VENTURE DRIVE
SCARBOROUGH, ON

50,000 - 295,078 SF INDUSTRIAL DEVELOPMENT
AVAILABLE Q2 2019

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Owned By: piret
Developed By: Hopewell
50,000 - 295,078 SF
STATE OF THE ART DISTRIBUTION FACILITY

On behalf of PIRET & Hopewell Development LP, Avison Young is pleased to introduce the lease offering of 295,078 square foot State-of-the-Art facility located at 75 Venture Drive in Scarborough, ON.

Available Q2 2019
PROPERTY HIGHLIGHTS

BUILDING AREA
295,078 sf

OFFICE AREA
3%

SHIPPING
57 Truck Level Doors
2 Drive-In Doors

LOT SIZE
14.82 acres

ZONING
E 0.7

CLEAR HEIGHT
36'

ASKING RENT

Over 100,000 sf
$6.95 psf

Less than 100,000 sf
$7.75 psf

TMI
$3.50 psf (Estimate)

POSSESSION
Q2 2019

75 VENTURE DRIVE | SCARBOROUGH, ON
### BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td><strong>TOTAL AREA</strong></td>
<td>50,000 - 295,078 sf</td>
</tr>
<tr>
<td><strong>OFFICE AREA</strong></td>
<td>3% - Offices designed to suit Tenant’s individual needs</td>
</tr>
<tr>
<td><strong>CLEAR HEIGHT</strong></td>
<td>36’ Under Joist</td>
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</tbody>
</table>
| **SHIPPING**               | 57 Truck Level (9’ x 10’)  
|                            | (1 Truck Level Door Per 5,175 sf)  
|                            | 2 Drive-in Doors (12’ x 14’) |
| **DOCK**                   | 40,000 lbs electric levelers  
|                            | (7’x8’ deck) |
| **BAY SIZE**               | 54’ x 40’ - Marshalling Bay Depth of 60’ |
| **WAREHOUSE LIGHTING**     | High Efficiency LED Lighting Throughout |
| **ELECTRICAL**             | 600 Volts, 1,600 Amps |
| **HEATING SYSTEM**         | Gas Fired Industrial Air Heaters |
| **SPRINKLERS**             | ESFR |
| **CAR PARKING**            | Up to 230 Stalls |
| **SLAB**                   | 8” thick - Steel Fiber Reinforced |
| **TRAILER POSITIONS**      | 31 Active Trailer Positions |
| **ASKING RENT**            | Over 100,000 sf $6.95 psf  
|                            | Less than 100,000 sf $7.75 psf |
| **TMI**                    | $3.50 psf (Estimate) |

**50,000 - 295,078 sf Available**
75 VENTURE DRIVE | SCARBOROUGH, ON

SITE PLAN

BUILDING AREA
27,414.45 m² (295,087 SF)

VENTURE DRIVE
AVAILABLE FOR LEASE

75 VENTURE DRIVE | SCARBOROUGH, ON

BUILDING ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION
75 Venture Drive is located near the north east corner of Morningside Avenue & Sheppard Avenue East. With excellent highway, amenity and public transit access, 75 Venture Drive is located within minutes of Highways 401, 407 and 404.

**Distance**

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
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</thead>
<tbody>
<tr>
<td>HIGHWAY 401</td>
<td>1.9 KM</td>
</tr>
<tr>
<td>HIGHWAY 407</td>
<td>12 KM</td>
</tr>
<tr>
<td>HIGHWAY 404</td>
<td>14 KM</td>
</tr>
<tr>
<td>HIGHWAY 412</td>
<td>20 KM</td>
</tr>
<tr>
<td>DOWNTOWN CORE</td>
<td>30 KM</td>
</tr>
<tr>
<td>CN INTERMODAL TERMINAL</td>
<td>35 KM</td>
</tr>
<tr>
<td>CP INTERMODAL TERMINAL</td>
<td>52 KM</td>
</tr>
<tr>
<td>TORONTO PEARSON INTERNATIONAL AIRPORT</td>
<td>37 KM</td>
</tr>
</tbody>
</table>
AREA AMENITIES

- 205 Restaurants
- 24 Banks
- 297 Retail Stores
- 8 Hotels
- 7 Gas Stations

Available for Lease

75 Venture Drive | Scarborough, ON
PUBLIC TRANSIT

TTC
BUS ROUTES

REGULAR ROUTES
21  Brimley
39  Finch East
85  Sheppard East
95  York Mills
102 Markham Road
116 Morningside
129 McCowan North
130 Middlefield
131 Nugget
132 Milner
133 Neilson
134 Progress

BLUE NIGHT ROUTES
302 Kingston Rd-McCowan
334 Eglinton East
353 Steeles
385 Sheppard East
395 York Mills

SUBWAY
3  Scarborough Line (connects to Bloor-Danforth Line)
75 VENTURE DRIVE
SCARBOROUGH, ON

LISTED BY:

AVISON YOUNG

Avison Young is the world’s fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

OWNED BY:

PIRET

Founded in 2007, Pure Industrial Real Estate Trust is a leading public real estate investment trust that owns and operates a 24 MSF portfolio of modern industrial properties and development sites in key distribution markets across Canada and the United States. With over $3 billion in assets under management, PIRET is the largest publicly traded industrial REIT focusing on Canada. PIRET has worked on industrial developments in both Canada and the US, notably completing the 422,000 square foot state-of-the-art Vaughan package sorting facility for FedEx Ground in 2016.

DEVELOPED BY:

Hopewell

For almost 20 years, Hopewell Development LP has been recognized, and trusted, as one of the Canada’s premier commercial real estate developers. Focused on the industrial, office and retail asset classes, Hopewell Development operates a fully-integrated platform that encompasses all disciplines relevant to commercial real estate development, from site selection, planning and design, construction, leasing, financing, and property management.