FOR SALE / FOR LEASE

YORK MILLS & LESMILL

TORONTO, ONTARIO

JLL

Northbridge | NICOLA REAL ESTATE



URBAN COMMERCIAL DEVELOPMENT OPPORTUNITY

±15.83 ACRES | THREE CONTIGUOUS PARCELS | YORK MILLS ROAD & LESMILL ROAD FRONTAGE

INVESTMENT HIGHLIGHTS

THE OPPORTUNITY

JLL Capital Markets ("JLL" or the "Advisor") is pleased to offer the opportunity to acquire or lease 840 and 842 York Mills Road and 16 and 20 Lesmill Road, North York, ON (the "Property" or the "Site"). The Property comprises approximately 15.83 acres at the intersection of York Mills Road and Lesmill Road, representing one of the largest contiguous industrial and commercial landholdings available within the City of Toronto. The Site is being brought to market on a flexible basis, with optionality for purchase by an owner-occupier, a design-build opportunity or for lease on a configurable range of building sizes.

Located less than 15 minutes from Toronto's downtown core, with direct access to Highway 401 and the Don Valley Parkway and a labour force approaching 200,000 within five kilometres, the Property is one of the most accessible undeveloped urban infill sites in central Toronto.



Scale rarely available within Toronto's built-up boundary, paired with a zoning framework open to occupier categories well beyond conventional industrial demand.

SELECT LIST OF POTENTIAL USES:

- **SELF-STORAGE**
- **HOSPITAL**
- **PLACE OF WORSHIP**
- **AUTOMOTIVE**
- **LAB / MEDICAL**
- **GROCERY**
- **RETAIL**
- **FITNESS CLUB**
- **E-COMMERCE / LOGISTICS**
- **OFFICE**

ADDRESS	840 & 842 YORK MILLS ROAD & 16 & 20 LESMILL ROAD, TORONTO
TOTAL SITE AREA	±15.83 ACRES (3 CONTIGUOUS PARCELS)
POWER	7,500 KVA (AS OF RIGHT)
ZONING	MC(104) INDUSTRIAL-COMMERCIAL (~14.0 ACRES) MO(6) INDUSTRIAL-OFFICE AT 20 LESMILL ROAD (~1.8 ACRES)
FRONTAGE	**YORK MILLS ROAD:** 470 FEET **LESMILL ROAD:** 400 FEET
DIVISIBLE BLOCKS	3.55 TO 6.83 ACRES

LOCATION OVERVIEW

HIGHWAY ACCESS

Ideally positioned southwest of the Highway 401 and DVP interchange, the Property benefits from exceptional access to the greater 400-series highway network, as well as the Toronto Pearson International Airport, located just a 25-minute drive away.

TRANSIT

The Property is proximate to several Toronto Transit Commission ("TTC") routes with convenient connections to adjacent transit networks, including TTC and GO transit services at Leslie TTC Station and Oriole GO Station.

NEIGHBOURHOOD & AMENITIES

The Property is also located within 4.0 kilometres of CF Fairview Mall, Bayview Village Shopping Centre and CF Shops at Don Mills, which provides a full host of amenities and services a short drive from the Property.



TRANSIT & AMENITIES

50 m
TTC Bus Stop

1.5 km
Don Valley Parkway

2.0 km
Highway 401

2.5 km
Oriole GO Station

2.7 km
TTC Leslie Station

2.8 km
CF Fairview Mall

4.0 km
Bayview Village Shopping Centre

4.3 km
TTC York Mills Station

15.0 km
Downtown Toronto

25.0 km
Toronto Pearson International Airport

PROPERTY OVERVIEW

The Property is municipally known as 840 and 842 York Mills Road and 16 and 20 Lesmill Road, North York, and totals approximately 15.83 acres. The majority of the Site, 840 and 842 York Mills Road and 16 Lesmill Road, comprising approximately 14.0 acres, is zoned Industrial-Commercial (MC(104)). The remaining parcel, 20 Lesmill Road, comprises approximately 1.8 acres and is zoned Industrial-Office (MO(6)). The Site has frontage on both York Mills Road and Lesmill Road, and abuts the Metrolinx corridor along its western boundary.

DIVISIBLE LAND PARCELS OFFER FLEXIBLE SITE CONFIGURATION

The Property can be subdivided into three separate blocks ranging from 3.55 to 6.83 acres in size, ideal for multi-tenant developments or phased projects.

This zoning structure offers a purchaser the ability to market the majority of the Site to a wide range of occupiers without the delay or uncertainty of a rezoning application, materially shortening the path to a completed transaction for many prospective users. Prospective purchasers are advised to confirm current zoning status, applicable site-specific exceptions, and any minor variance history directly with the City of Toronto prior to finalizing an offer.



DEVELOPMENT READINESS & DUE DILIGENCE

SITE STATUS

Three contiguous parcels totalling ±15.83 acres, largely vacant with one existing building at 20 Lesmill Road. Available individually or as a full assembly.

ACCESS & CONNECTIVITY

The Site offers direct frontage on both York Mills Road and Lesmill Road, with the site abutting the Canadian National Railway corridor along its western boundary. The Property is positioned less than 15 minutes from downtown Toronto.

CONSTRUCTION TIMELINE

Current ownership has already commissioned the majority of consultant reports required for a Site Plan application. Based on recent construction schedules and property-specific factors, final construction could be completed as early as the first half of 2029.

TRANSACTION FLEXIBILITY

The Site is offered on a flexible basis: outright sale (from 3.5 acres up to the entire 15.8-acre parcel), long-term lease, or a tailored development partnership for a purpose-built facility.

DEVELOPMENT OVERVIEW

DEVELOPMENT SCENARIOS

The Property offers multiple pathways to meet the specific needs of a wide range of developers or occupiers:

1 OUTRIGHT SALE OPPORTUNITIES
Purchase parcels from 3.5 acres up to the full 15.8-acre site.

2 LONG-TERM LEASE AVAILABLE
Lease a portion of the Site or secure the entire Property with flexible terms tailored to an occupier's business.

3 TAILORED DEVELOPMENT PARTNERSHIP
Design an ideal facility from 50,000 to 350,000 SF and partner with an institutional developer, Nicola and Northbridge, to bring the vision to life.

PRODUCTIVITY MEGA DEDUCTION

On September 15, 2026, Prime Minister Mark Carney announced the Productivity Mega Deduction, a proposed federal tax measure that would allow the immediate expensing of more than 65% of depreciable asset classes, up from roughly 15% previously. This announcement, in conjunction with Budget 2025 (to be enacted) that encourages the near-term construction of eligible manufacturing and processing facilities by allowing for 100% first-year capital cost allowance, significantly reducing the after-tax cost for owner-users to build. In addition, favourable financing terms available through BDC and Canada's marginal effective tax rate on new business investment has decreased to 6.4%, among the lowest in the G7, meaningfully lowers the capital required to equip and operate a new eligible facility in Toronto.

BUILD-TO-SUIT OPTION

NICOLA & NORTHBRIDGE – INSTITUTIONAL EXPERTISE TO DELIVER

NICOLA REAL ESTATE

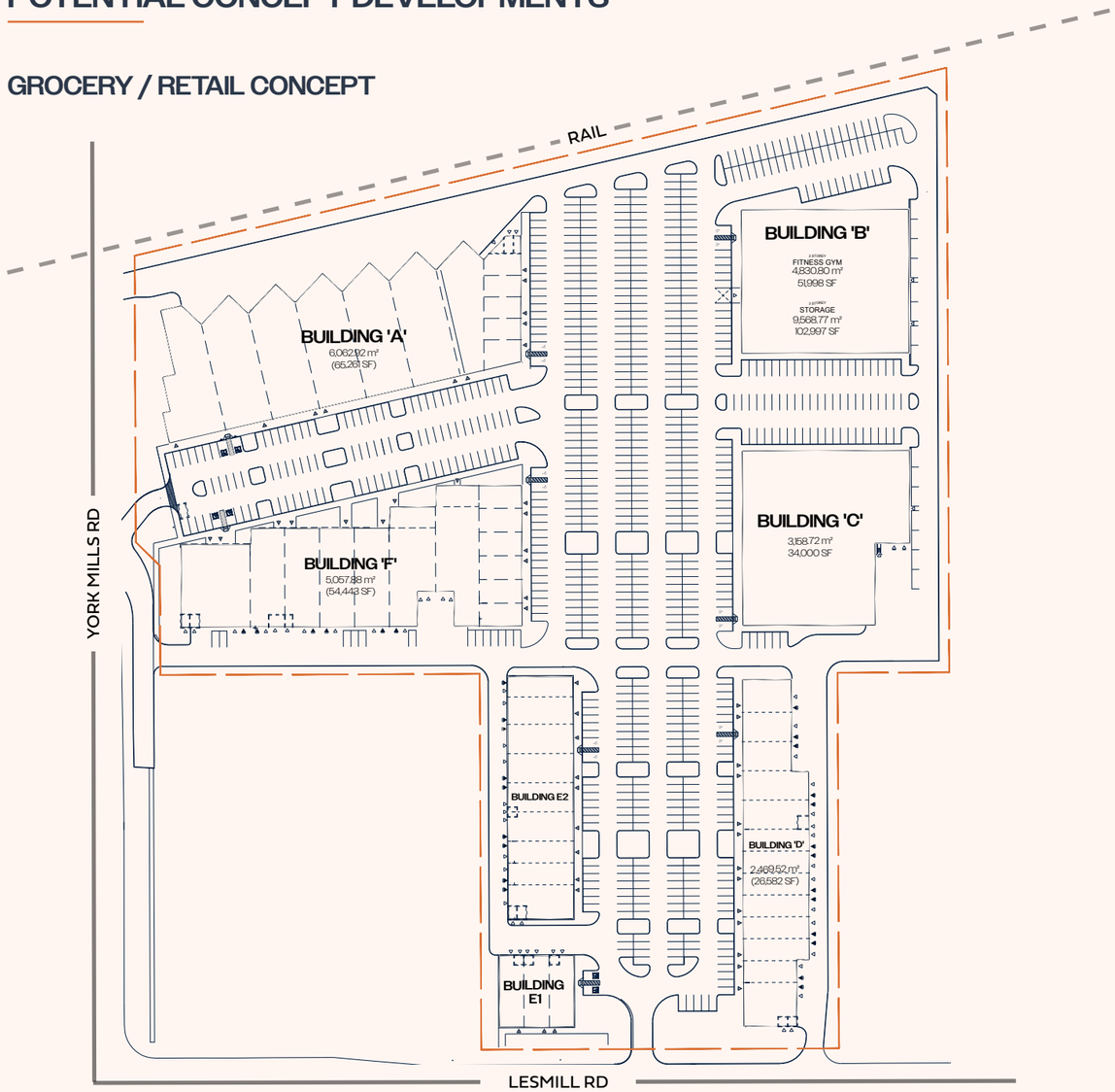
Nicola Institutional Realty Advisors (NIRA) provides real estate investment advisory, asset management, and transaction management services to foreign investors, private investors, and both public and private sector companies.

Northbridge

Founded in 2016, Northbridge Capital is a 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, with a portfolio spanning industrial, office, retail, multi-family residential and development properties across North America. Since inception, they have acquired $935 million of properties representing over 4.2 million square feet and have sold over $397 million. They currently own approximately $905 million of properties in Canada and the US and have over one million square feet of planned industrial development in the Greater Toronto Area.

POTENTIAL CONCEPT DEVELOPMENTS

GROCERY / RETAIL CONCEPT



STATS

BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E1	BUILDING E2
65,261 SF	51,998 SF	34,000 SF	26,582 SF	7,021 SF	20,549 SF

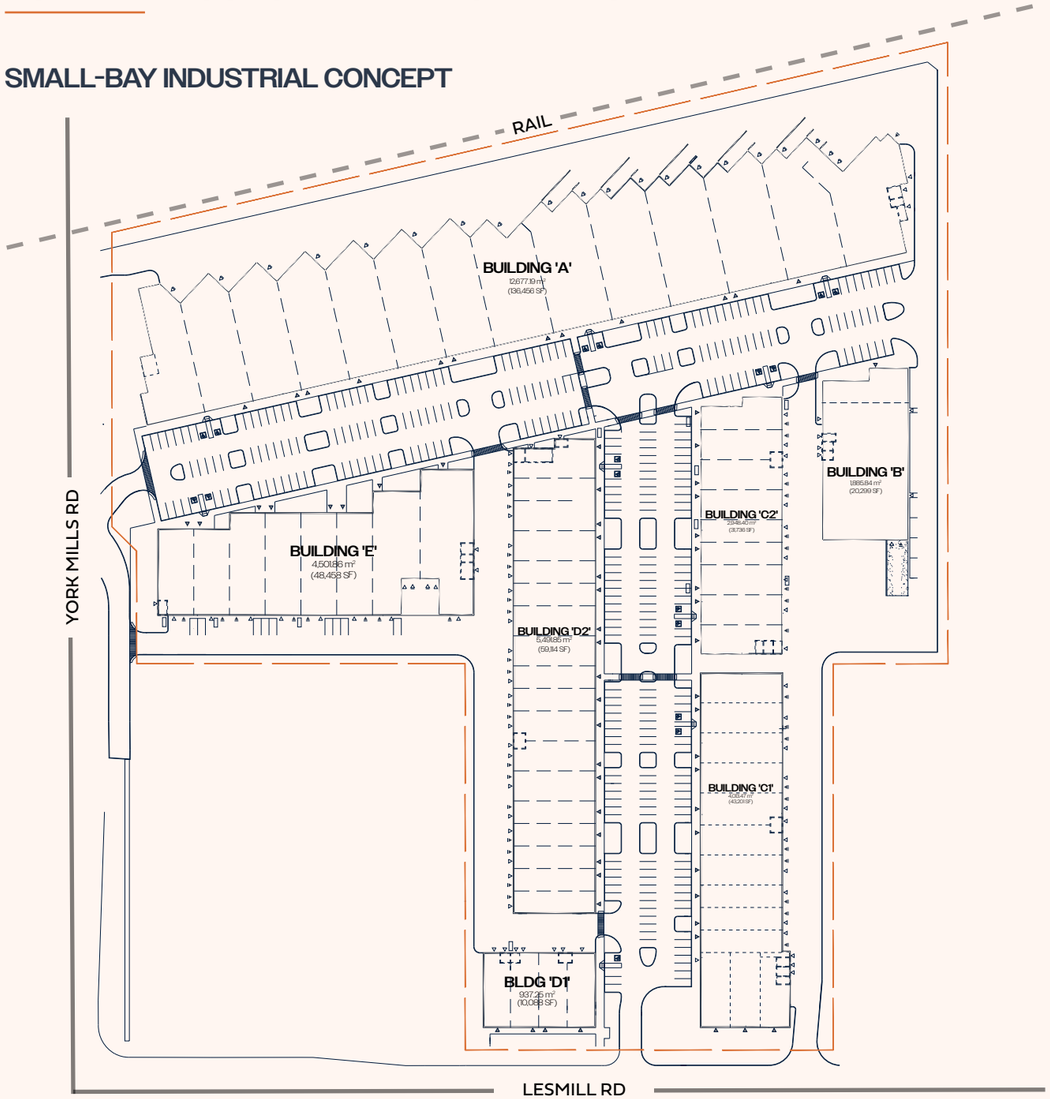
BUILDING F	**TOTAL**
54,443 SF	259,854 SF

GROCERY / RETAIL CONCEPT



POTENTIAL CONCEPT DEVELOPMENTS

SMALL-BAY INDUSTRIAL CONCEPT



STATS

BUILDING A	BUILDING B	BUILDING C1	BUILDING C2	BUILDING D1	BUILDING D2
136,456 SF	20,299 SF	43,201 SF	31,736 SF	10,088 SF	59,114 SF

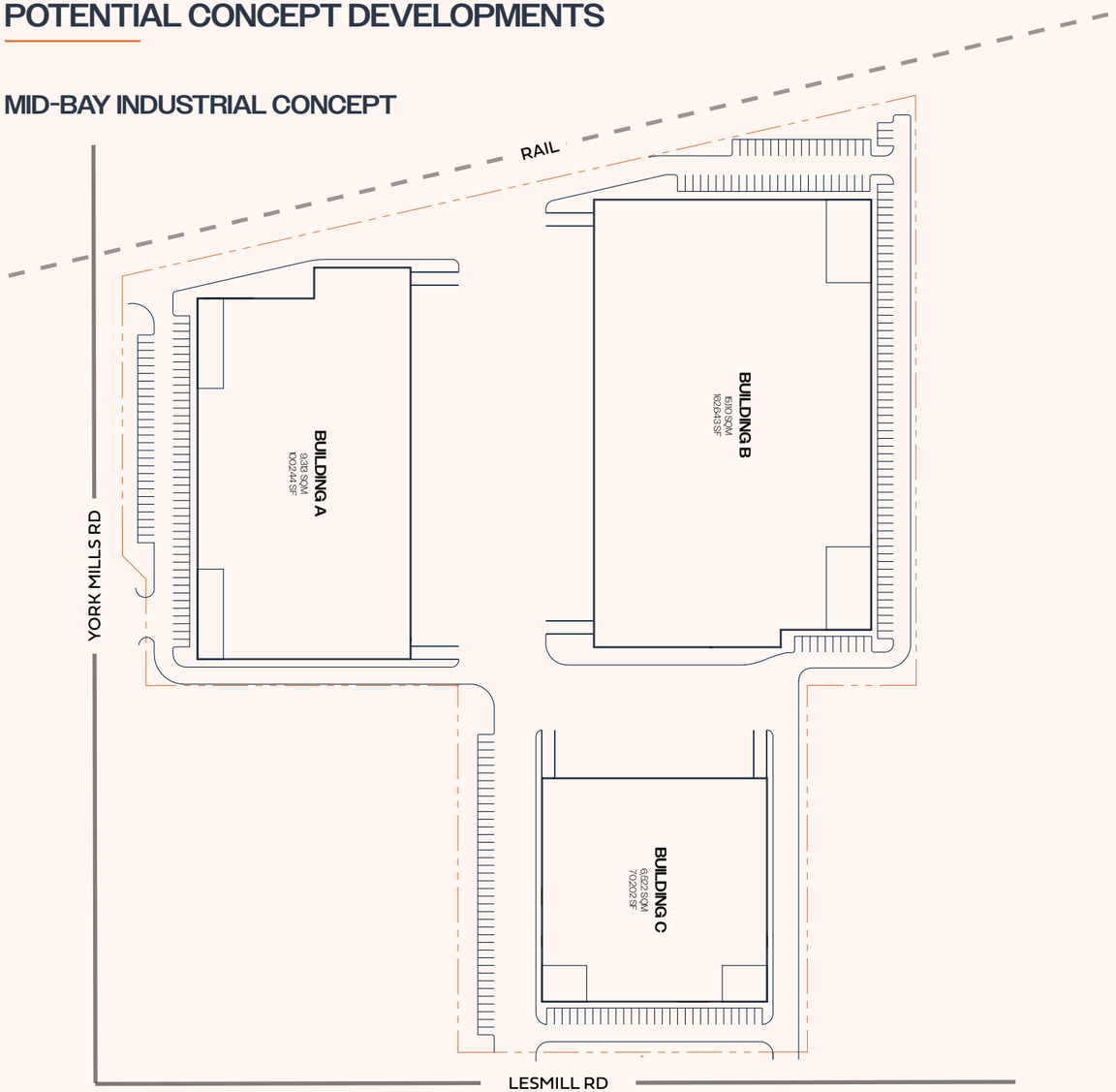
BUILDING E	**TOTAL**
48,458 SF	349,352 SF

SMALL-BAY INDUSTRIAL CONCEPT



POTENTIAL CONCEPT DEVELOPMENTS

MID-BAY INDUSTRIAL CONCEPT



STATS

BUILDING A	BUILDING B	BUILDING C	**TOTAL**
100,244 SF	162,643 SF	70,202 SF	333,089 SF

MID-BAY INDUSTRIAL CONCEPT



MARKET OVERVIEW

TRADE AREA FUNDAMENTALS

Within five kilometres of the Property, the resident population totals approximately 356,000, average household income is approximately $138,000, and the labour force totals approximately 195,000.

DEMOGRAPHIC STATISTICS

Within a 5-km radius of the Property

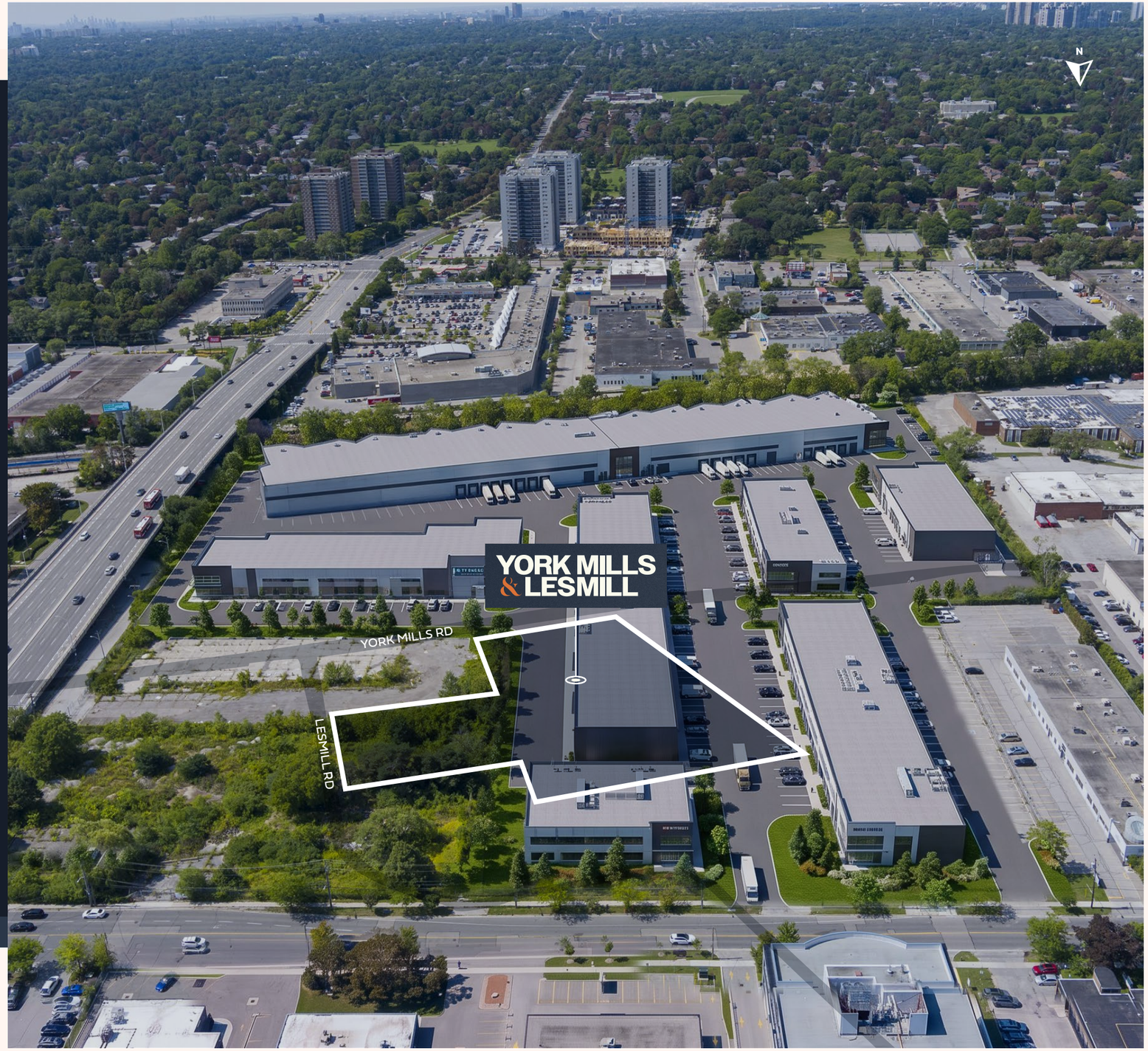
356,000
RESIDENT POPULATION

$138,000
AVERAGE HOUSEHOLD INCOME

195,000
LABOUR FORCE

Source: JLL, ESRI

The scale of the surrounding population and labour force, combined with direct highway and transit access, positions the Property well to support both industrial users seeking proximity to a dense labour pool and commercial or institutional occupiers seeking direct exposure to an affluent residential trade area.



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OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. (the "Advisor") has been exclusively retained to seek proposals to acquire or lease the Property on a flexible offering structure, allowing proposals for a portion of the Site, or together as the full parcel. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the

EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to the Capital Markets team below.

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