



385-387
Carlingview Drive,
Etobicoke | ON

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CBRE



The Offering

385-387 Carlingview Drive,
Etobicoke | ON

CBRE Limited, acting on behalf of 385 Carlingview Drive Holdings Limited, is pleased to present an exceptional opportunity to acquire a 100% freehold interest in a multi-tenant industrial property located at 385-387 Carlingview Drive, Etobicoke, ON.

This strategically positioned asset encompasses 130,860 square feet of multi-tenant space situated on 6.79 acres, benefiting from prominent exposure to Highway 409. The property is currently leased to three tenants, featuring contractual rental growth and a weighted average rent (WAVR) of \$11.16 per square foot net.

The property is offered at a listing price of \$39,000,000. Interested parties are invited to sign a Confidentiality Agreement to receive further details regarding this opportunity. The Vendor is open to reviewing offers submitted through CBRE on a first-come, first-served basis.

Asking Price:

\$39,000,000
CAD



Property Description & Specifications

385-387 Carlingview Drive, Etobicoke | ON

The property includes a single-storey industrial building with six units. There is a fire wall that extends above the roof level that separates 385 & 387 with three units on each side. Each unit typically includes office/storefront space at the front and warehouse space at the rear. The building was constructed in two phases; the original building to the west (units 1 & 2 of 385) was constructed 1967, and the addition to the east (unit 3 of 385 & units A, B, & C of 387) was constructed 1974.

Building Size	130,860 Sq. Ft.
Lot Size	6.79 Acres
Office Area	~15%
Year Built	1967 & 1974
Legal Description	PT LT 24, CON 3 FRONTING THE HUMBER, AS OM TB166102 ;ETOBICOKE,CITY OF TORONTO
Property Taxes	\$180,449 CAD (2025 Annual)
Clear Height	18'
Shipping	16 Truck Level Doors 2 Drive-In Doors
Zoning	E1
Power	Original 800 amps, 600 volts/Addition 800 amps, 575 volts
Roof	The roof deck of the original building is constructed with lightweight, autoclave, aerated concrete panels commonly known as Siporex. The roof deck of the addition is corrugated steel.



Investment Highlights

385-387 Carlingview Drive, Etobicoke | ON



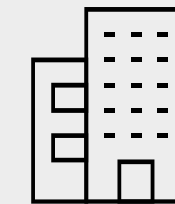
Diverse Tenant Mix

The Property is currently leased to three distinct tenants with a staggered lease expiry schedule providing security to the underlying cash flow.



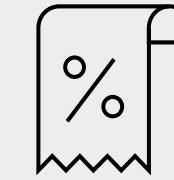
Desirable Location with Potential Signage Opportunity

Highly functional industrial building in a core industrial submarket with tenant signage visible from Highway 409 and the potential to add advertising signage on roof. The Property offers excellent access to major 400-series highways & Pearson International Airport.



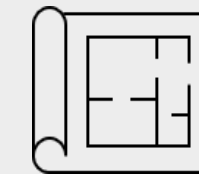
Resilient Industrial Fundamentals

Etobicoke continues to benefit from its prime location as a core industrial submarket. While the overall GTA industrial availability rate sits at 4.6% as of Q1 2025, Etobicoke remains lower than almost every GTA west submarket, with the exception of Halton Hills, with an availability rate of 3.5%. When factoring in clear height, Etobicoke has an availability rate of just 0.8% for properties under 18 feet clear and observed over 122,000 square feet of positive absorption in Q1.



Potential User Opportunity

With unit 1 currently vacant and measuring 23,740 square feet, an owner-occupier could take possession of this space, which provides prominent Carlingview exposure, and gradually expand into the building as tenants rollover and vacate the premises.



Flexible Layout

The current layout provides a variety of unit sizes ranging from 12,563 up to 40,509 and would allow for added flexibility by adding or removing demising walls to accommodate tenants with varying size requirements.



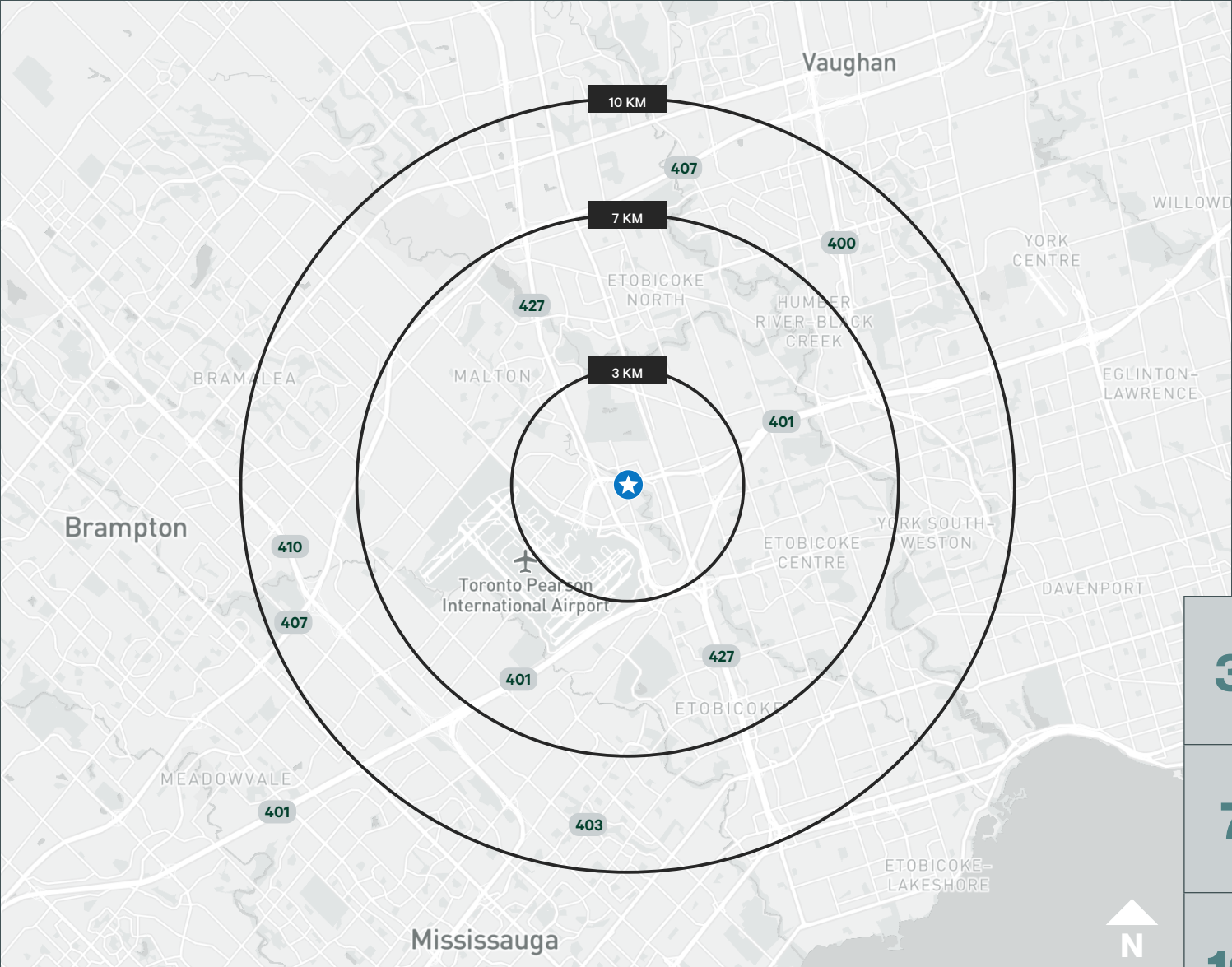
Free and Clear

The Property is being offered without any existing financing allowing perspective purchasers to seek out attractive financing in today's relatively low interest rate environment. CBRE, through its debt capital markets group, can assist perspective purchasers in attaining financing

Nearby Amenities



Demographics



ETOBICOKE



425,784
Population (2024)



457,875
Projected Population (2029)



366,260
Labour Force



\$163,108
Avg. Household Income



39.0
Median Age



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For more information, please contact us:

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