INDUSTRIAL CONDOMINIUMS FOR SALE

LESLIE LINK

DEVELOPED BY

GWL REALTY ADVISORS

9609 LESLIE STREET, RICHMOND HILL, ONTARIO

Control Your Space.
Build Your Future.

MASTER PAUL NG FENG SHUI CERTIFIED SPACES

A rare industrial condo ownership opportunity in one of the GTA's tightest, highest-performing industrial corridors - with modern 32' clear space and premium Leslie Street exposure.

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Unit Offering

The Link is flexible by design and offers a range of unit sizes and layouts, which can be combined for larger users.

Unit	Unit Footprint	Mezzanine	Total	Shipping	Price PSF	Total Price	
1	9,617 SF	1,006 SF	10,623 SF	2 TL | 1 DI	$605	$6,426,915	LIMITED RELEASE
2	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
3	SOLD						
5	SOLD						
6	SOLD						
7	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	$595	$4,895,660	LIMITED RELEASE
8	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
9	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
10	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
11	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
12	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
13	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
15	7,432 SF	796 SF	8,228 SF	1 TL | 1 DI	Call for Inquiries		
16	9,289 SF	1,006 SF	10,295 SF	1 TL | 1 DI	Call for Inquiries		

E: Electrical Room **M:** Mechanical Room **TL:** Truck Level Doors **DI:** Drive-In Doors

: Under Contract : Sold

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Building Features

Designed for performance and flexibility, The Link features modern industrial construction with heavy power, exceptional clear heights, and high-load floor capacity. ESFR sprinklers and efficient lighting systems are in place to support warehouse and distribution operations.

14 Premium
Industrial Condo Units

Total Area
120,486 SF

Unit Sizes
8,228 SF - 10,623 SF & up to 76,119 SF of contiguous space

Zoning
MC-1 High Performance Commercial Industrial

Feng Shui Certification
By Master Paul Ng

Targeted Completion
Slated for Q2 2027

- **Construction**
  Primary Envelope: Insulated metal panels
  Shipping Area: Pre-cast panels
- **Warehouse Interior**
  1 skylight and 1 fixtured washroom per unit
  Primed Interior
- **Electrical Service**
  200-amp service per unit, 600-volt, 3-phase power
- **Roof System**
  Flat roof assembly constructed with TPO membrane
- **Ceiling Height**
  32’ clear warehouse
- **Mezzanine**
  Structural steel with guard rail
- **Floor Load**
  700 lbs/SF warehouse floor load capacity
- **Parking**
  Ample on-site parking & truck maneuvering room
- **Sprinklers**
  ESFR sprinkler system
- **Lighting & Recirculation Fans**
  High-efficiency LED & ceiling fans
- **Signage**
  Prime exposure along Leslie Street
- **Floor Slab**
  Heavy duty, 8" steel fibre concrete
- **Recirculation Fans**
  High-efficiency fans for consistent airflow
- **EV Conduit**
  Underground conduit for future installation of EV chargers

Clear Height Advantage

In a legacy building with 22' clear height, the racking layout shown would provide 651 pallet positions. With Leslie Link's 32' clear height, the same footprint can accommodate two additional rack levels, increasing capacity to 1,085 pallet positions–a 67% increase, or 434 more pallets within the same floor area.

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Highway 404	5 min
Highway 7	6 min
Highway 407	7 min
Highway 401	11 min
Downtown Toronto	25 min
Toronto Pearson	27 min

Where Business Moves Fast

Strategically located within one of Richmond Hill's most established business corridors, The Link provides quick access to Highway 404, Highway 401 and the broader GTA, giving businesses the convenience they need to move products and ideas with ease.

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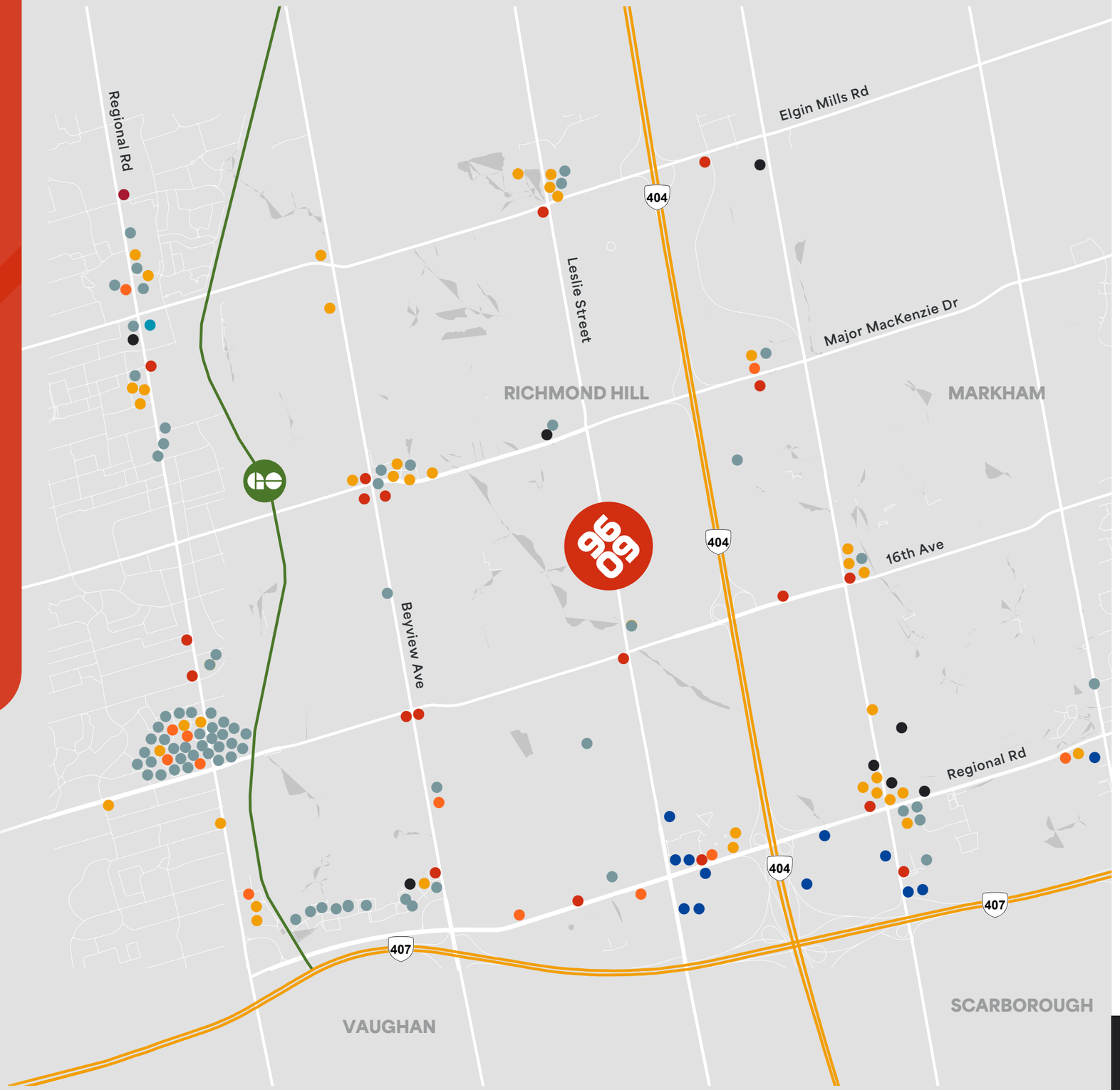
Amenities Within Easy Reach

Leslie Link is strategically set within a well-connected, amenity rich area that supports a true day-to-night lifestyle. From nearby transit, retail, and services that keep the workday moving to restaurants, green space, and social spots that energize the evenings, the surrounding network offers owners an easy, balanced way to work and unwind.



Amenities Within 5 km

- **72** Retail
- **40** Restaurants
- **20** Gas Stations
- **12** Banks
- **13** Hotels
- **8** Fitness

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Turn Your Space Into Strategy

For businesses looking to expand operations or secure a long-term foothold, The Link offers a rare chance to own modern industrial space in one of the GTA's most competitive and tightly held markets, providing both operational stability and lasting investment value.

Benefits of Ownership

Cost Certainty

Condo ownership provides long-term cost stability, giving owners greater control over operating expenses after a period of high inflation that saw leasing costs rise at an unprecedented pace.

Modern & Efficient Design

The Link offers brand-new, flexible space designed to give businesses long-term control over their real estate strategy, with efficient layouts supporting a wide range of industrial operations.

Smart Investment

Richmond Hill's industrial market has demonstrated resilience, with vacancy rates lower than the GTA average, and average rental rates above the GTA average.

Build Equity

Long-term ownership at The Link builds equity over time, positioning owners to benefit from capital appreciation and long-term value creation.

OWN VS. LEASE - UNIT 6

	Own	Lease
Total SF	8,228	8,228
Purchase Price / Lease Rate PSF	$4,895,660	$22.00
Payment Over 10 Years	$3,090,910	$2,075,146
Principal Paydown	$1,148,913	0
Potential Appreciation	$1,492,066	0
Equity Built	**$3,130,545**	**0**

Based on pricing of $595 PSF

Mortgage Payments over 10 years base on a 10% down payment, average of 5.00% interest over 10 year term with a 25 year amortization

Lease payments over 10 years based on an estimated $22 PSF net rate escalating at 3% per annum

Appreciation 3% annually

Meet the Team

GWL REALTY ADVISORS

GWL Realty Advisors is an established Canadian real estate investment advisor and developer with a proven track record of delivering high-quality, value-driven projects across major markets.
With approximately $18.0 billion in assets under management and a portfolio comprising 242 properties and over 51.5 million square feet of real estate, GWL Realty Advisors supports a wide range of industrial, office, retail and residential assets.

Backed by The Canada Life Assurance Company, GWL Realty Advisors has successfully completed 120+ development projects totaling over $6 billion in value, reflecting its deep expertise in developing and managing sustainable, long-lasting spaces that meet the evolving needs of tenants, investors and communities.

CUSHMAN & WAKEFIELD

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients. We serve the world's real estate owners and occupiers, delivering a broad suite of services through our integrated and scalable platform.
Our business is focused on meeting the increasing demands of our clients through a comprehensive offering of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services.
In 2023, the firm had revenue of $9.4 billion across these core services.

MASTER PAUL NG

Master Paul Ng, a distinguished professional in the field of Feng Shui, holds a Computer Science degree from the University of Waterloo (1972) and a Business Administration degree from the University of Toronto (1974). He has practiced Feng Shui professionally since 1993 and has advised over 43 developers and builders, as well as 9 major banks across Canada. His work has contributed significantly to real estate development practices nationwide, earning recognition for integrating traditional principles with modern Canadian urban planning.

Master Ng is a respected columnist for the Toronto Star, Singtao Newspapers, and Ming Pao Daily, and is a sought-after speaker each Chinese New Year. He frequently appears on national media including CBC, CTV, City TV, and Fairchild TV, and has also been featured on CNN and Google Talk. His contributions have been recognized with the Canada Day Achievement Award (2002), the Queen's Platinum Jubilee "Distinguished Citizen" Award (2022), the Knighthood of the Order of St. George (2025), and the Certificate of Exemplary Service to Canada from King Charles III (2025).

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GWL REALTY ADVISORS | CUSHMAN & WAKEFIELD

VIEW PROJECT WEBSITE

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