



**MORNINGSIDE**  
BUSINESS CENTRE



## PRICING TABLE

### Building 1 - 2560 Morningside Avenue

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
12	4,745	2,154	6,899	-	0 D, 1 G	7 Stalls
11	5,275	1,608	6,883	-	0 D, 1 G	7 Stalls
10	6,770	1,608	8,378	\$535 PSF	0 D, 1 G	9 Stalls
9	Sold					
8	Sold					
7	Sold					
6	Sold					
5	Sold					
3	Sold					
2	Sold					
1	Sold					

### Building 2 - 2450 Morningside Avenue

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
15	11,428	1,828	13,256	-	2 D, 1 G	14 Stalls
13	Under Contract					
12	Sold					
11	Sold					
10	Sold					
9	Sold					
8	Sold					
7	Sold					
6	Sold					
5	Sold					
3	Sold					
2	Sold					
1	Sold					

\* Prices subject to change without notice

## PRICING TABLE

### Building 3 - 2340 Morningside Avenue

	Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
	9	8,893	1,825	10,718	-	2 D, 1 G	11 Stalls
	8	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
	7	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
LIMITED RELEASE	6	9,191	1,804	10,995	\$525 PSF	2 D, 1 G	11 Stalls
	5	9,191	1,804	10,995	\$525 PSF	2 D, 1 G	11 Stalls
	3	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
	2	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
	1	9,474	1,854	11,328	-	2 D, 1 G	11 Stalls

\* Prices subject to change without notice



**OWNING YOUR COMPANY'S REAL ESTATE PROVIDES FLEXIBLE EXIT STRATEGIES FOR BUSINESS OWNERS.**

**1**

**Selling your business and retaining an income producing real estate asset.**

**2**

**Selling your facility and leasing back the facility for a substantial cash infusion.**

**3**

**Selling both your business and the facility together.**

*Controlling your real estate will allow you to grow your business with confidence. Take advantage of one of the top industrial markets in North America by building equity. By purchasing a brand new facility, you minimize your business's exposure to large capital repairs / replacements for the first 15 years of ownership.*

## SITE PLAN

### LEGEND


D = Dock Loading

G = Grade Loading

E = Electrical Room

M = Mechanical Room

 = Mailbox

 = Bus Stop

 = Under Contract

 = Sold

**M**



### READY FOR OCCUPANCY

Building 1 - Q1 2023

Building 2 & 3 - Q2 2023



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