

AVONHEAD

ZERO CARBON INDUSTRIAL CAMPUS



GTA'S NEWEST ZERO CARBON INDUSTRIAL CAMPUS!

Units from 100,000 sq. ft. of speculative industrial development in Mississauga

PHASE I READY FOR FIXTURING / PHASE II DELIVERY Q2 2025

Carterra

CBRE

Introducing Avonhead Industrial Campus

Ontario's newest, fully Zero Carbon industrial campus, in one of the most connected areas in the GTA - Mississauga. We're not just ready, we're zero carbon from day one.

Avonhead Industrial Campus is Zero Carbon certified and targeting LEED Gold certification. **587 Avonhead Road is the first certified speculative multi-tenant Zero Carbon industrial building in Ontario.** The campus will feature two highly-energy efficient buildings outfitted with robust building infrastructure and systems intended to reduce carbonization, gas emissions and energy costs.

Join us in shaping the future of industrial real estate.

PHASE I:
587 Avonhead Road is ready for tenant fixturing!

PRICE/SF	UNIT SIZE
\$20.95/SF	102,726 SF
	181,124 SF
	259,522 SF
\$19.95/SF	362,248 SF - Full Building

PHASE II:
Please contact listing agents for pricing guidance



We are Zero.

A Zero Carbon Building is a highly energy efficient building that produces onsite, or procures, carbon-free renewable energy in an amount sufficient to offset the annual carbon emissions associated with building materials and operations.

Energy Use Reductions*

50%

Greenhouse Gas Reductions Savings*

60%

Less Heating Demands*

50%

Increased savings as a direct result of Zero Carbon design compared to code built equivalent buildings

*above code built equivalent building



90% Efficient
Energy Recovery Ventilators & Cold Climate VRF Air Source Heat Pumps



Upgraded Exterior R29 envelope
for enhanced insulation



Solar Ready R40 Roof Structure
for future solar panel installation

Partnership & Sustainability Goals

We're innovating the future of industrial assets with a deeper focus on designing a sustainable future. For clients, customers, employees and stakeholders, we are joining in the commitment to build a more sustainable supply chain. From reducing energy consumption to eliminating carbon footprint, to providing improved wellness for employees, let's join to create a better world.

Interested? Contact our listing team for more information on how to achieve sustainability goals.



Phase I Specifications

Price/SF	\$20.95:	102,726 SF
		181,124 SF
		259,522 SF
	\$19.95:	362,248 SF Full Building
Office Area	Build to Suit	
Sustainability	Zero Carbon Certified & targeting LEED Gold Solar Ready R40 Roof BIPV Solar Panels on facade	
Wellness	6-acre green park, outdoor amenity space & 110 tons of installed cooling capacity	
Zoning	E3 - Industrial	
Power	5,000 AMP 347/600 Volt per building 3 phase 4 wire main service	
Clear Height	40'	
Car Parking	246 Surface Parking	
Excess Trailer Parking	32 stalls per building with concrete dolly pad	
Loading Doors	56 dock level doors 40,000 lbs hydraulic levelers 2 drive-in doors per building	
Bay Size	56' wide x 45' deep 60' at staging bay	
Slab	8" Concrete reinforced with steel fibres	

Key Building Features



Ability to Securitize Shipping & Trailer Areas



Heavy Power - 5,000 amps Per Building



56 Dock Doors & 2 Drive-In Per Building



Electrical Air Supplied Heat Pump System

*All specifications and sizes are subject to change without notice.



Flexible Size Options



Unit Size



Power



Shipping

~100,000 SF	1,500 AMPS	Truck-Level Doors - 18 Drive-In Doors - 1
~180,000 SF	2,500 AMPS	Truck-Level Doors - 28 Drive-In Doors - 1
~260,000 SF	3,500 AMPS	Truck-Level Doors - 38 Drive-In Doors - 1

Phase II Specifications

Building Size Phase II – 378,000 sq. ft. (Occupancy Q2 2025)

Pricing Guide Contact Listing Agent

Office Area Build to Suit

Sustainability Zero Carbon Certified & targeting LEED Gold
Solar Ready R40 Roof
BIPV Solar Panels on facade

Wellness 6-acre green park, outdoor amenity space
& 110 tons of installed cooling capacity

Zoning E3 - Industrial

Power 5,000 AMP 347/600 Volt per building
3 phase 4 wire main service

Clear Height 40'

Car Parking 246 Surface Parking

Excess Trailer Parking 32 stalls per building with concrete dolly pad

Loading Doors 56 dock level doors
40,000 lbs hydraulic levelers
2 drive-in doors per building

Bay Size 56' wide x 45' deep
60' at staging bay

Slab 8" Concrete reinforced with steel fibres

Key Building Features



Ability to Securitize Shipping & Trailer Areas



Heavy Power - 5,000 amps Per Building



56 Dock Doors & 2 Drive-In Per Building



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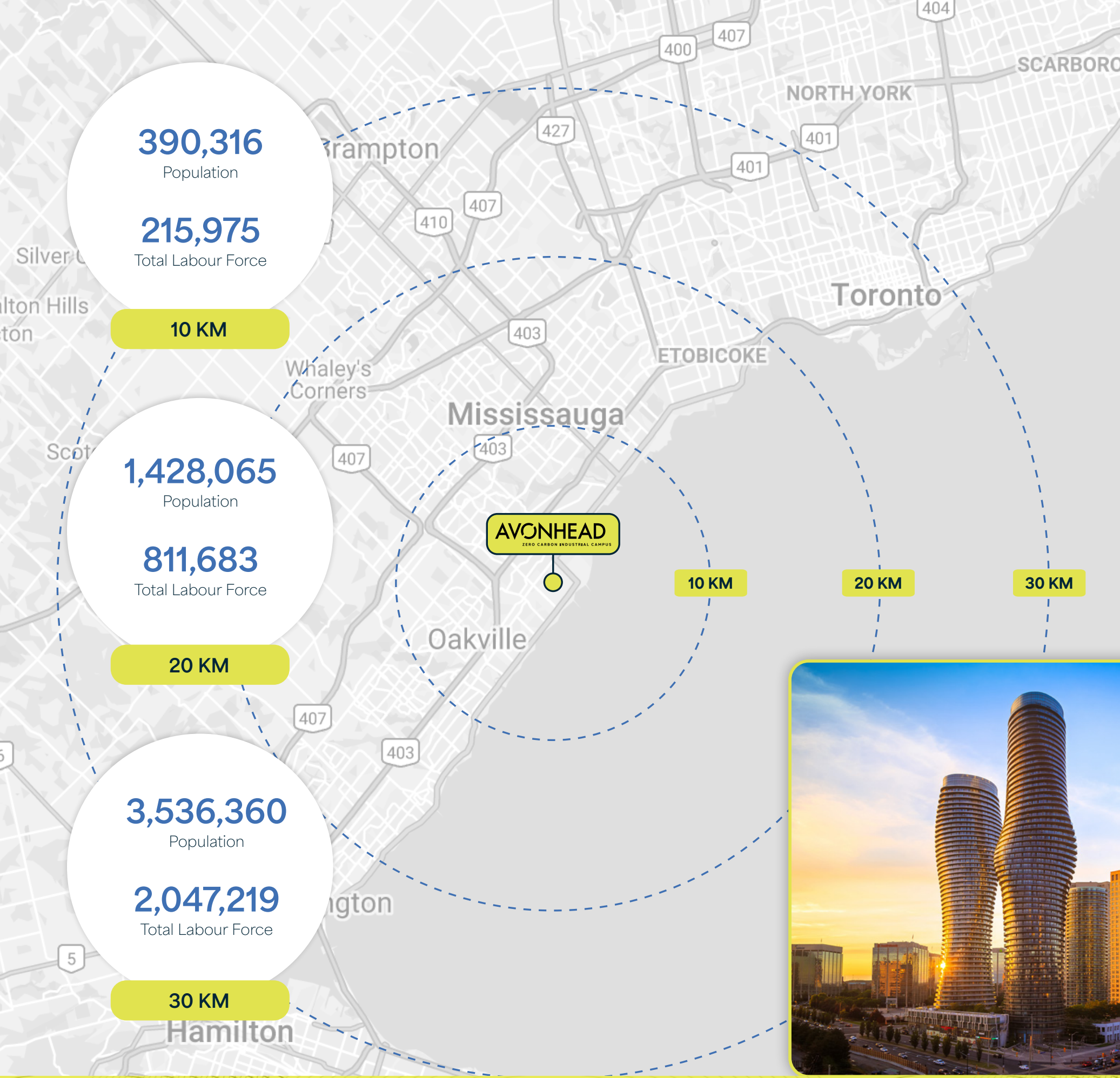
An Active Neighbourhood

Avonhead Industrial Campus offers an opportune time to plant your roots in an active area poised with new and future developments.

NEW & FUTURE DEVELOPMENTS

- | | | | | | |
|---|----------------------------|-----------------|---|----------------------------|-----------------|
| 1 | 880 Avonhead Rd | 275,447 sq. ft. | 5 | 759 Winston Churchill Blvd | 750,349 sq. ft. |
| 2 | 2645 Royal Windsor Dr | 333,261 sq. ft. | 6 | 772 Winston Churchill Blvd | 647,002 sq. ft. |
| 3 | 2510-2520 Royal Windsor Dr | 297,193 sq. ft. | 7 | 2226 Royal Windsor Dr | 76.4 acres |
| 4 | 560 Winston Churchill | 635,919 sq. ft. | 8 | 668 Southdown Rd | 91.6 acres |





Abundant, Diverse Labour Pool



- Mississauga has the largest logistics sector in the Greater Toronto Area (GTA) and Canada.
- Mississauga's logistics sector has grown by 30% over the past three years and is considered one of the fastest growing logistics sectors in Canada.
- Mississauga has more than 1,700 businesses and 81,000 employees in the advanced manufacturing industry
- Mississauga has more than 1,080 businesses and 56,000 employees in the logistics industry

- Site Location
- GO Transit Routes & Stops
- MiWay Stops
- Highway 403 & QEW Access Points



Unparalleled Location

Connecting you to more places, people and possibilities.

 +  + Major 400-Series Highways

Avonhead Industrial Campus has a strategic location in Mississauga with ease of access to the 400-series highways, close proximity to Downtown Toronto and the U.S. Border. The area boasts a growing array of amenities, including connections to MiWay and GO Transit.

Drive Times

Highway 403	5 minutes – 5.0 km
Highway 407	12 minutes – 11.1 km
Highway 410	23 minutes – 26.6 km
Highway 427	14 minutes – 16.7 km
Highway 400	20 minutes – 31.6 km
Highway 401	16 minutes – 21.8 km
QEW	5 minutes – 5.0 km
Downtown Toronto	20 minutes – 29.9 km
U.S. Border (Rainbow Bridge)	1 hour – 99.7 km
Toronto Pearson International Airport (YYZ)	20 minutes – 30.8 km
CN – Brampton Intermodal	26 minutes – 39.3 km
CPR – Vaughan	35 minutes – 42.9 km



In Good Company

Proximity to neighbouring businesses, resources and customers.

Nearby amenities within 2 km:

metro	Hilton	McDonald's
FAS	Canadian Tire	Farm Boy
Global	Boston Pizza	SCADDABUSH ITALIAN KITCHEN & BAR
Willowbrae Academy	WILD WING	BÂTON ROUGE STEAKHOUSE & BAR
RONA	Tim Hortons	DAVE & BUSTERS
SUBWAY	SHOPPERS DRUG MART	STARBUCKS COFFEE
BEER STORE	HOMESENSE	LCBO
food Basics	PETRO-CANADA	Wendy's

The team behind it all

Carttera

Developer

Carttera provides a real estate development platform to top-tier pension funds and institutional investors, executing on an urban intensification strategy for both commercial and residential assets in the Toronto and Montreal markets. Over the past 15 years, the firm has executed on over \$6.2B worth of projects, with \$3.3B currently in development.

CBRE

Leasing & Marketing

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100. Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

www.cbre.ca



PHASE I READY FOR FIXTURING



PHASE II DELIVERY Q2 2025

Carttera

CBRE

AVONHEAD

ZERO CARBON INDUSTRIAL CAMPUS

PHASE I – 362,000 SQ. FT. (OCCUPANCY Q4 2023)

PHASE II – 378,000 SQ. FT. (OCCUPANCY Q2 2025)

www.AvonheadCampus.com

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