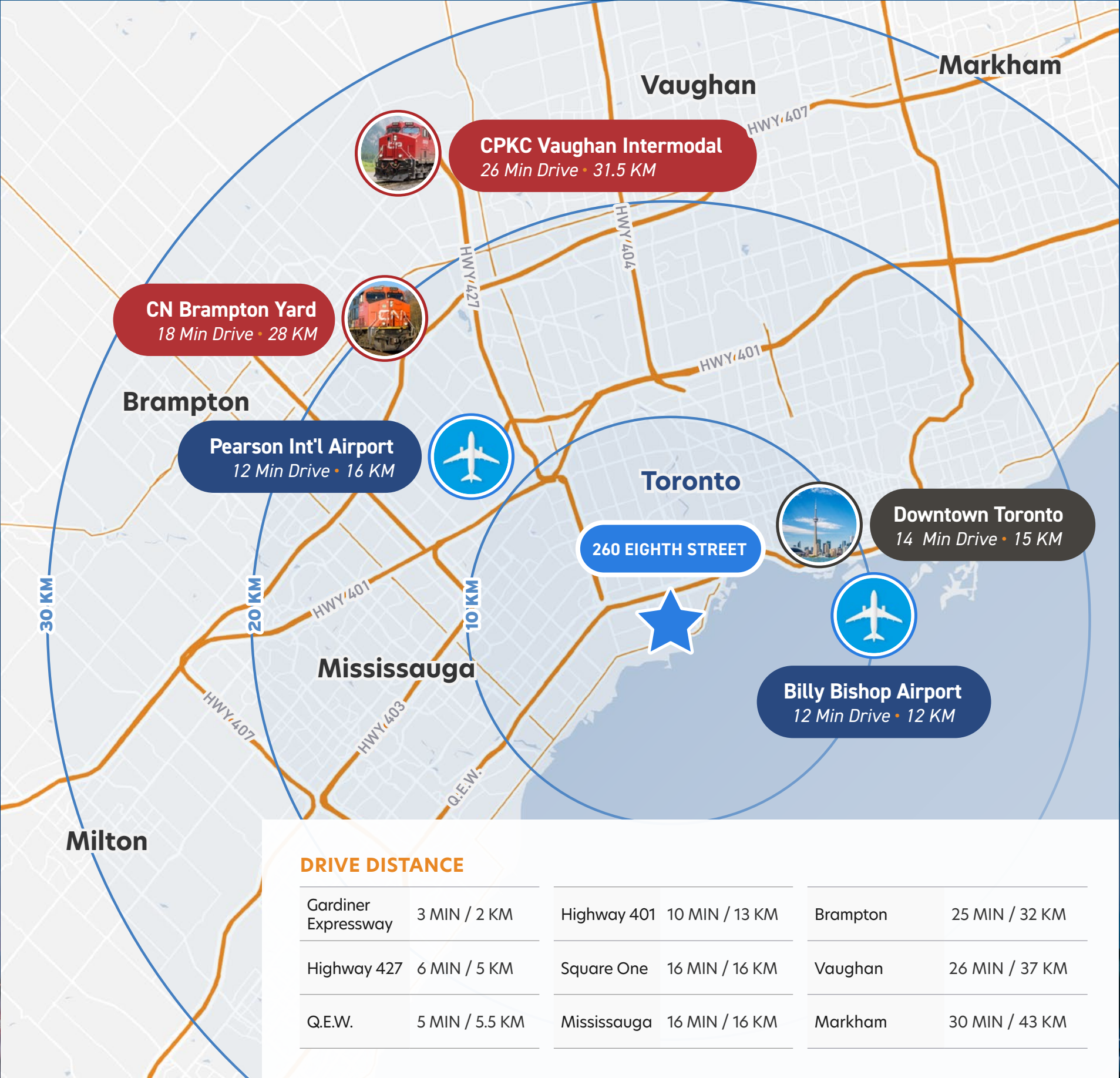
LIVING WITHIN 10KM RADIUS

Un-matched labour force
of 719,208

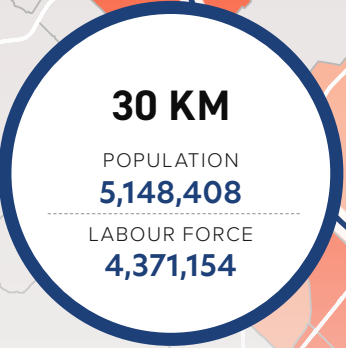
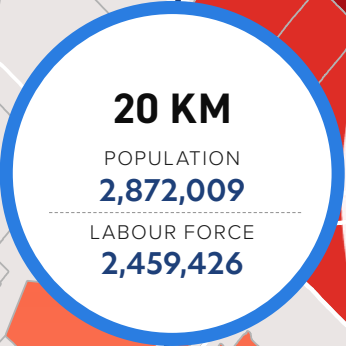
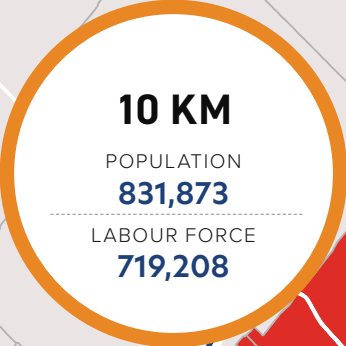
LIVING WITHIN A 10KM RADIUS

\$2B total online spending

WITHIN A 30KM RADIUS



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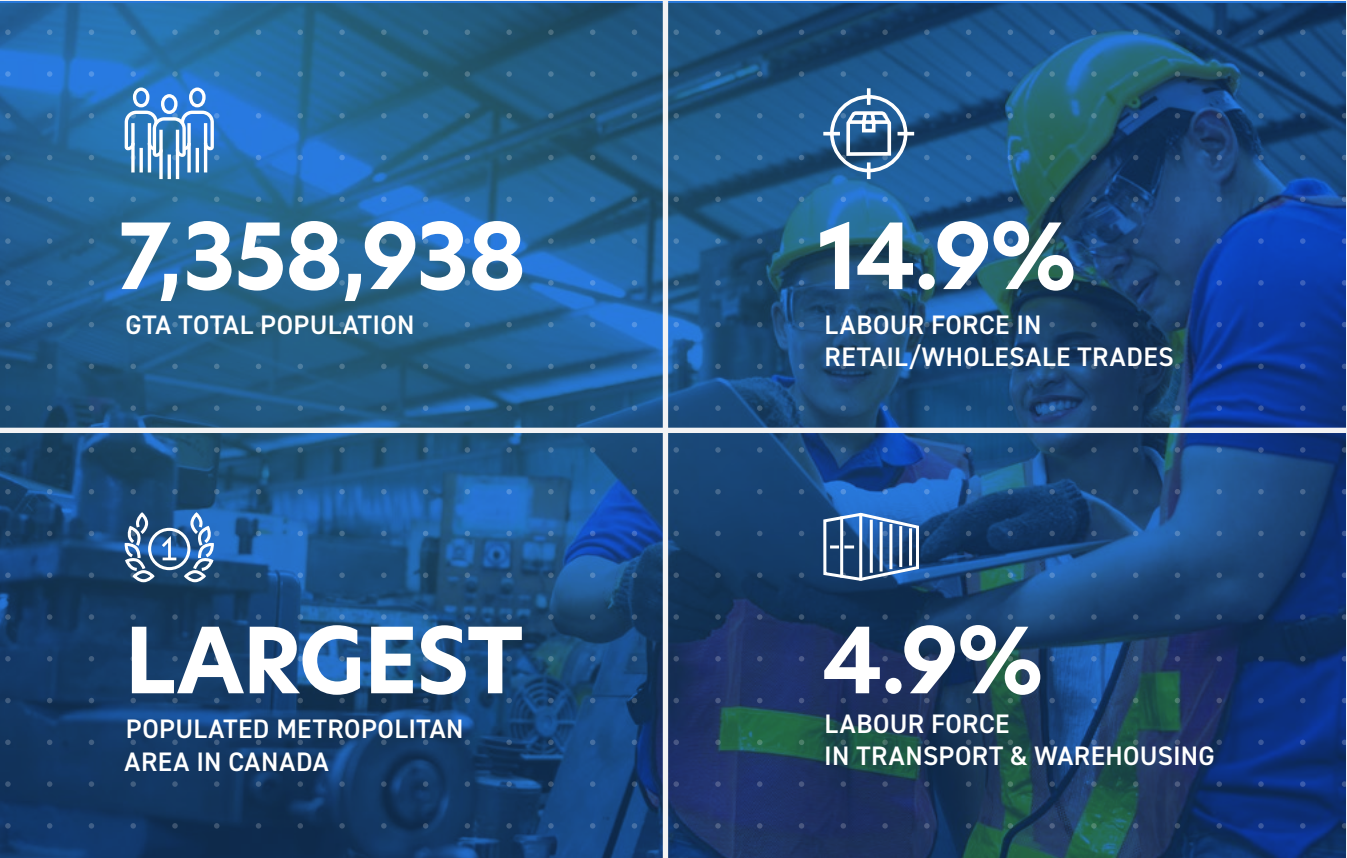
PURE LABOUR
PURE TALENT

**POPULATION DENSITY
PER SQ. KM**

By Census Tract

- More than 4,500
- 2,500 - 4,500
- 1,500 - 2,500
- 500 - 1,500
- Less than 500

Pure access to customers and
an un-matched labour force.



	10 KM	20 KM	30 KM	GTA
Population	831,873	2,872,009	5,148,408	7,358,938
Labour Force	719,208	2,459,426	4,371,154	6,200,867
% of Labour Force in Transport & Warehousing	4.3%	4.4%	5.2%	4.9%
% of Labour Force in Manufacturing	6.8%	7.1%	8.3%	8.4%
% of Labour Force in Retail/Wholesale Trade	13.3%	13.4%	14.5%	14.9%
Avg. Household Income	\$131,849	\$139,667	\$139,508	\$141,676
Avg. Online Spending/Annum	\$1,107	\$1,138	\$977	\$916
# of Households	363,410	1,185,714	1,923,364	2,653,965

PURE TRANSIT

Accessible 24/7 Transit at your doorstep, with TTC bus stops nearby connecting commuters to TTC buses, streetcars, subway lines and the GO.



The Bloor-Danforth subway line runs through the southern part of South Etobicoke, with stations at Kipling, Islington, Royal York, and Old Mill. The area is also served by streetcars and several bus routes that connect to subway stations and other parts of the city.



PURE TORONTO

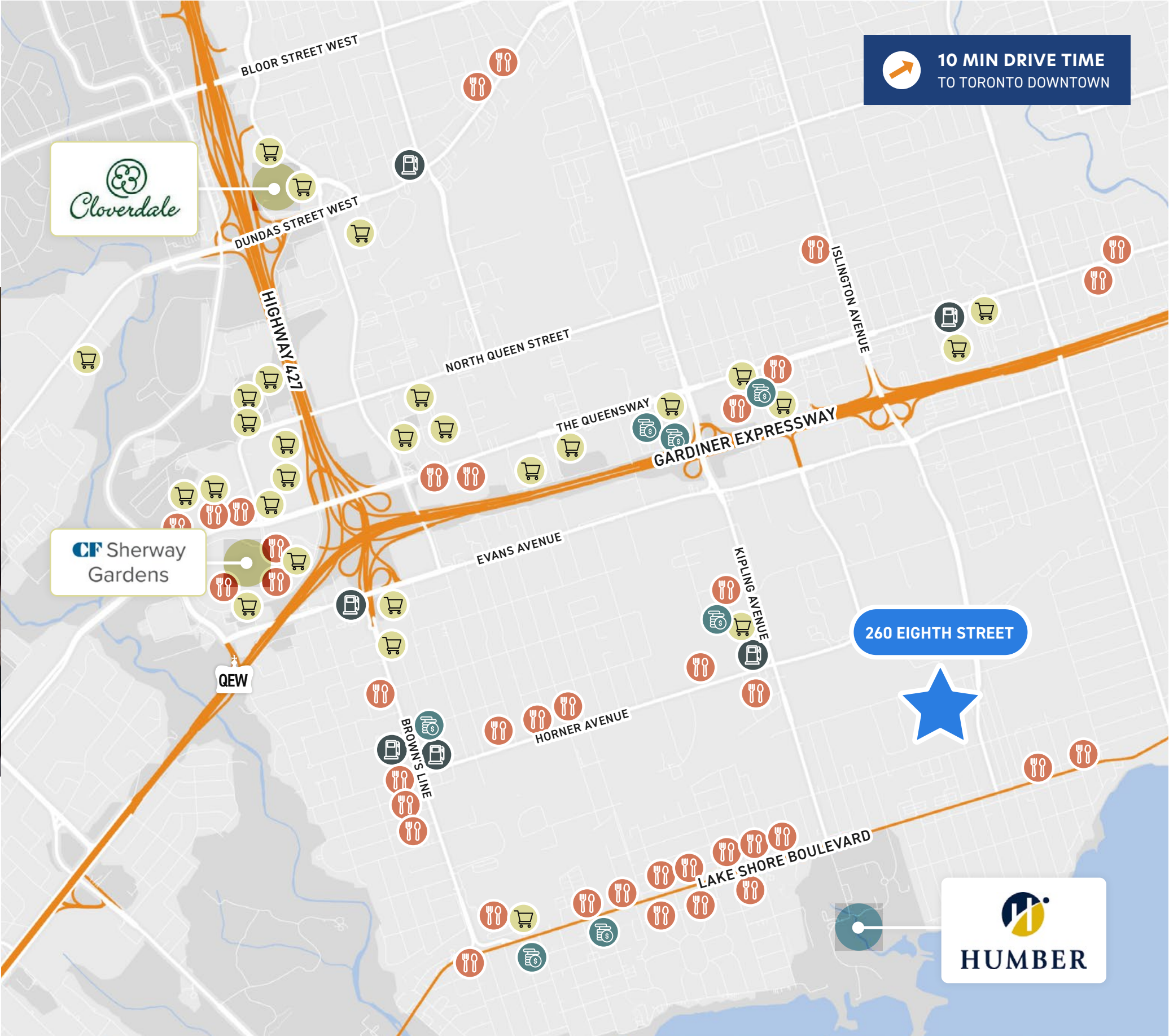
Strategically located in South Etobicoke surrounded by numerous amenities and corporate neighbours.



MAJOR AMENITIES

Within 10 minute drive

 28+ SHOPPING PLACES	 6 GAS STATIONS
 39+ RESTAURANTS & CAFÉS	 7 BANKS





THE TEAM



DEVELOPER

PURE INDUSTRIAL

Pure Industrial is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

LEASING



CBRE Limited is the world’s most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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