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THE BIRMINGHAM

# WHERE INDUSTRY GROWS

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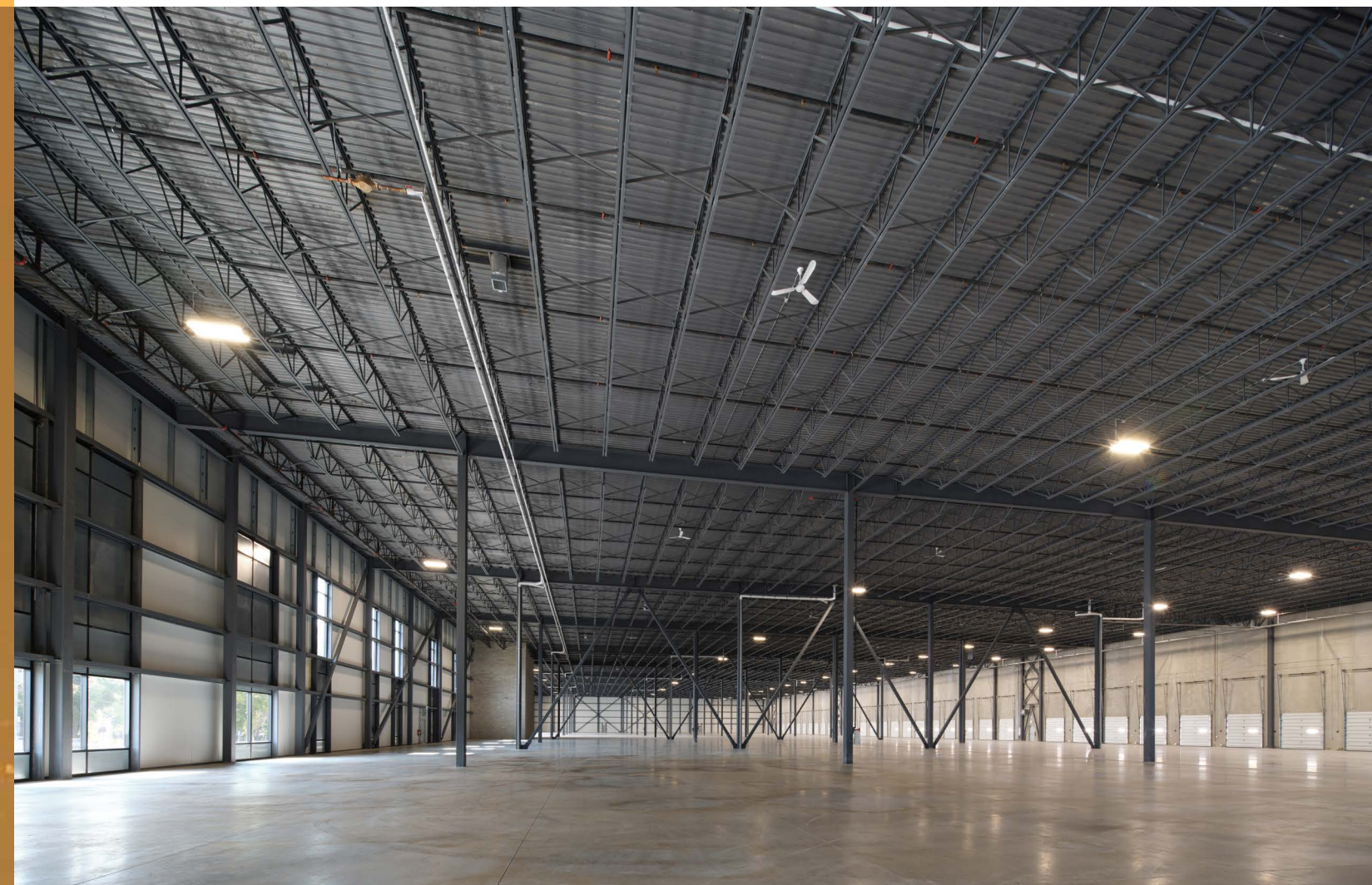
## THE BIRMINGHAM

Where Industry Grows

**398,000 SF**

of purpose-built industrial space, designed for forward-thinking modern businesses.

# FROM FACTORY TO FUTURE





# RECOGNIZING THE HISTORY



For almost 80 years, the Campbell Soup Factory was synonymous with South Etobicoke.

Built on farmland, this neighbourhood developed into one of the first major Toronto-area employment districts during the 1930s.

Engrained in the neighbourhood's culture, some of the nearest homes are just steps away from the factory's front doors, and a school was built just across the street to accommodate the children of the Campbell Soup Factory employees. Generations of local residents made their living at the intersection of Birmingham Street and Dwight Avenue.

Visually, the factory was known for its art deco architecture. To preserve the important history of the site and its influence on the neighbourhood, QuadReal has retained the southern façade to be incorporated with the new building. Modern development requires a balance of history and authenticity, and paying homage to such an iconic part of the city is the best way to ensure the legacy lives on.





# QuadReal Property Group,

Known for developing and managing over 40 million square feet of commercial real estate in Canada, QuadReal proudly introduces its newest development: The Birmingham.

Built on the site of the historical Campbell Soup Factory in the heart of South Etobicoke, The Birmingham offers a unique industrial opportunity to companies seeking to build a presence within the GTA. Transit, highways, and residential areas surround this accessible site, making it convenient for your employees and for reaching your customers.



# THE OPPORTUNITY

An opportunity for your business to build a presence in a last-of-its-kind location.

From light industrial to ecommerce, The Birmingham's flexible space is the right fit for any company looking to make a foothold in the GTA. This is the chance to customize a location for your specific needs and business goals.

Close to Lake Ontario, The Birmingham's proximity to the downtown core as well as dense suburbs make this an ideal location for any business. With residential areas nearby, employees can cut their commute and enjoy a healthy work-life balance.

**398,000 SF  
OF FLEXIBLE  
FLOORPLANS**

**86 LOADING  
DOCKS**





# THE PROJECT

Three buildings made for the future  
of your business in Toronto.



Highway 401  
North



Gardiner Expressway  
North



Highway 404  
East



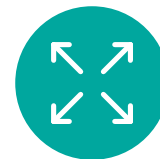
Highway 427  
West



LEED-Inspired  
Building



Last Mile



Flexible  
Floorplan Sizing



Ample  
Loading Docks



E-commerce



Security



Close to  
Transit



Walking Distance to  
Dining and Cafés



Employee  
Parking



# The Birmingham's Proximity & Distance To Key Areas

The Birmingham provides unparalleled access to cities in the GTA. Due to the close proximity to several highways, it is easy for companies to reach customers in an efficient and cost-effective manner, while the site's convenient location near several residential areas and transit make it an attractive destination for the local labour market.

- 5km RADIUS
- 10km RADIUS
- 30km RADIUS
- TRADE AREAS
- 1 PEARSON AIRPORT
- 2 BILLY BISHOP AIRPORT
- 3 CN TOWER







6 MINUTES TO LAKESHORE BLVD BY FOOT  
5 MINUTES TO GARDINER EXPRESSWAY VIA CAR  
5 MINUTES TO HIGHWAY 427 VIA CAR  
15 MINUTES TO HIGHWAY 401 VIA CAR  
20 MINUTES TO HIGHWAY 407 ETR VIA CAR  
10 MINUTES TO MIMICO GO STATION VIA TTC  
15 MINUTES TO LONG BRANCH GO STATION VIA TTC  
20 MINUTES TO ISLINGTON STATION VIA TTC  
20 MINUTES TO PEARSON INTERNATIONAL AIRPORT

#### THE NEIGHBOURHOOD

1. Toronto Public Library - New Toronto Branch
2. YMCA of Greater Toronto
3. Toronto Lamp YMCA Child Care Centre
4. Westlake Boutique Hotel

#### PARKS & RECREATION

1. Prince of Whales Park
2. Lakeshore Village Park
3. Colonel Samuel Smith Park
4. Rotary Peace Park
5. Cliff Lumsdon Park
6. Mimico Waterfront Park
7. Mimico Arena
8. Mimico Tennis Club
9. CrossFit Colosseum
10. OTC Toronto

#### RETAIL

1. Costco Wholesale
2. LCBO
3. Shoppers Drug Mart
4. Canada Post
5. Mario & Selina's No Frills
6. LA Beauty Secrets
7. Cineplex Cinemas Queensway & VIP

#### BREWERIES

1. Great Lakes Brewery
2. Cool Beer Brewery Company
3. Black Oak Brewing Co.

#### RESTAURANTS

1. The Mandarin
2. K&B Sushi
3. Milestones
4. Cellar Door Restaurant
5. Maple Leaf House Grill & Lounge
6. Dakotas Sports Bar & Grill
7. Kitchen On Sixth

#### QUICK PICKUPS

1. McDonald's
2. Popeyes Louisiana Kitchen
3. Calabrese Pizza
4. Pizza Hut
5. Pizza Pizza
6. Domino's Pizza

#### COFFEE SHOPS & SWEETS

1. The Big Guy's Little Coffee Shop
2. Tim Hortons
3. The Sydney Grind
4. Sesame Pastry
5. Delica Bakery & Pastry Inc
6. Sweet Olenka's
7. Sanremo Bakery







# BUILT GREEN FOR THE FUTURE



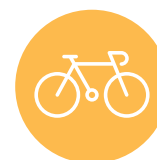
To contribute to sustainability in the commercial space and reduce tenants' carbon footprint, The Birmingham is designed with an abundance of green features.



White roofs limit heat absorption and reduce energy costs.



EV charging stations to support Toronto's growing EV infrastructure.



On-site bike racks to promote sustainable transportation and active, healthy living.



Curated landscape design with mature trees and foliage that seamlessly integrates into the surrounding residential community.



Solar installed on-site.



High use of concrete over asphalt to reduce "heat island" effect.



# THE LAST MILE ADVANTAGE

The Birmingham Offers Superior  
Efficiency & Logistics

## 848,000 CUSTOMERS

live within a 10km radius to  
The Birmingham.

## 1,000,000 SERVICE WORKERS

are within a 60 minute driving radius to  
The Birmingham during rush hour.

## 50% OR GREATER DECLINE IN TRANSPORTATION COSTS

to Toronto core vs shipping from traditional  
first mile submarkets.

## EVEN DURING PEAK TRAFFIC, 5,500,000 CUSTOMERS

are within a 60 minute driving radius  
to The Birmingham.

## STRONG LABOUR FORCE OF 160,000 SERVICE WORKERS

live within a 10km radius to  
The Birmingham.





# BUILDING LOGISTICS

With 80 truck-level doors and 6 drive-in doors across the entire site, The Birmingham is built with modern business needs in mind.



Carefully configured outdoor space makes for seamless logistics,

faster loading, fewer traffic jams, less idling, and more efficient use of time.

Delivery access and drive aisles serving the truck courts are provided via a dedicated access point along New Toronto Street, separate from the three vehicular access points or employee and visitor parking, and ensure efficient logistics flows while avoiding conflicts. The below-grade loading/unloading area will mitigate noise and visual disruptions to surrounding neighbourhood streets.

**80 TRUCK-LEVEL DOORS  
(1 PER 5,000 SF RATIO)**





BIRMINGHAM STREET

THIRD STREET

NEW TORONTO STREET

INDUSTRIAL BUILDING 1

157,710 SF  
36' CLEAR

INDUSTRIAL BUILDING 2

UNIT 2  
62,903 SF  
36' CLEAR

INDUSTRIAL BUILDING 3

119,393 SF  
36' CLEAR

LEASED

LEASED

OFFICE

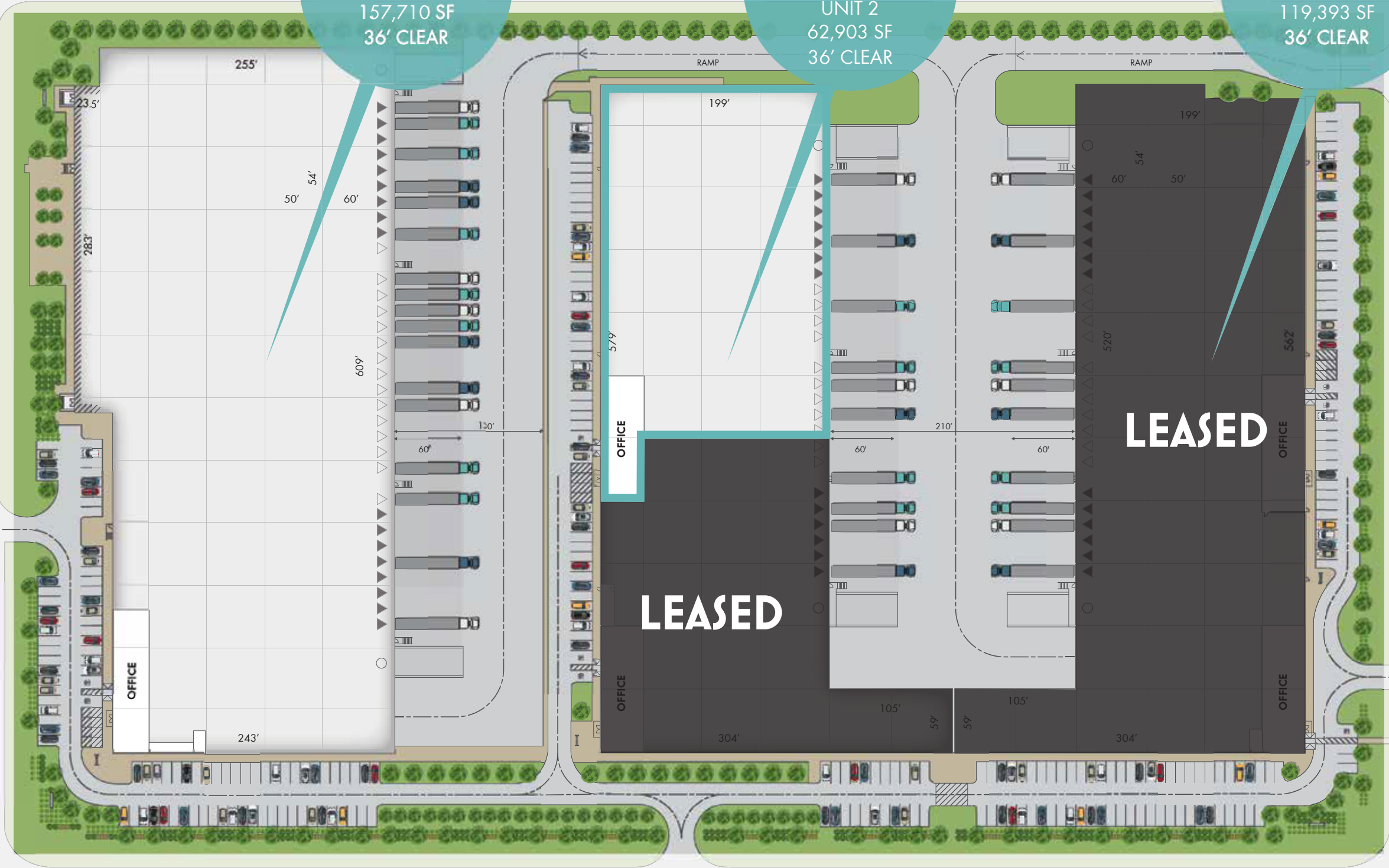
OFFICE

OFFICE

OFFICE

OFFICE

DWIGHT AVENUE





# COMMITTED TO COMMUNITY

QuadReal's vision for The Birmingham is a commercial space that improves the lives of local residents

with improved public spaces that include landscaped green spaces and improved pedestrian and cycling infrastructure.



We want to contribute to the community and be a part of its future. Working together to create a lasting and vibrant presence in the neighbourhood is important to us as we forge a new path on the former site of the Campbell Soup Factory.

The Birmingham is the the future of commercial industrial development in South Etobicoke and the GTA.

We're building for business, building for the community, and building for the future.



# THE TEAM



QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

Its assets under management total \$94.0 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

VANCOUVER

TORONTO

NEW YORK

LONDON

HONG KONG



## QUADREAL'S TORONTO PRESENCE

Adding to our current Industrial portfolio spanning 9.8M sq ft. across Eastern Canada, QuadReal will play a significant role in the future of industrial. We are leveraging our global expertise and development acumen to build the next-generation of industrial inventory across Ontario.

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All specifications and depictions contained herein, including the site plan layout, are based on preliminary plans, are subject to change and do not constitute a representation, warranty or covenant of any kind by Landlord/Owner.