



# INDUSTRIAL

**Landlord Representative:**

**GORD COOK, Colliers**

Executive Vice President | Sales Representative

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URBAN LOGISTICS CENTRE COMING OCTOBER 2018

# OVERVIEW



## OVERVIEW

400 Industrial Centre is a new industrial distribution centre planned for October 2018 tenant occupancy. The development features three buildings, 823,558 SF, 183,839 SF and, 101,195 SF. Targeting LEED® certification, the development provides best in class building features with an unrivaled location at the intersection of Canada's largest highways.

## ONE PROPERTIES

Since 1987, the goal at ONE Properties has been simple, yet powerful — to focus our efforts on real estate that makes a difference in peoples' lives. We believe that what we do matters, and are driven by our core principles of integrity, collaboration and alignment. ONE is privileged to play a central role in developing, owning and managing industrial properties that enable businesses and define communities.

ONE's industrial sites are strategically located within urban markets that are accessible to a diverse range of amenities, public transit and major transportation routes. We have an established reputation for developing quality buildings that are built to the highest standards while integrating the latest innovative features, construction techniques and materials that businesses demand in today's market. When you do business with ONE, you become one with an organization of people connected by a common vision for excellence. We are ONE in the pursuit of success.

## INVESTORS GROUP

Investors Group, founded in 1926, is a national leader in delivering personalized financial solutions to Canadians, including mutual funds, insurance, securities, mortgages and other financial services. Investors Group is a member of IGM Financial Inc., one of Canada's premier financial services companies with approximately \$139 billion in total assets under management.

## COLLIERS

Colliers International is Canada's largest commercial real estate services company, providing a full range of services to real estate occupiers, developers and investors. Services include brokerage, real estate management, valuation, consulting, project management, project marketing and research. Through a culture of service excellence and a shared sense of initiative, Colliers Canada and our more than 1,300 professionals integrate the resources of real estate specialists across Canada to accelerate the success of our clients.

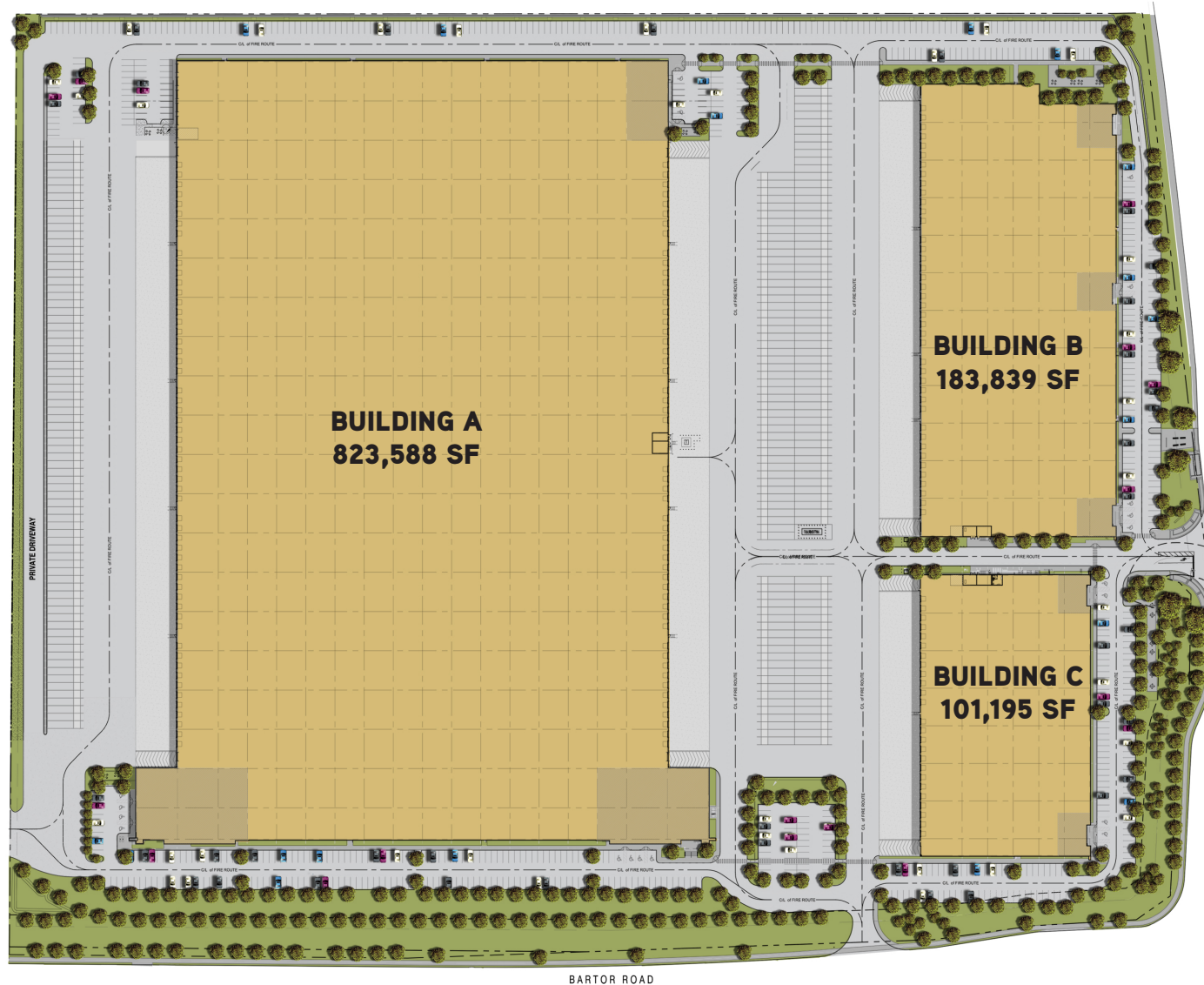


# RENDERING



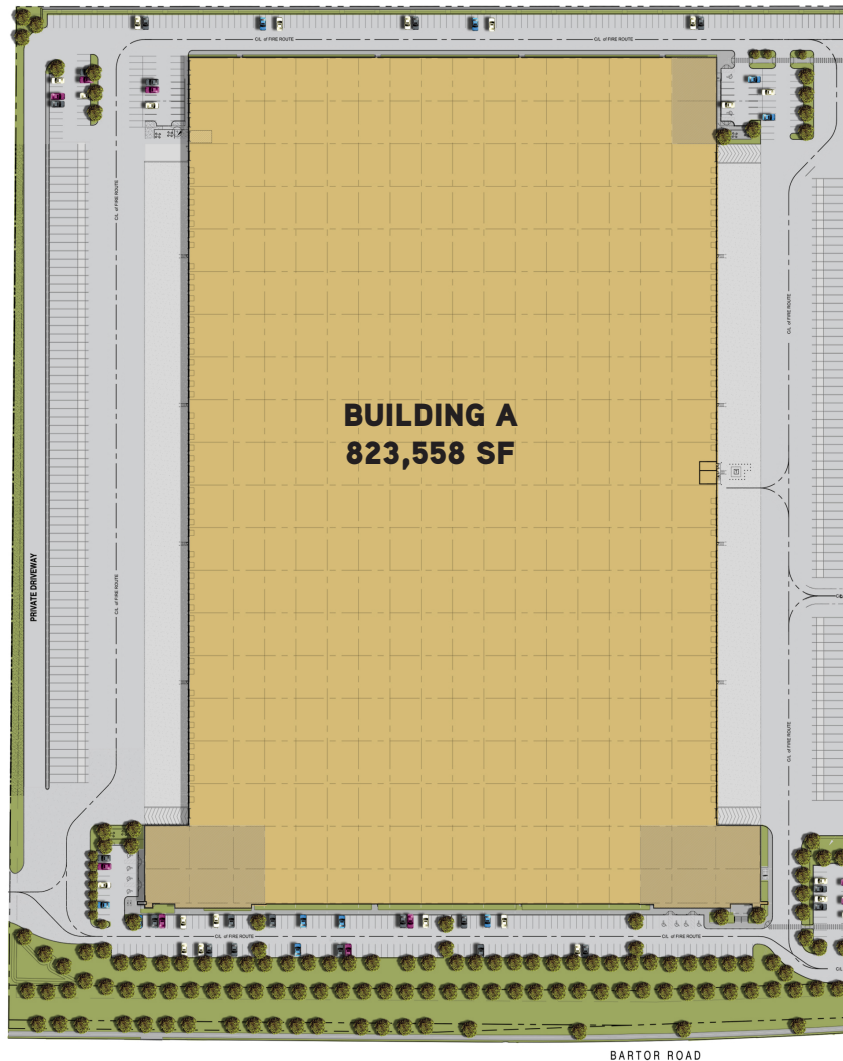


# SITE PLAN





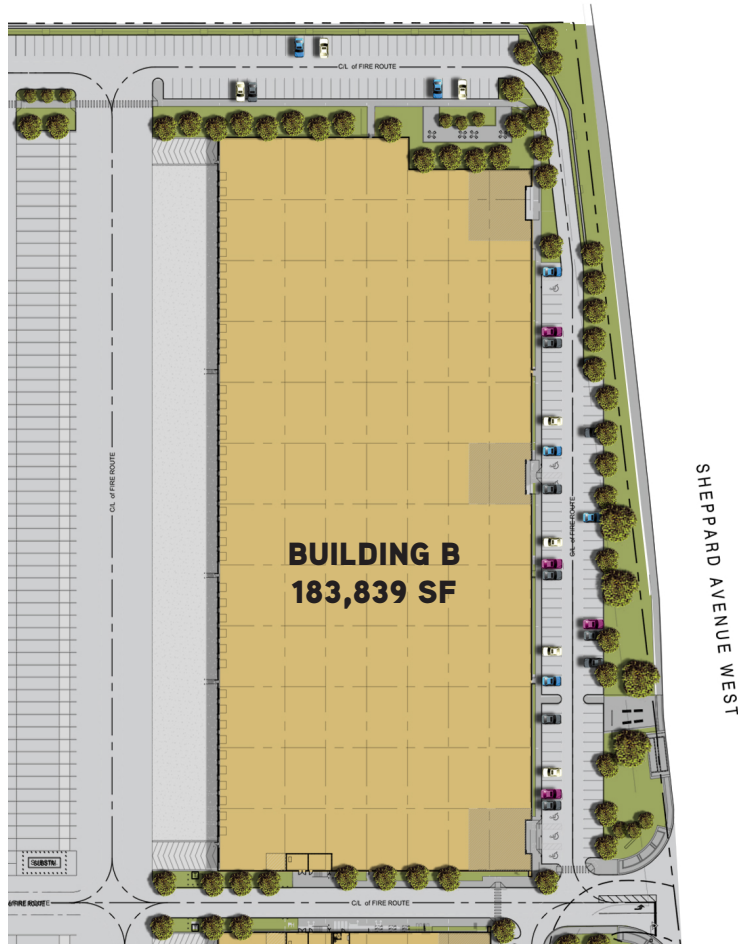
# BUILDING A



Proposed Total Building Area:	823,558 SF
Office Area:	1.5 %
Trailer Positions:	146 positions
Dock Positions:	108 positions
Car Parking Stalls:	455 spaces
Trailer Positions to Buiding Area:	1 : 5,640 SF
Dock Positions to Building Area:	1 : 7,625 SF
Asking Rent:	\$6.75 net per SF



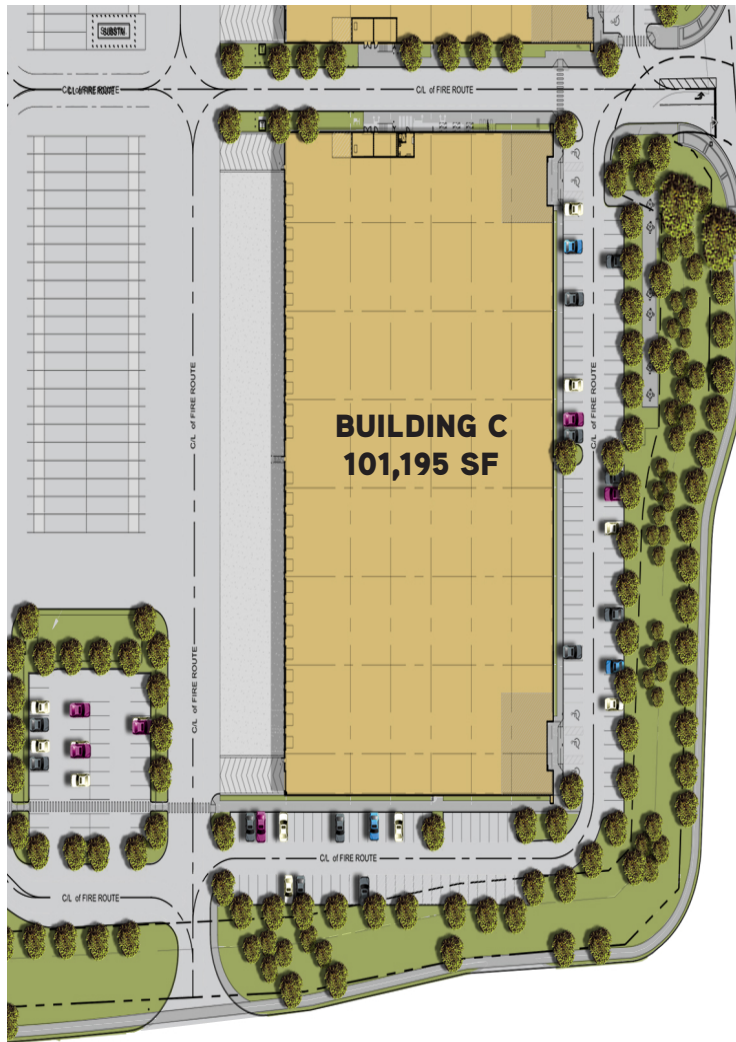
# BUILDING B



Proposed Total Building Area:	183,839 SF
Office Area:	1.5 %
Trailer Positions:	57 positions
Dock Positions:	42 positions
Car Parking Stalls:	202 spaces
Trailer Positions to Building Area:	1 : 3,224 SF
Dock Positions to Building Area:	1 : 4,620 SF
Asking Rent:	\$6.85 net per SF



# BUILDING C



Proposed Total Building Area:	101,195 SF
Office Area:	1.5 %
Trailer Positions:	22 positions
Dock Positions:	25 positions
Car Parking Stalls:	123 spaces
Trailer Positions to Buiding Area:	1 : 4,597 SF
Dock Positions to Building Area:	1 : 4,046 SF
Asking Rent:	\$6.95 net per SF



# SUSTAINABILITY



400 Industrial Centre will be designed and built with sustainability in mind.  
As such, it is registered with the intention of earning LEED® certification upon its completion.

# DRIVE TIMES



## DRIVE TIMES

- 1 Highway 400 & Highway 407
- 2 Highway 400 & Highway 401
- 3 Toronto Pearson International Airport
- 4 CN Intermodal
- 5 CP Intermodal
- 6 Highway 404 & Highway 407
- 7 Highway 404 & Highway 401
- 8 Highway 403 & QEW
- 9 Downtown Toronto - Union Station

 Drive Time



# PUBLIC TRANSIT

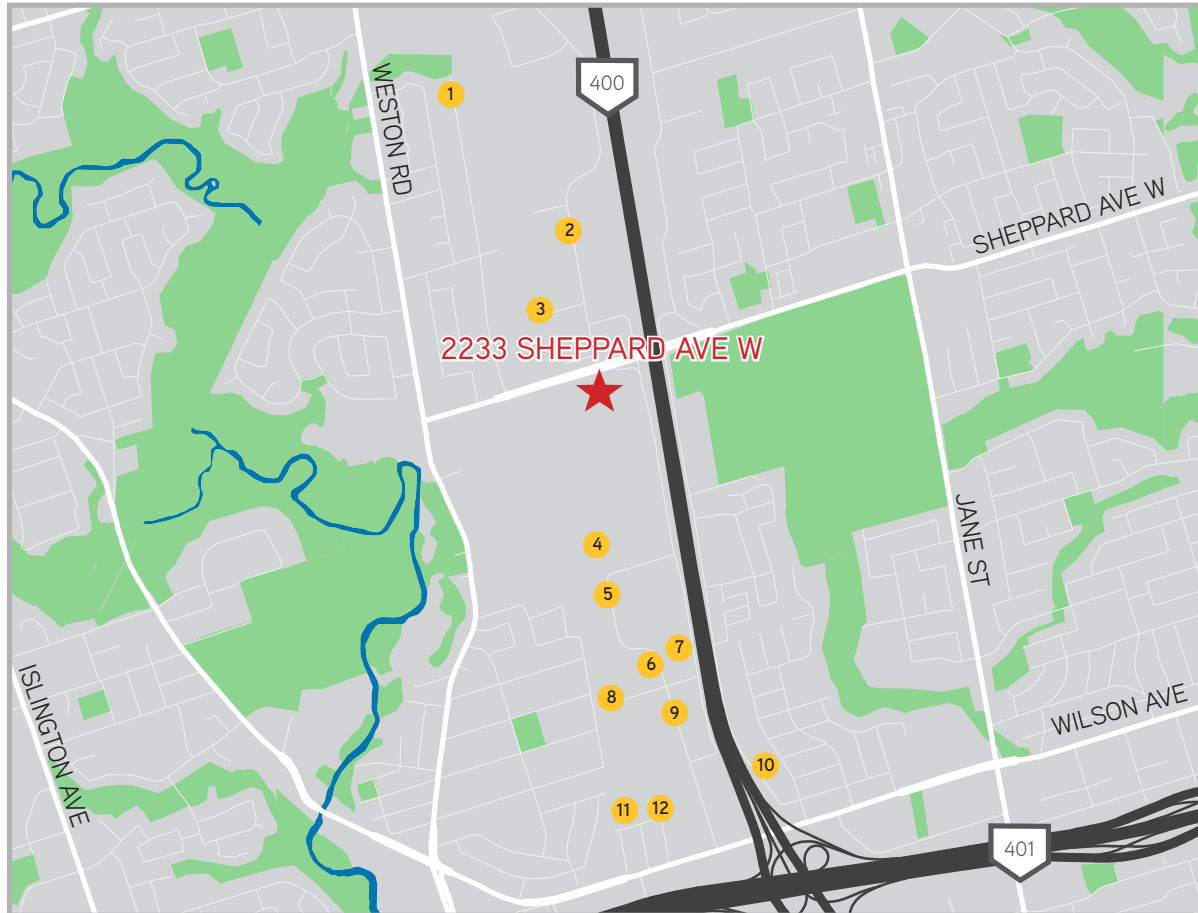


400 Industrial Centre is highly accessible for all employees serviced by Toronto's TTC public transit as well as Vaughan VIVA transit lines.

- TTC BUS ROUTES
- VIVA BUS ROUTES

**Public transit less than 1 minute walk away**

# CORPORATE NEIGHBOURS

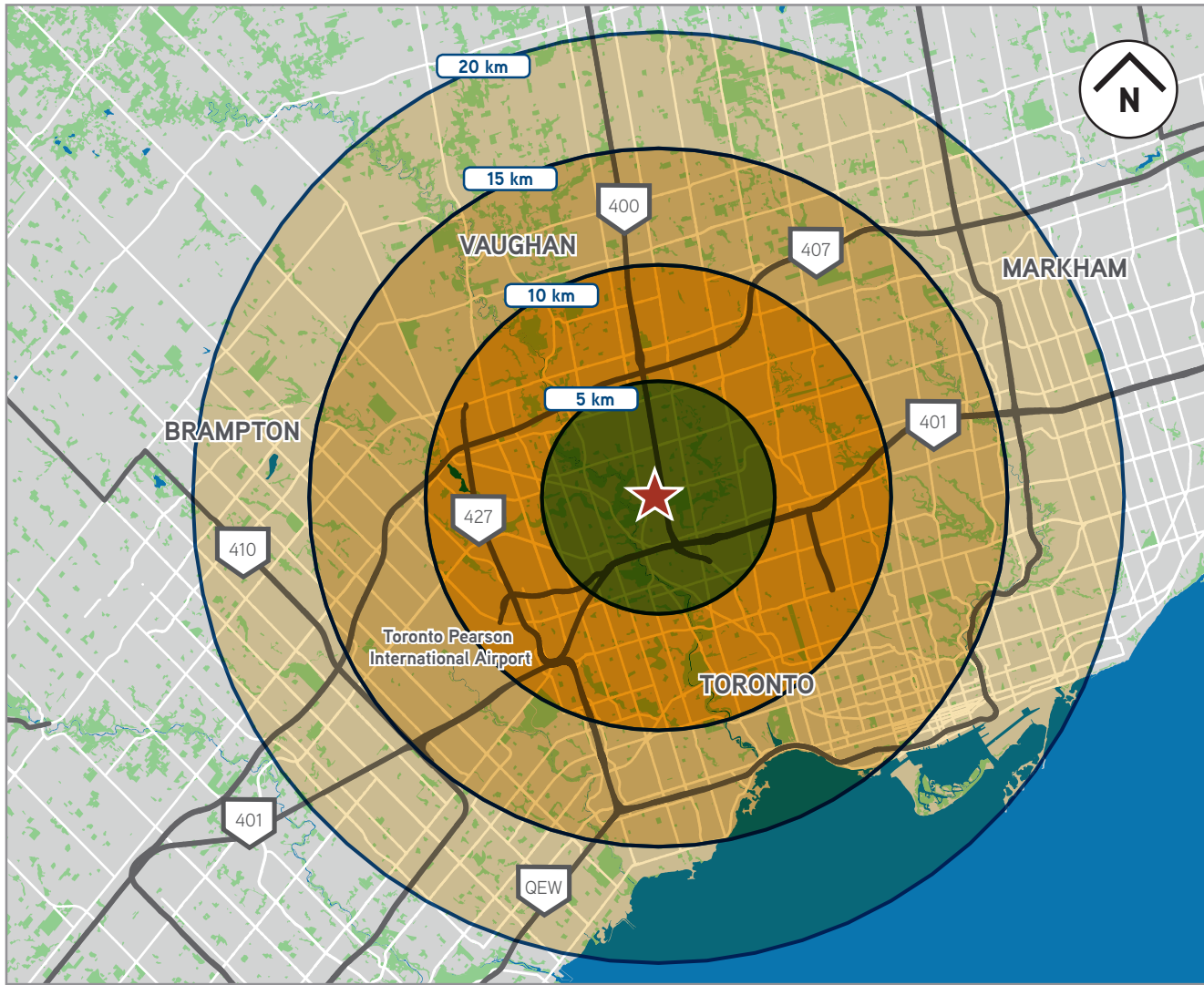


## CORPORATE NEIGHBOURS

- 1 Etobicoke Ironworks Limited
- 2 Univar Canada - Distribution Facility
- 3 NutriAg Ltd.
- 4 Irving Tissue Corporation
- 5 Leda Furniture Limited
- 6 Van-Rob Inc. - Corporate Centre
- 7 Maple Leaf Prepared Division
- 8 Emco Limited Distribution
- 9 Gay Lea Foods Co-Operative Limited
- 10 Great Lands Corporation
- 11 Fiera Foods
- 12 Grand National Apparel Incorporated



# POPULATION RADIUS



292,208 People within 5 km  
(Average Drive Time 7 mins)

947,732 People within 10 km  
(Average Drive Time 13 mins)

2,146,016 People within 15 km  
(Average Drive Time 19 mins)

3,531,177 People within 20 km  
(Average Drive Time 25 mins)

**Unrivalled Proximity to Rooftops**

# CITY OF TORONTO



## POPULATION

With 2.8 million residents, Toronto is the 4th largest city in North America, expected to reach 3 million people by 2031.

## PROXIMITY

One-quarter of Canada's population is located within 160km of the city and more than 60% of the population of the USA is within a 90-minute flight.

## COMPARISON

The city of Toronto continues to rank among the top five most live-able cities in the world.

## CURRENT WORKFORCE

3.2 million people in the Greater Toronto Area.

## EDUCATION

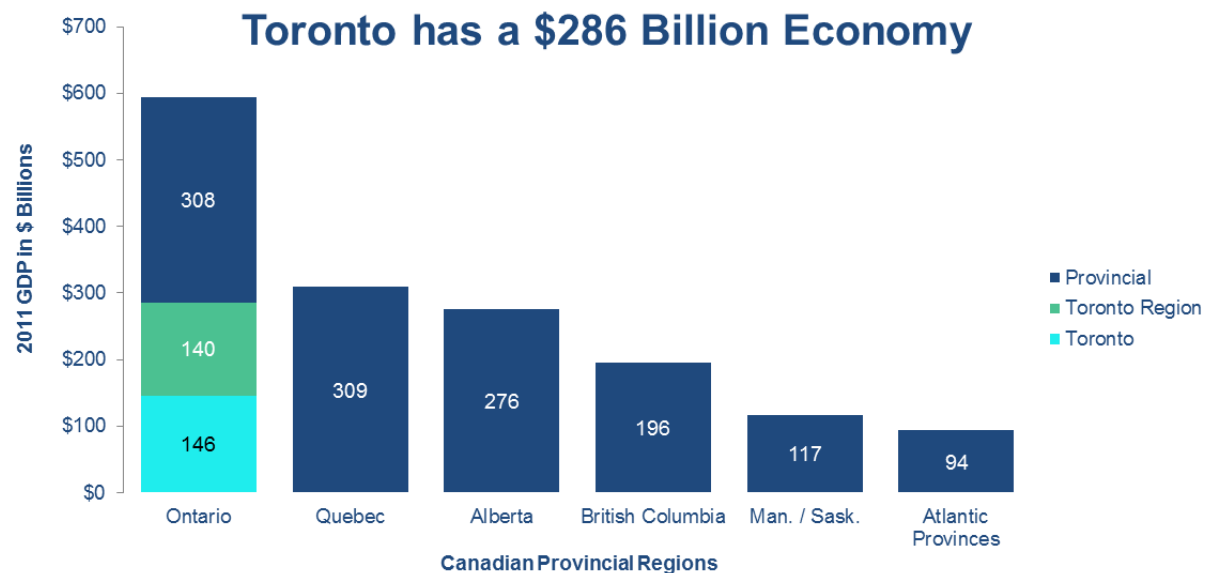
59% of Ontarian's aged 25-64 have completed post-secondary education, the highest percentage in the OECD/G-7.

## CANADA'S BUSINESS CAPITAL

Rated as one of the top four global cities with economic clout, and topped the North American Cities of the Future, behind only New York, Toronto is a dynamic, diverse, rising city that provides the ideal business environment for companies looking for a competitive edge.

## EMPLOYMENT

With a total workforce of 3.2 million, Toronto's more than 89,800 businesses choose from a large, highly skilled, multilingual workforce of 1.4 million people - one sixth of the country's workforce. 40% of Canada's jobs are located in Toronto



Source: Toronto.ca





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233 Madill Boulevard







## Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	233 Madill Boulevard
Location:	Unit 1
Rentable Area (SF):	446,160
Description:	<p>Orlando Corporation is pleased to announce that 233 Madill Boulevard, a new facility comprising 446,160 sq. ft. is now under construction in our Heartland Business Community in the City of Mississauga, with completion scheduled for 1st Quarter of 2018. Our latest first class industrial building is prominently located just west of Hurontario Street with great corporate exposure to Highway 401 and easy access to highways 401, 403, 407ETR, 410 and 427. Turnkey office will be provided to Orlando's standards. T5 H.O. fluorescent lighting with motion sensors in the warehouse. Potential for additional office space, additional trailer parking and up to forty-four (44) additional truck doors, are available.</p>
Availability:	1s Quarter 2018
Asking Rate:	\$6.95
Rental Rate Notes:	<p><b>Based on a single occupancy</b></p> <p>Years 1 - 2 \$6.95 per sq. ft. per annum</p> <p>Years 3 - 5 \$7.25 per sq. ft. per annum</p> <p>Years 6 - 10 \$7.75 per sq. ft. per annum</p>



Additional Rent:	\$2.60
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.84 per sq. ft. per annum (2017 Estimate) <b>Exterior Maintenance:</b> \$ 0.35 per sq. ft. per annum (2017 Estimate) <b>Building Insurance:</b> \$ 0.03 per sq. ft. per annum (2017 Estimate) <b>Office Rooftop HVAC Replacement:</b> \$ 0.02 per sq. ft. per annum <b>Roof Replacement:</b> \$ 0.30 per sq. ft. per annum <b>Stormwater Charge:</b> \$ 0.06 per sq. ft. per annum (2017 Estimate)
Specifications	
Space Type:	Industrial
Site Area:	21.50 Acres
Rentable Area (SF):	446,160
Area Notes:	<b>Proposed Office Area:</b> 12,000 sq. ft. <b>Service Rooms:</b> 1,116 sq. ft. <b>Warehouse Area:</b> 433,044 sq. ft.



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Features:	<b>Clear Height:</b> 36'-0" u/s <b>Typical Bay Size:</b> 38'-6" x 45'-0" <b>Staging Bay:</b> 60'-0" <b>Slab:</b> 8" thick concrete <b>Shipping Doors:</b> 44 truck level doors <b>Drive-in Doors:</b> 4 drive-in doors <b>Fire Protection:</b> ESFR Sprinklers <b>Power:</b> 1,600 Amps
Parking:	285 Cars
Location Map	

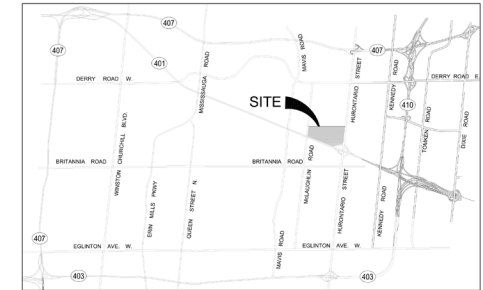
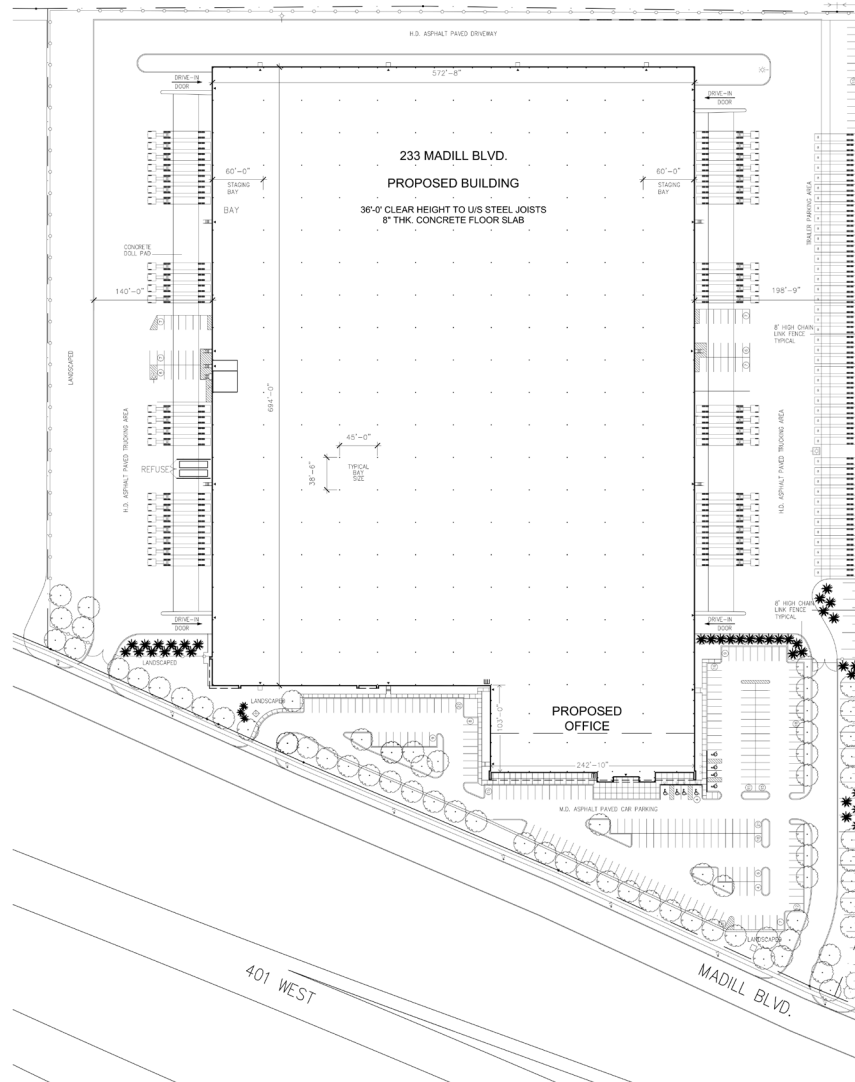


## Contact

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KEY PLAN

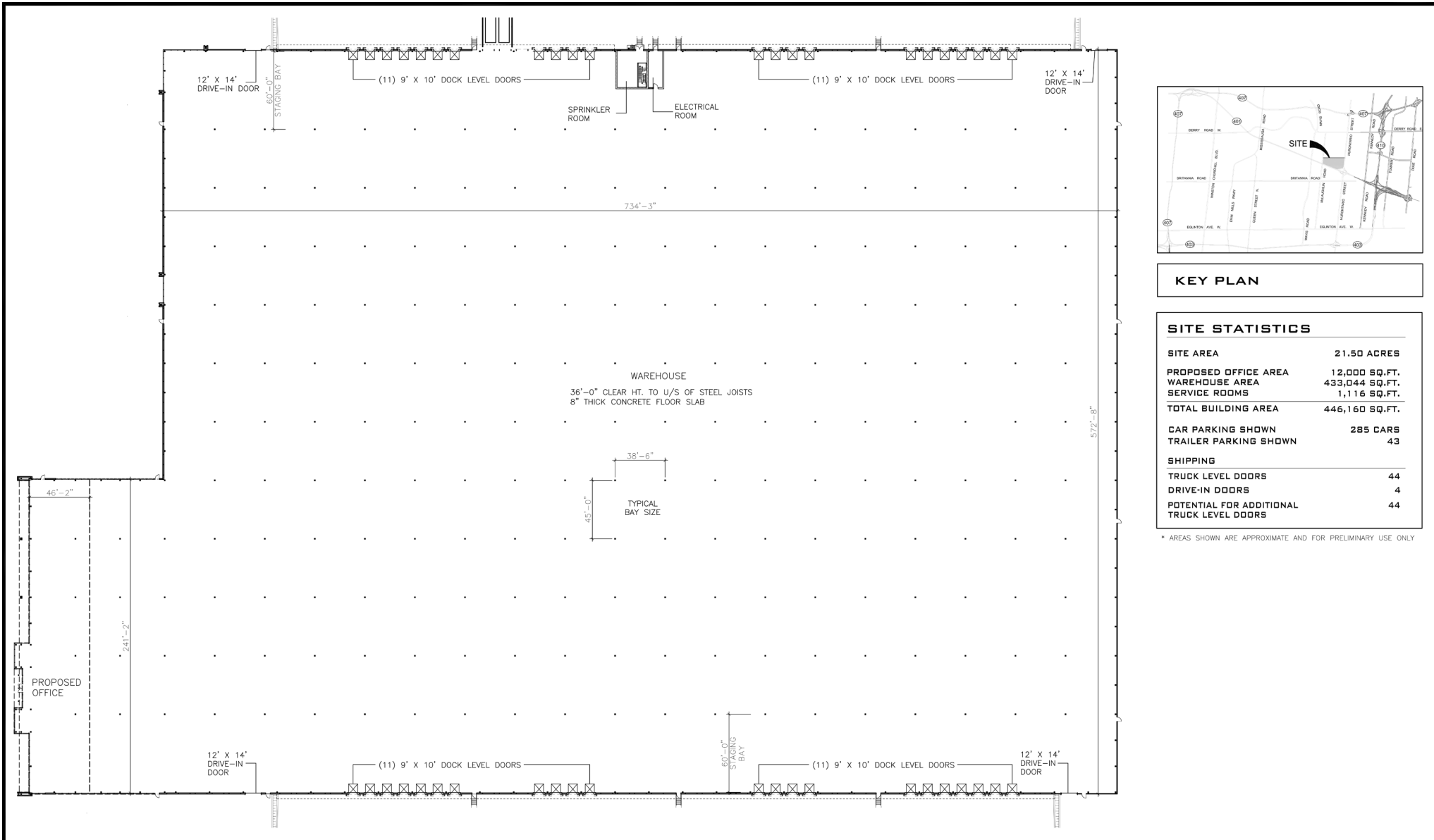
## SITE STATISTICS

SITE AREA	21.50 ACRES
PROPOSED OFFICE AREA	12,000 SQ.FT.
WAREHOUSE AREA	433,044 SQ.FT.
SERVICE ROOMS	1,116 SQ.FT.
TOTAL BUILDING AREA	446,160 SQ.FT.
CAR PARKING SHOWN	285 CARS
TRAILER PARKING SHOWN	43
SHIPPING	
TRUCK LEVEL DOORS	44
DRIVE-IN DOORS	4
POTENTIAL FOR ADDITIONAL TRUCK LEVEL DOORS	44

\* AREAS SHOWN ARE APPROXIMATE AND FOR PRELIMINARY USE ONLY

**Heartland**  
BUSINESS COMMUNITY





## KEY PLAN

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