

Investment Opportunity

5200-5220

FINCH AVENUE EAST

T O R O N T O • O N

Middlefield Road

Finch Avenue East

MICRO-BAY INDUSTRIAL & COMMERCIAL  
COMPLEX ON HIGH EXPOSURE CORNER

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# The Offering

## 5200-5220 FINCH AVENUE EAST

Colliers International (the “Agent”) has been retained by HB 5200, 5210, 5220 Finch Avenue East Inc. (the “Vendor”) as exclusive agent to arrange for the offering and sale of a 100% freehold interest in a micro-bay industrial and commercial complex comprising of a combined 62,560 square feet (SF) of gross leasable area (GLA) on a 3.11-acre site and municipally described as 5200, 5210 and 5220 Finch Avenue East, Toronto (the “Property”).



**62,560 SF**  
Gross Leasable Area



**3.11 Acres**  
Site Area



# Investment Overview

The Property is a highly functional and irreplaceable micro-bay industrial and commercial complex strategically located at the high-exposure intersection of Finch Avenue East and Middlefield Road in one of east Toronto’s most sought-after commercial nodes. The 3.11- acre site benefits from excellent visibility along Finch Avenue East, a TTC stop in front of the building and convenient access via multiple entry points, ensuring smooth circulation throughout the Property.

The complex comprises a GLA of 62,560 SF across two multi-tenant buildings and an adjacent parcel occupied by Tim Hortons, offering a unique mix of industrial, retail, and office space that creates a vibrant business community.

The Property features a desirable “micro-bay” industrial component totaling 29,157 SF (47% of the GLA) serviced by 18 drive-in doors, with an average unit size of 1,166 SF and functional configurations, providing flexibility for a wide range of occupiers. In addition to the industrial component there are ground-floor commercial units comprising 12,751 SF (20% of the GLA) with an average unit size of 1,063 SF, catering to

retail, service, and restaurant uses, along with an adjacent parcel occupied by a Tim Hortons franchise. The balance of the complex is comprised of small-office units on the second and third floor above the commercial units. With an average size of 714 SF each, these high demand office units are the ideal size for professionals and smaller businesses and comprise a total of 20,002 SF (32% of GLA).

The Property is currently 94% occupied by a diverse roster of tenants with a long history of occupancy, including “anchor” retail operators that have been tenants for over 20 years (Samosa King) and a Tim Hortons drive-through, which enhances customer traffic and visibility to the complex. Tenancies are predominantly service industrial, retail and restaurant businesses, contributing to a strong “community feel” within the complex. Most tenants occupy a small percentage of the GLA, ensuring cash flow diversity/stability and reduced vacancy risk.

## OPPORTUNITY AT A GLANCE



**948 SF**  
Average Unit Size



**66**  
Units



**94%**  
Occupancy



**48**  
Tenants



**2.25**  
Years of WALT



**10%**  
Below Market

As of May 1, 2026



# Investment Highlights



## High Exposure Corner in Desirable Commercial Node

- Strategically located at the high-exposure intersection of Finch Avenue East and Middlefield Road in one of east Toronto's most sought-after commercial nodes
- 3.11-acre site offering flexible zoning, with excellent visibility, convenient access via multiple entry points
- Long-standing “anchor” tenants with over 20 years of occupancy and Tim Horton’s drive thru draw foot traffic and create a vibrant business community feel
- TTC bus-stop in front of the building and planned Line 2 Scarborough Subway Extension at McCowan will further enhance public transit accessibility
- Desirable location highly coveted by tenants due to its convenient access to highways, transit, amenities and a robust labour pool
- Long-term residential redevelopment potential



## Diverse Tenant Mix, Strong Income Stability & High Barriers to Entry

- Majority of the complex is comprised of “micro-bay” industrial (47% of GLA) with highly rare and desirable unit sizes averaging 1,166 SF that are well configured and served by drive in doors
- Commercial units are leased to long-standing anchor tenants that benefit from the Property’s exposure and location
- Office units average only 714 SF and are ideal for professionals and small businesses
- Strong signage revenue potential with existing Pattison signage generating 50% more impressions than average (32k per day vs. 20k per day average for Pattison signs)
- Leasing performance for “micro-bay” industrial has consistently outperformed other sectors due to the lack of new development, with supply virtually nonexistent for the past 40 years
- Escalating construction costs and limited development land create high barriers to entry, making new multi-tenant projects cost prohibitive and increasing the value of existing complexes

# Property Profile

Site Size	3.11 acres
Gross Leasable Area	62,560 SF
Coverage Ratio	46%
Site Access Points	2
Clear Height	14'3" (Industrial)

Shipping	18 Drive-In Doors
Year Built	1985
Car Parking	±135 stalls
Zoning	Industrial Commercial & Office (MC & OU)

Address	Area Type	GLA	% of GLA	# of Units	Avg. Unit Size
5220 Finch Ave E	QSR	650 SF*	1%	1	650 SF
5210 Finch Ave E	Industrial	29,157 SF	47%	25	1,166 SF
5200 Finch Ave E	GF Commercial	12,751 SF	20%	12	1,063 SF
5200 Finch Ave E	2 <sup>nd</sup> /3 <sup>rd</sup> Floor Office	20,002 SF	32%	28	714 SF
Total / Average		62,560 SF	100%	66	948 SF

\*Land lease. The GLA noted is the approximate size of the building.





# 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 Agents.**

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