



INVESTMENT SUMMARY

30

# BAYWOOD ROAD

ETOBICOKE • ON

GTA MULTI-TENANT INDUSTRIAL  
INVESTMENT OPPORTUNITY



# THE OPPORTUNITY

## THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to present the opportunity to acquire 100% freehold interest in a multi-tenant industrial warehouse building at **30 Baywood Road**, Toronto, Ontario (the “Property” or “Offering”). The Property presents the opportunity to acquire a 63,515 square foot (“sf”) industrial site located on 2.78 acres in the North Etobicoke submarket. The Property houses eleven tenants operating primarily month-to-month, achieving a 70% occupancy rate. Only two tenants hold fixed-term leases extending through 2027 and 2028.



# PROPERTY DETAILS

 TOTAL GLA  
**63,515 SF**

 OCCUPANCY <sup>1</sup>  
**70%**

 CLEAR HEIGHTS  
**14 FT**

 WEIGHTED AVERAGE LEASE TERM  
**1.5 <sup>1</sup>**

 SHIPPING DOORS  
**16 DRIVE IN DOORS**

 SITE COVERAGE  
**42%**

 YEAR BUILT  
**1971**

 ZONING  
**E1.0**

 SITE AREA  
**2.78 ACRES**

 OFFICIAL PLAN  
**EMPLOYMENT**

# INVESTMENT HIGHLIGHTS



## HIGHLY COVETED ETOBICOKE LOCATION

Strategically positioned with frontage along Highway 27, the Property features a highly coveted location within the sought-after industrial sub-market of Etobicoke. Just under 10km from Pearson International Airport, the Property has immediate access to Highways 427 & 407 and exceptional accessibility to the extensive 400-series highway network, facilitating seamless connections to neighbouring municipalities and the abundant labour pools within the Greater Toronto Area (“GTA”). Etobicoke offers unparalleled access to the rest of the GTA and southern Ontario. Facilitating effortless connections to crucial logistics hubs province wide. With over 70 million square feet of industrial space, Etobicoke is one of the GTAs largest sub-markets. The strategic position within the GTA, surrounded by a host of prominent businesses, coveted amenities and premier transportation systems, further enhancing its appeal.



## SMALL BAY FUNDAMENTALS

The small bay industrial sector continues to demonstrate exceptional resilience, with unprecedented demand from diverse tenant segments including contractors, service businesses, light manufacturers, warehousing operators, and wholesale distributors. While broader industrial markets face rising vacancy rates, the small bay class remains remarkably tight due to a critical shortage of quality inventory and the complete absence of new small bay development. This supply-demand imbalance has generated double-digit rental growth across multiple submarkets, driven by the sector’s inherent recession resistance as small businesses form the backbone of the economy.



## NEAR TERM VALUE ENHANCEMENT

This property presents significant value-add opportunities through several strategic approaches. With only two tenants occupying 25,207 square feet under contractual leases expiring in 2027 and 2028 respectively, the flexible lease structure allows investors to capitalize on rental rate increases to current market levels while maintaining the future option for condominium conversion. Unit sizes of 1,500 to 4,000 square feet represent the market’s most active small-bay segment, ensuring rapid lease-up and strong interest from both tenants and condo purchasers. Individual metering throughout eliminates costly utility separation typically required for conversion, while the combination of flexible lease terms and conversion-ready infrastructure allows investors to optimize returns based on evolving market conditions, whether through rental repositioning or strategic condominium sales.

<sup>1</sup>Per January 2026 rent collection

# LOCATION OVERVIEW

## STRATEGIC ETOBICOKE INVESTMENT HUB

30 Baywood Road delivers exceptional investment fundamentals from the heart of Etobicoke's dynamic industrial corridor. This prime location provides seamless access to major highway networks including the 427 and 407, ensuring efficient connectivity throughout the GTA. The property benefits from frontage along Highway 27, enhancing visibility and accessibility. Positioned just under 10km from Toronto Pearson International Airport, this location serves as an ideal investment for industrial operations. The combination of highway proximity, airport access, and established tenant base creates a compelling opportunity for investors seeking stable industrial assets in the GTA market.

## LABOUR MARKET OVERVIEW

Strategically situated within Etobicoke's vibrant employment node, 30 Baywood Road offers direct access to Toronto's west-end business community. The property is ideally located with seamless connections to major highways, public transportation, and is just a short drive from Toronto Pearson International Airport, providing unparalleled accessibility for employers and employees alike. The surrounding area draws on a diverse talent pool, supported by a labour force of more than 470,000 within a 30-minute commute. Etobicoke residents enjoy access to a wide range of educational and training institutions, contributing to a qualified and dynamic workforce. The local employment market is driven by strong sectors, including logistics, advanced manufacturing, professional services, and technology, with several multinational corporations and established businesses anchored in the vicinity.

## DEMOGRAPHICS\*



TOTAL POPULATION  
**372,240+**



TOTAL LABOUR FORCE  
**317,980+**



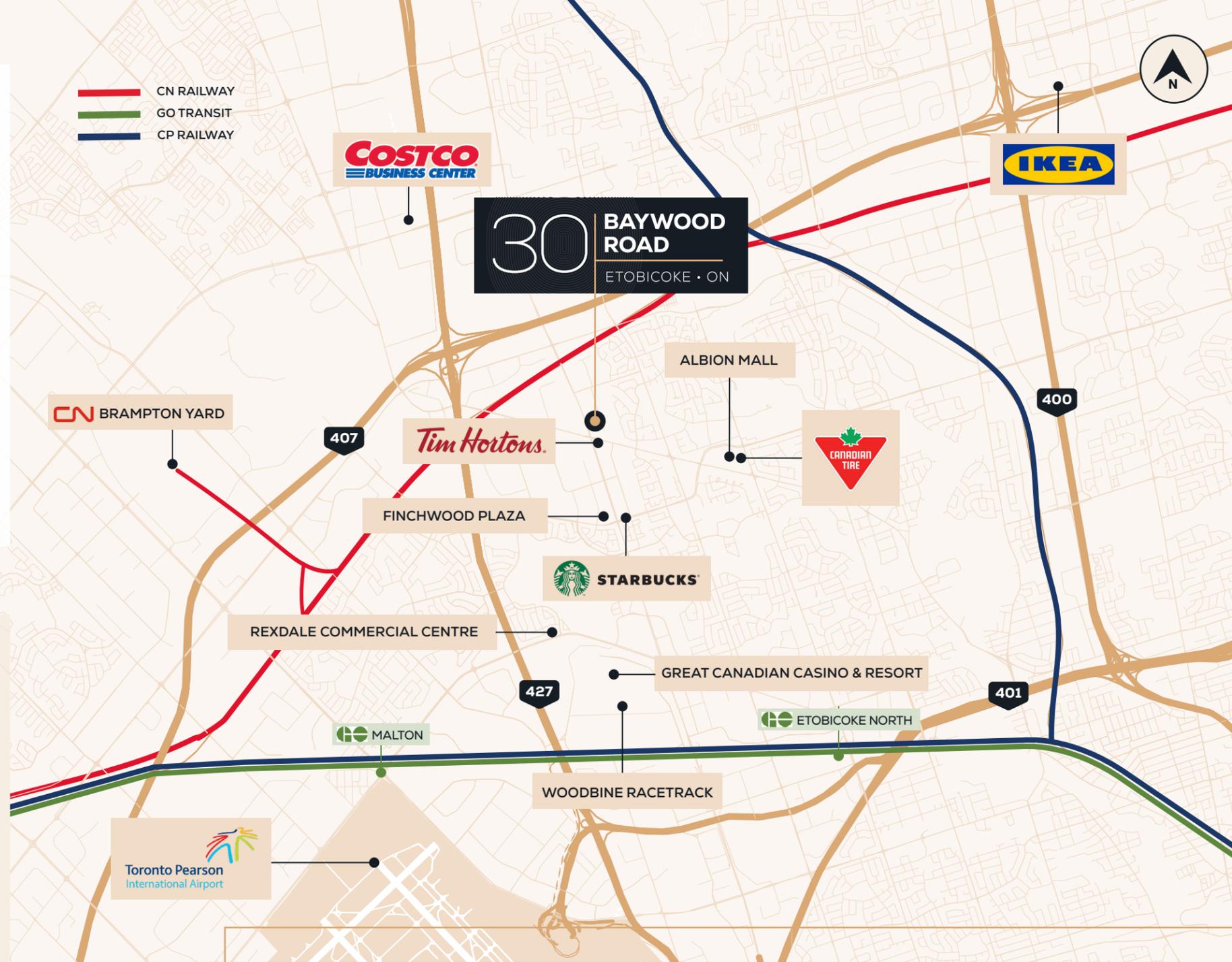
EMPLOYMENT RATE  
**60.9%**



MEDIAN HOUSEHOLD INCOME  
**\$271,000**



COMMUTE MODE  
**75%**  
(Drives Car to Work)



## ETOBICOKE INDUSTRIAL MARKET

Etobicoke offers unparalleled access to the GTA and southern Ontario, facilitating effortless connections to crucial logistics hubs province wide. With over 70 million square feet of industrial space, Etobicoke is one of the GTA's largest submarkets. The strategic position within the GTA, surrounded by prominent businesses and premier transportation systems, further enhances investment appeal.



TORONTO AIRPORT  
**14 MIN | 10.9 KM**



CN BRAMPTON RAIL YARD  
**9 MIN | 8.9 KM**



CP VAUGHAN RAIL INTERMODAL  
**17 MIN | 11.5 KM**

\* WITHIN 3 KM, AS OF 2024 | SOURCE: JLL, ESRI

# OFFERING PROCESS

## FREE & CLEAR

The Property is being offered free and clear of any existing liens and claims, pursuant to an approval and vesting order issued by the Court.

## OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Receiver to seek proposals for the Court appointed disposition of the Property. Interested parties are invited to submit offers to purchase the Property through Jones Lang LaSalle Real Estate Services, Inc. for consideration of the Receiver. Interested parties will be required to execute and submit the form of confidentiality agreement prior to receiving detailed information about the Property. The offers to purchase the Property are encouraged to be submitted on the form provided by the Receiver and will be available in the virtual data room.



# CONTACTS

All inquiries regarding the Property should be directed to JLL Capital Markets:

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