FOR SALE

UPDATED INDUSTRIAL CONDOMINIUM UNITS

CBRE

BERKSHIRE AXIS

DEVELOPMENT

CBRE & Berkshire Axis Developments are pleased to announce the launch of the Galaxy Industrial Condos in Etobicoke.

80 Galaxy is a rare industrial condominium conversion offering end users and investors the opportunity to own their own industrial condo in the heart of Etobicoke.

CONTACT US



Fraser McKenna* Senior Sales Associate 416 798 6275 fraser.mckenna@cbre.com

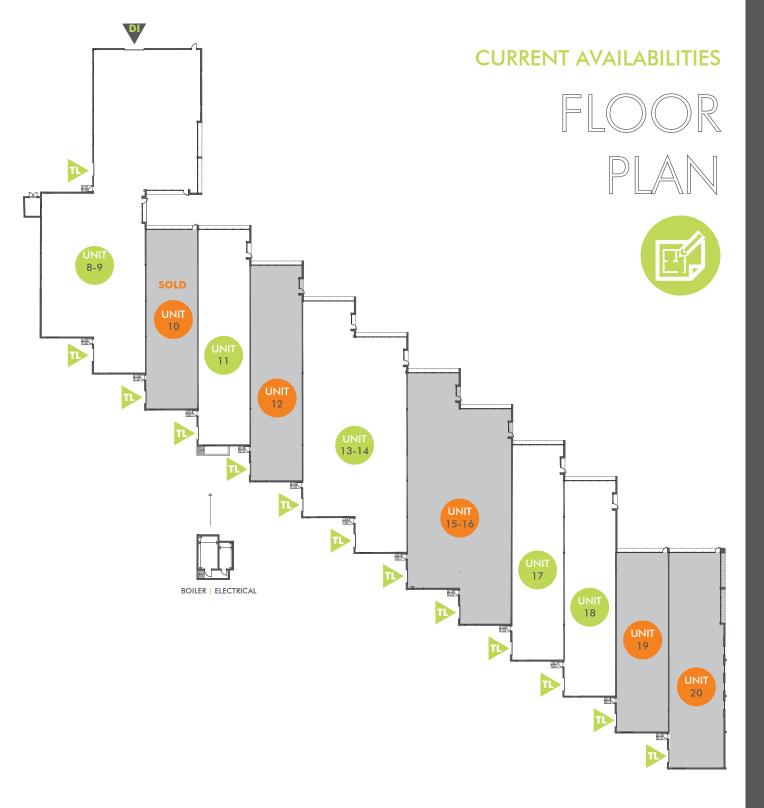


Shawn McGinn* Senior Sales Associate 416 798 6209 shawn.mcginn@cbre.com



VARIOUS SIZES AVAILABLE 3,600 - 12,373 SQ. FT.







AVAILABILITY

FOR SALE

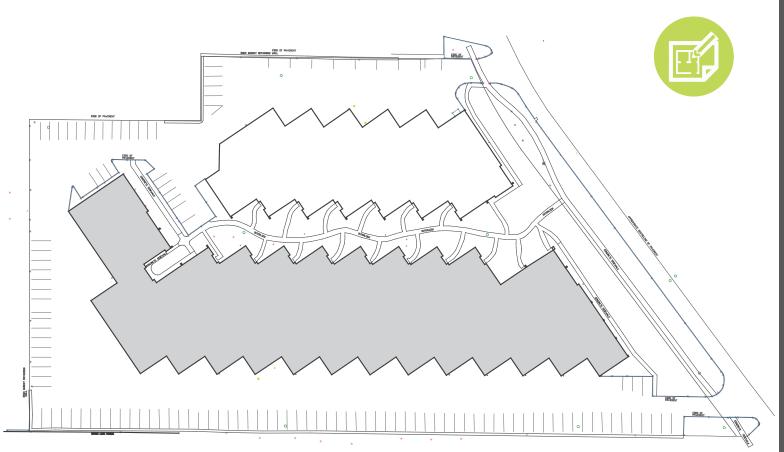
UNIT	TOTAL AREA (SQ. FT.)	DOORS	PRICE
8-9	12,373	2 TL 1 DI	\$2,165,275
10	3,602	SOLD	
11	4,298	1 TL	\$752,150
12	4,310	COMING SOON	
13-14	8,613	2 TL	\$1,446,984
15-16	8,613	COMING SOON	
17	4,302	1 TL	\$722,736
18	4,299	1 TL	\$752,325
19	3,621	COMIN	G SOON
20	4,551	COMIN	G SOON

CBRE

INTERIOR AND EXTERIOR WORK COMPLETION DATE: JUNE 1ST, 2016







HIGHLIGHTS

E1 ZONING

14' CLEAR

LED LIGHTING

100 AMPS

NEW ROOF

NEW PAVING

CONTACT US



Fraser McKenna* Senior Sales Associate 416 798 6275 fraser.mckenna@cbre.com



Shawn McGinn* Senior Sales Associate 416 798 6209 shawn.mcginn@cbre.com



CBRE





TO BE FULLY COMPLETED BY JUNE 1ST, 2016

- Each unit equipped with a truck level door
- > Freshly painted warehouse interior
- > Upgraded high efficiency LED lighting
- > New rear windows and man doors
- > New galvanized rear loading dock metal stairs
- Sprinkler connections and plumbing connections installed
- > Upgraded 100 Amp power service
- > New roof (December 2015)
- > New paved driveway and parking lot



- Use Seller's Standard Agreement of Purchase and Sale (10 days)
- Gain access to condominium disclosure booklet
- Close transaction



For competitive financing options, PLEASE CONTACT:



Manish Jain | Associate
CBRE Limited | Debt & Structured Finance
T 416-495-6319 | Manish.Jain@CBRE.com
Mortgage Agent #M13002077
Mortgage Brokerage #10501



PRICING OVERVIEW

\$168 -\$175/SQ FT

+

T&O \$3.74/SQ FT

ANNUAL PROPERTY TAXES
AND CONDO FEES

CONTACT US

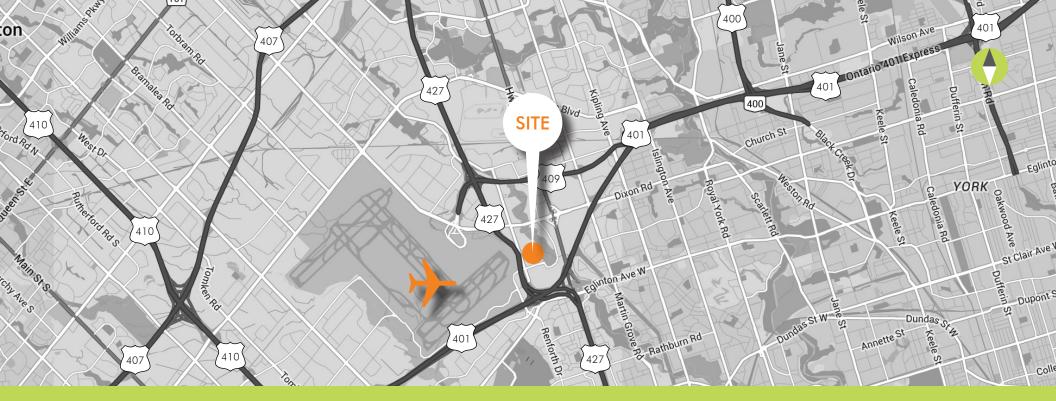


Fraser McKenna*
Senior Sales Associate
416 798 6275
fraser.mckenna@cbre.com



Shawn McGinn* Senior Sales Associate 416 798 6209 shawn.mcginn@cbre.com





ZONING

LOCATION

E-ZONE

In the Ezone, the following uses are permitted:

Ambulance Depot, Animal Shelter, Artist Studio, Automated Banking Machine, Bindery, Building Supply Yards, Carpenter's Shop, Cold Storage, Contractor's Establishment, Custom Workshop, Dry Cleaning or Laundry Plant, Financial Institution, Fire Hall, Industrial Sales and Service Use, Kennel, Laboratory

Manufacturing Use if it is not one of the following:

- 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
- 2) Ammunition, Firearms or Fireworks Factory;
- 3) Asphalt Plant:
- 4) Cement Plant, or Concrete Batching Plant;
- 5) Crude Petroleum Oil or Coal Refinery;
- 6) Explosives Factory;
- 7) Industrial Gas Manufacturing;
- 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- 9) Pesticide or Fertilizer Manufacturing;
- 10) Petrochemical Manufacturing;

- 11) Primary Processing of Gypsum;
- 12) Primary Processing of Limestone;
- 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- 14) Pulp Mill, using pulpwood or other vegetable fibres;
- 15) Resin, Natural or Synthetic Rubber Manufacturing;
- 16) Tannery, Office, Park, Performing Arts Studio, Pet Services, Police Station, Printing Establishment, Production

Public Works Yard, Service Shop, Software Development and Processing, Warehouse, Wholesaling Use

Use with Conditions - E Zone

Body Rub Service Cogeneration Energy Crematorium Drive Through Facility Eating Establishment

Metal Factory involving Forging and Stamping

Open Storage Public Utility Recovery Facility Recreation Use

Renewable Energy

Retail Service

Retail Store

Shipping Terminal

Take-out Eating Establishment

Transportation Use

Vehicle Depot

Vehicle Fuel Station

Vehicle Repair Shop

Vehicle Service Shop

Vehicle Washina Establishment

Open Storage In the E zone:

(ii) may not be located in a yard that abuts a lot in the Residential Zone category or the Residential

Apartment Zone category;

- (iii) may not be in the front yard;
- (iv) must be a minimum of 7.5 metres from any lot line;
- (v) must be less than 30% of the lot area;
- (vi) may be no higher than the permitted maximum
- height of a building on the lot; and
- (vii) must be enclosed by a fence; and
- (B) open storage may be for recyclable material and

CONTACT US



Fraser McKenna* Senior Sales Associate 416 798 6275 fraser.mckenna@cbre.com



Shawn McGinn* Senior Sales Associate 416 798 6209 shawn.mcginn@cbre.com

CBRE Limited | Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga, ON L4V 1W5 | T 416 674 7900 | F 416 674 6575

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information. should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth