



# Caledon Industrial Park III

8281 HEALEY ROAD, CALEDON



PHASE 1 AND 2 FULLY LEASED

**PHASE 3 NOW LEASING!**

529,868 SQ. FT. • Q3 2025 OCCUPANCY



# The wait is over.... Caledon Industrial Park III is here

On behalf of ONE Properties (ONE) & Alberta Investment Management Corporation (AIMCo), CBRE Limited is pleased to introduce for lease a best-in-class 529,868 Sq. Ft. logistics facility situated in the hub of Caledon's most sought after industrial node.

Providing tenants with state-of-the-art specifications, including industry leading 40' clear height, ESFR sprinklers, ample power, loading doors and trailer stalls. This first in class warehouse facility focuses on energy efficiency and sustainability, and is targeting LEED Gold certification.

The development's strategic location provides tenants with superior multimodal access, excellent labour demographics and speed to market efficiency, offering a unique opportunity in the market that will be ready for occupancy Q3 2025.



# Building Specifications



Total Area	529,868 Sq. Ft.
Office Area	Built to Suit
Shipping	78 Truck Level Doors, 2 Drive-in Doors
Clear Height	40'
Bay Size	60' x 45'8" 60' Staging Bay
Trailer Parking Spaces	75 Stalls
Car Parking Spaces	341 Stalls
Lighting	LED with Motion Sensors
Power	3000 Amp, 347/600 Volt 3 Phase 4 Wire
Sprinklers	ESFR
Energy Efficiency (LEED)	Targeting LEED Gold
Occupancy	Q3 2025

Caledon Industrial Park III is Registered with targeting the certification of LEED Gold. LEED®, and its related logo, is licensed in Canada by the Canada Green Building Council and is used here with permission.



Building Area  
**529,868 Sq. Ft.**



Shipping  
**78 TL**  
**2 DI**



Clear Height  
**40'**



Bay Size  
**60' x 45'8"**  
**60' Staging Bay**



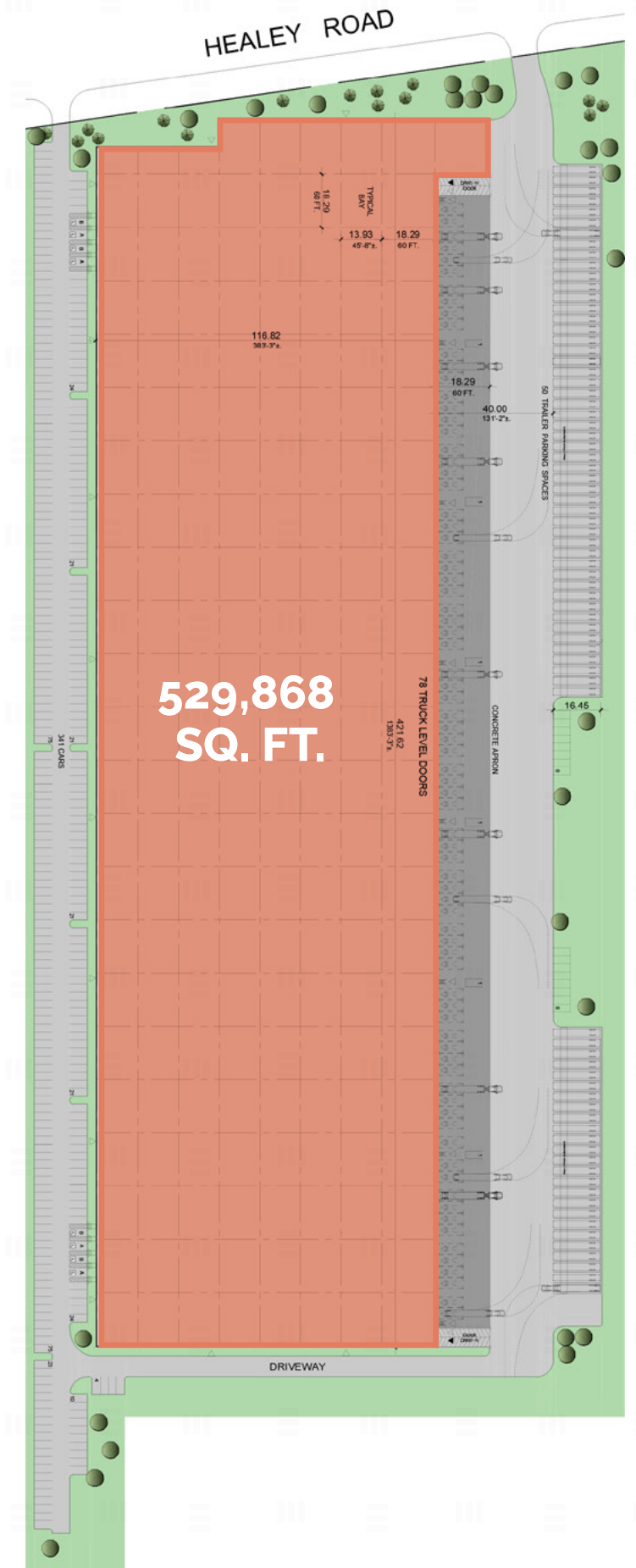
Trailer Parking Spaces  
**75 Stalls**



Car Parking Spaces  
**341 Stalls**

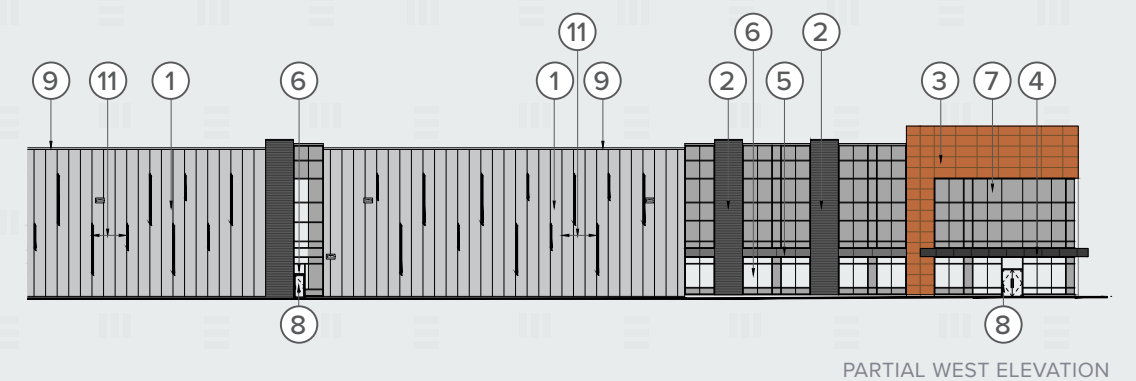
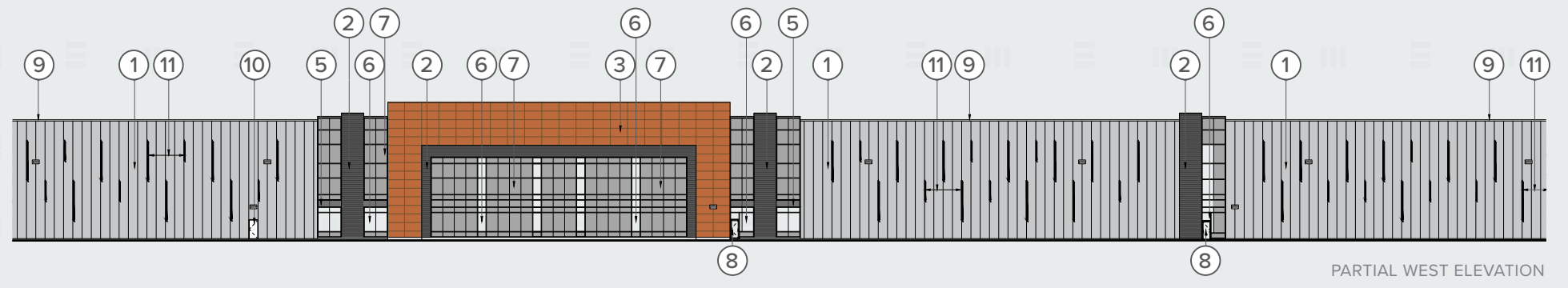
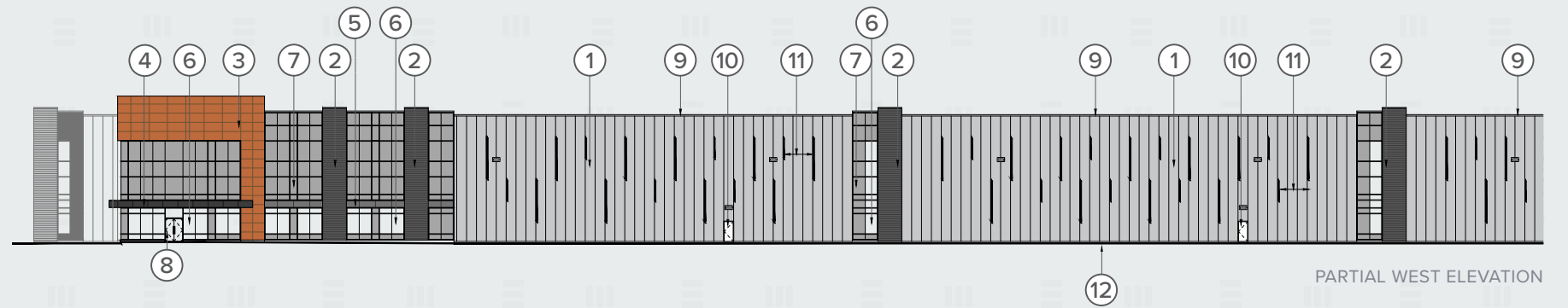
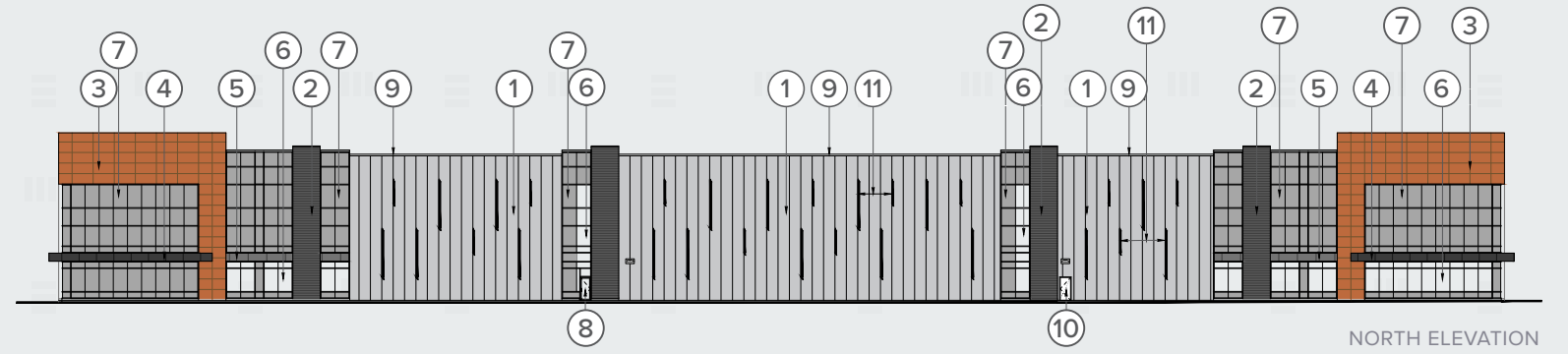


Office Area  
**Built to Suit**



# Finishes

- 1 GREY KINGSPAN INSULATED METAL PANELS
- 1A DARK GREY KINGSPAN INSULATED METAL PANELS
- 2 CHARCOAL GREY LONGBOARD SIDING
- 3 COPPER ALUCOBOND PLATE ALUMINUM PANELS
- 4 CHARCOAL ALUMINIUM COMPOSITE METAL PANELS
- 5 GREY ALUMINIUM COMPOSITE METAL PANELS
- 6 TINTED THERMAL GLAZING IN ALUMINUM CURTAIN WALL FRAMES
- 7 SPANDREL GLAZING IN ALUMINUM CURTAIN WALL FRAMES
- 8 ALUMINUM AND TEMPERED THERMAL GLASS DOOR(S) IN ALUMINUM CURTAIN WALL DOOR FRAMING SYSTEM
- 9 PREFINISHED METAL COPING
- 10 INSULATED HOLLOW METAL DOOR IN PRESSED STEEL THERMAL FRAME
- 11 CHARCOAL GREY PREFINISHED METAL "FIN"
- 12 STEEL GRATE EXTERIOR STAIR. HOT DIP GALVANIZED
- 13 GREY INSULATED HOLLOW METAL OVERHEAD DOOR C/W TEMPERED GLASS VIEW WINDOW. C/W DOCK SEAL, DOCK LEVELLER AND DOCK BUMPERS
- 14 GREY INSULATED HOLLOW METAL OVERHEAD DOOR C/W TEMPERED GLASS VIEW WINDOW
- 15 TINTED THERMAL GLAZING IN ALUMINUM CURTAIN WALL FRAMES



# Anticipating Your Business Needs

## Logistically, it doesn't get better than Caledon Industrial Park III:

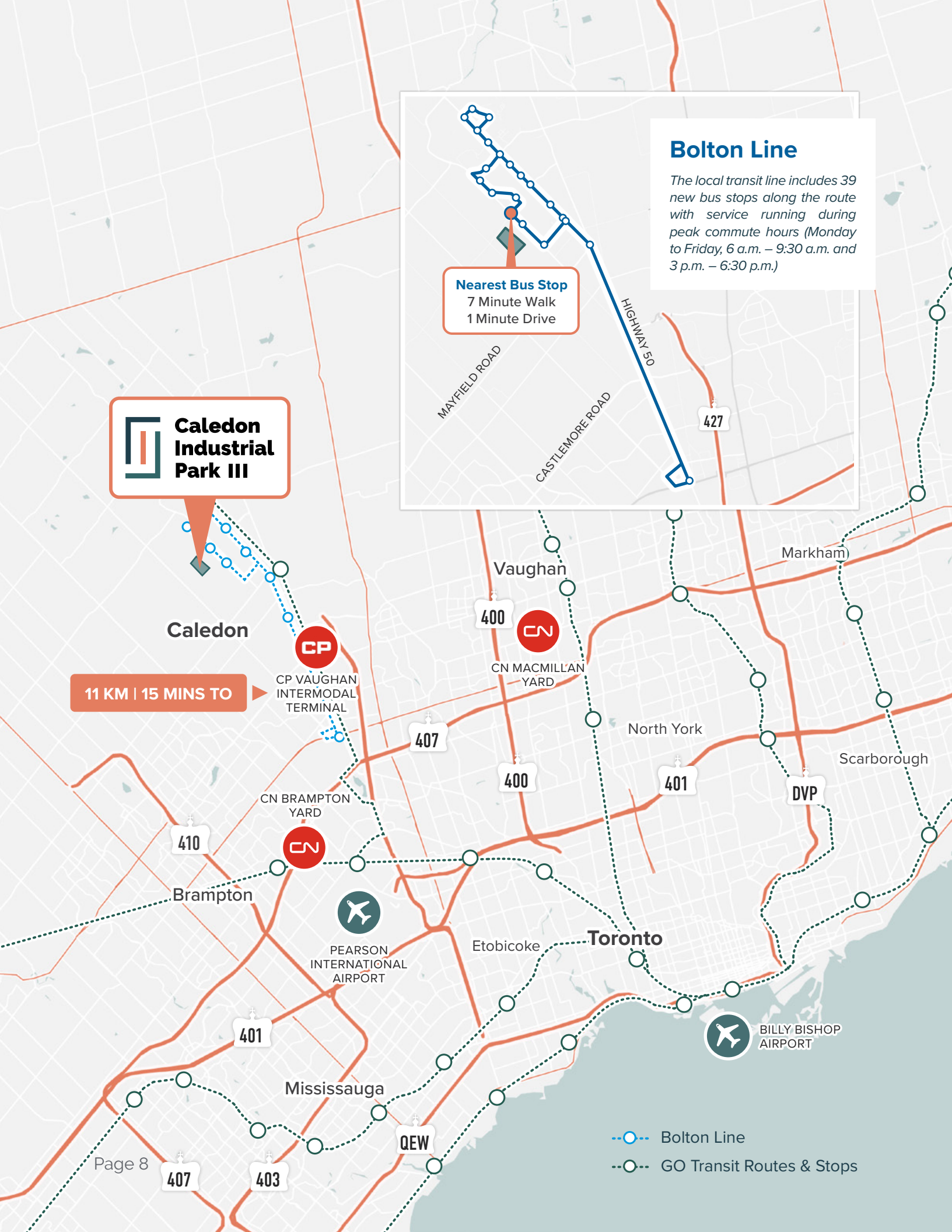
- Direct access to 400 series highways and the newly extended Highway 427 Interchange
- Excellent proximity and connectivity to the GTA logistics workforce
- State-of-the-art modern building design and site configuration with targeting LEED Gold certification

## Immediate Access to CP Railway Vaughan Intermodal Terminal

- Caledon Industrial Park III is located 10 kilometers from CP Vaughan intermodal: **#1 Largest intermodal terminal in Canada!**
- Intermodal offers immediate access to Highway 427 via two interchanges at Rutherford Road to the south and Major Mackenzie Drive to the north
- 6.6-kilometre expansion of Highway 427 up to Major Mackenzie Drive, directly north of CP intermodal, has been completed
- **1,800 containers per day** (more than 600,000 containers annually) are handled at the facility
- **1,600 to 2,100 trucks** pass through the yard everyday

### DRIVE TIMES

	Distance (KM)	Time (Minutes)
Highway 427	12 KM	15 Mins
Highway 407	19 KM	20 Mins
Highway 410	20 KM	22 Mins
Highway 400	26 KM	25 Mins
Highway 401	27 KM	25 Mins
CP Rail Intermodal Yard	11 KM	15 Mins
CN Rail Intermodal Yard	21 KM	23 Mins
Pearson International Airport	24 KM	25 Mins
Downtown Toronto	51 KM	45 Mins
US Border (Buffalo)	182 KM	1 Hr 55 Mins



### Bolton Line

The local transit line includes 39 new bus stops along the route with service running during peak commute hours (Monday to Friday, 6 a.m. – 9:30 a.m. and 3 p.m. – 6:30 p.m.)

**Nearest Bus Stop**  
7 Minute Walk  
1 Minute Drive

**Caledon Industrial Park III**

11 KM | 15 MINS TO

# Caledon

## A Diverse Business Community Thriving in a Strategic Location

Caledon provides opportunities for businesses across a variety of key sectors and sizes, from large manufacturers and distribution centres to small entrepreneurial operations.

The municipality benefits from its strategic location in the Greater Toronto Area. Access to transportation systems, labour force and an unparalleled quality of life makes Caledon the place to start, locate or expand your business.



Rapidly growing population since last census. Projected to grow to 160,000 people by 2041.

### 11.8% Population Growth



### Direct public transit and connectivity

to Brampton, Mississauga and Vaughan's labour markets



Skilled labour force working in several key sectors with

### Access to well over 1 million people



### Easily connect with suppliers and customers

by rail, air or by direct access to Provincial and Regional Road networks



Healthy balance of the total workforce

### 6.6% in transportation and warehouse sector

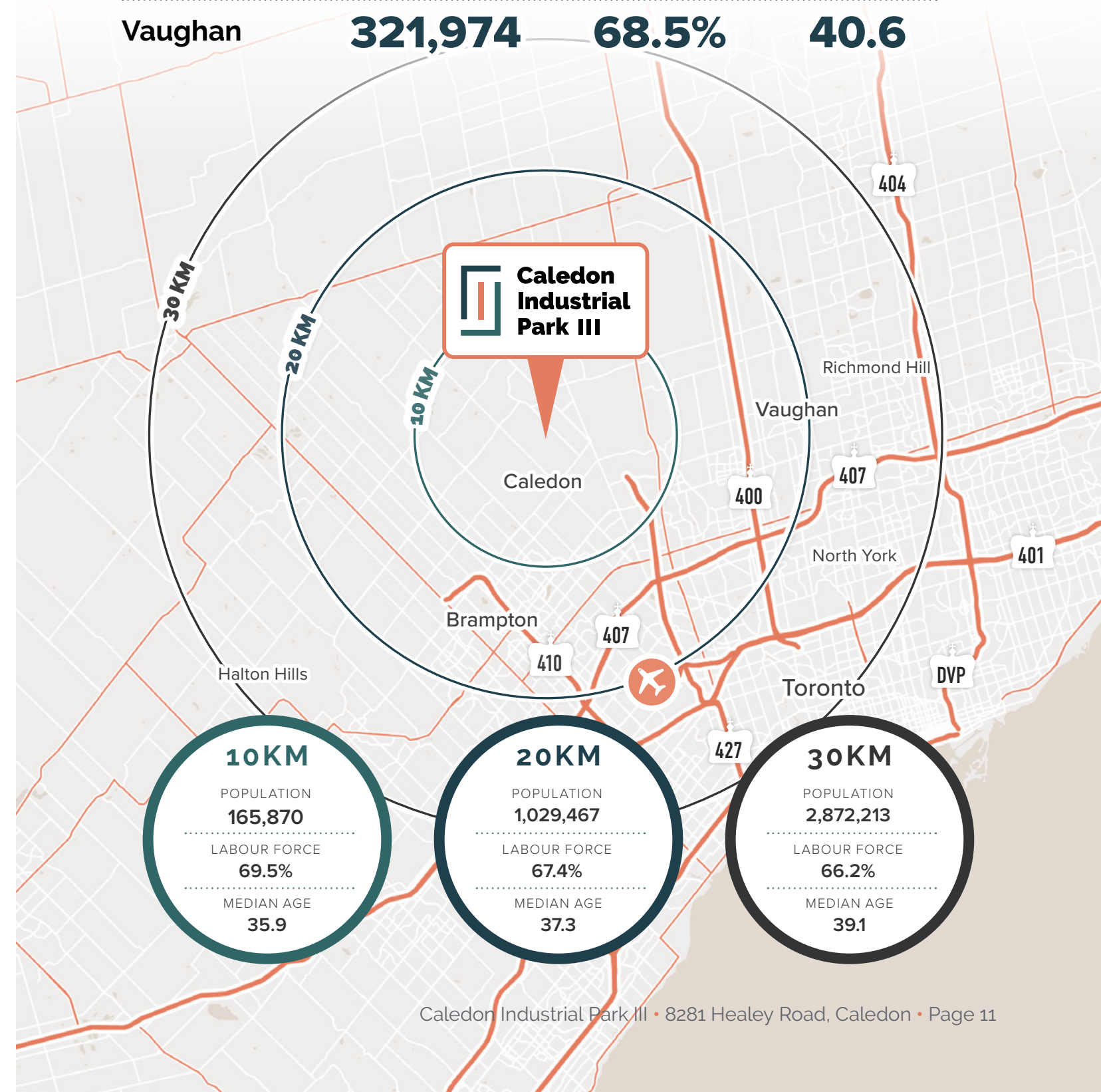


Top 5 industries

**Construction, manufacturing, retail, education, and professional, scientific & technical services**

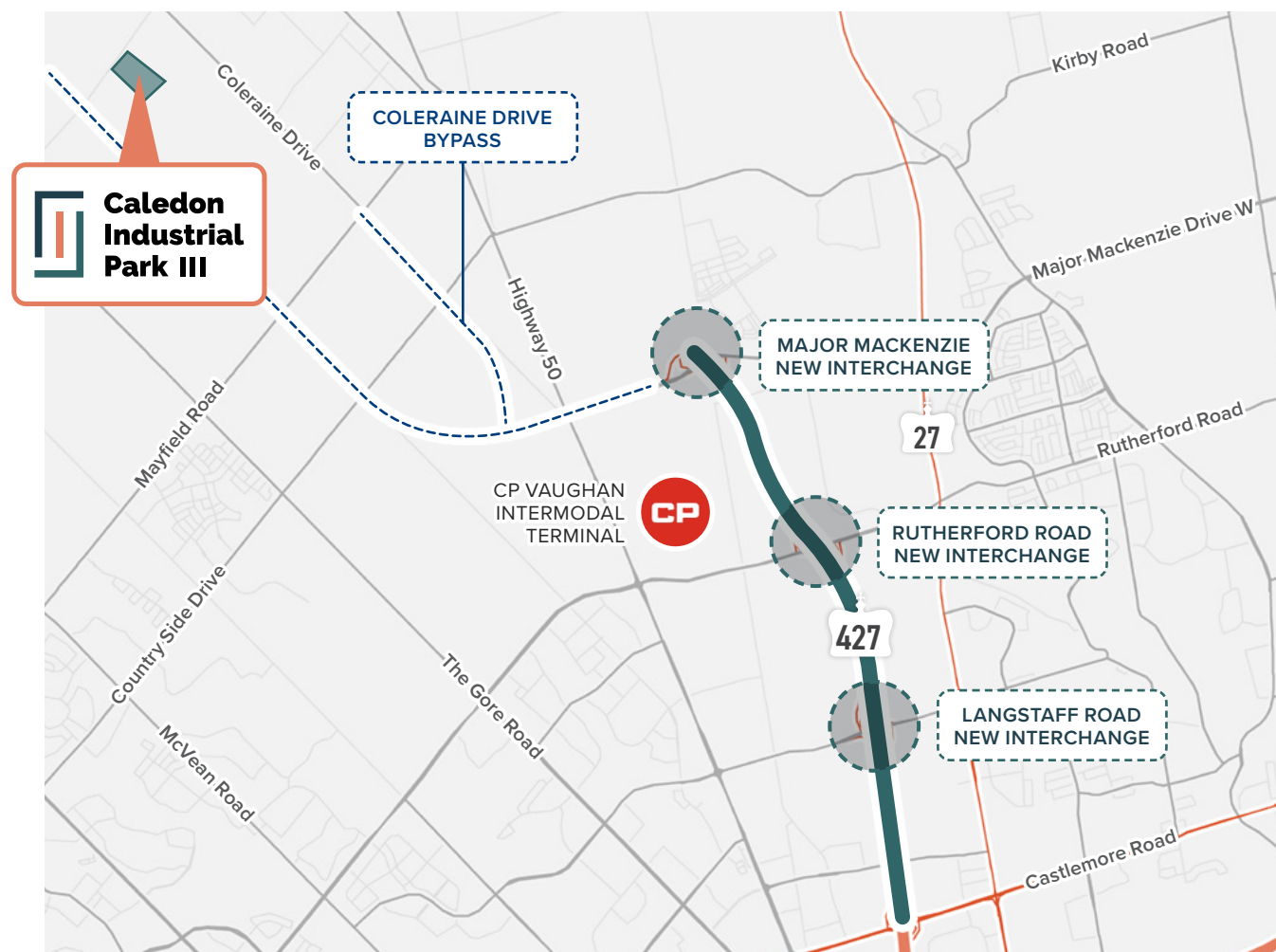
## Robust Labour Pool

	POPULATION	LABOUR FORCE	MEDIAN AGE
Caledon	<b>82,130</b>	<b>72.2%</b>	<b>40.6</b>
Brampton	<b>735,754</b>	<b>68.4%</b>	<b>35.7</b>
Vaughan	<b>321,974</b>	<b>68.5%</b>	<b>40.6</b>



# Infrastructure Improvements

Deliver superior locational advantages



## Coleraine Drive Bypass

The expansion of Coleraine Drive to a 4-lane truck arterial will continue south from Mayfield Road directly into the Highway 427 and Major Mackenzie Drive interchange. This allows for direct access from Caledon Industrial Park III to the CP intermodal and Highway 427.

## The 427 Expansion Complete!

Accessibility to Caledon and Vaughan has been enhanced by the recently completed Highway 427 expansion with full interchanges at Langstaff Road, Rutherford Road and Major Mackenzie Drive.

# Targeting LEED Gold Certification

## Sustainability Features

- High performance building envelope and roofing systems
- High efficiency mechanical systems
- Energy saving, controllable interior LED lighting
- Exterior LEDs with considerate design to reduce light pollution
- Level 2, Wi-Fi connected electric vehicle charging stations
- Water saving, high performance plumbing fixtures
- Local and regional construction materials selected for performance and low environmental impact
- Recycled and salvaged materials included in design
- Over 75% of construction waste to be recycled/reused and diverted from landfill
- Solar PV array to support low-carbon operations and reduced operating costs

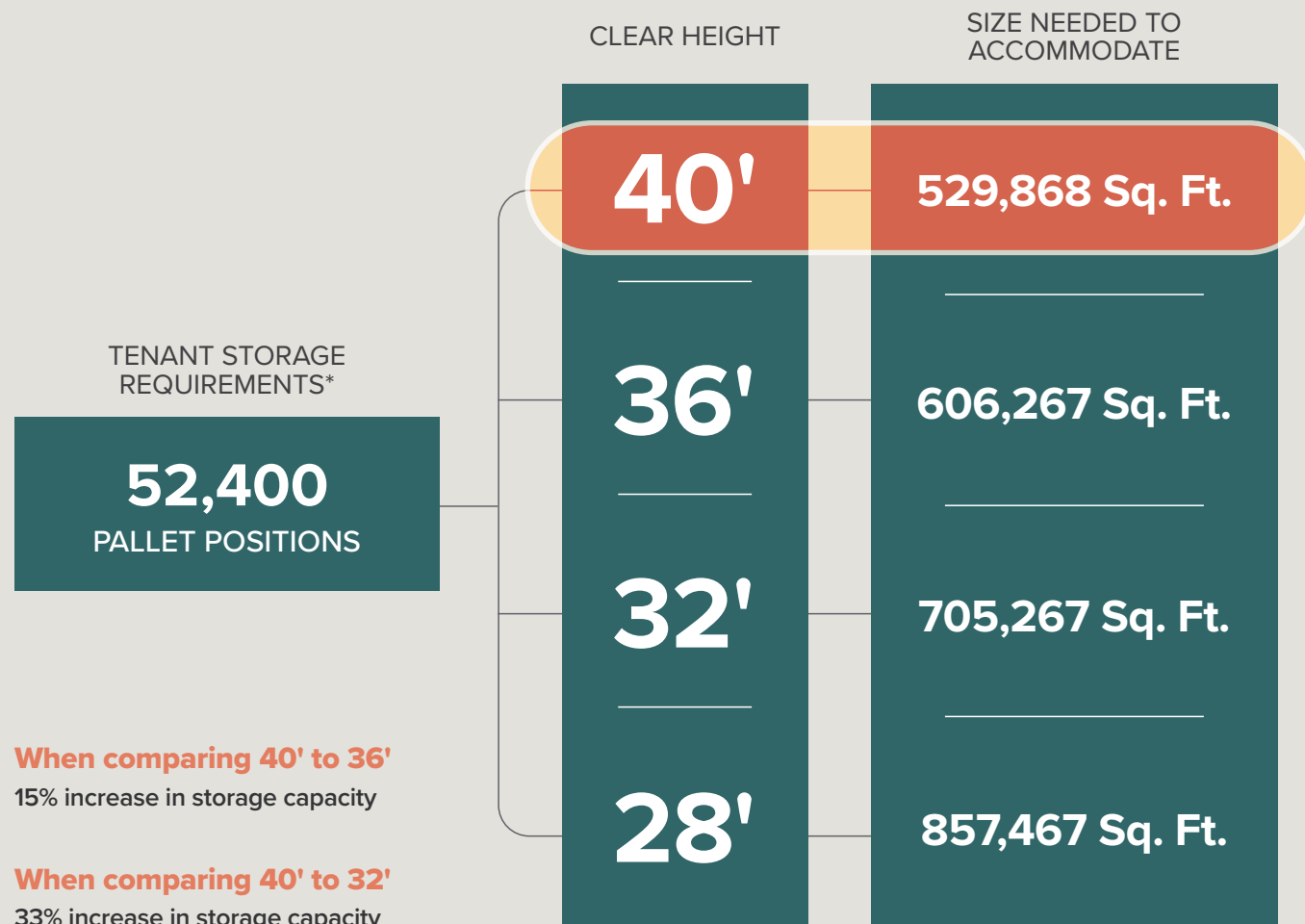
# 40' Clear Height = Savings

## Clear Height Racking Comparison

Caledon Industrial Park III, with its industry leading 40' clear height has been designed to meet the demands of today's and tomorrow's industrial occupiers.

### Benefit for Tenants

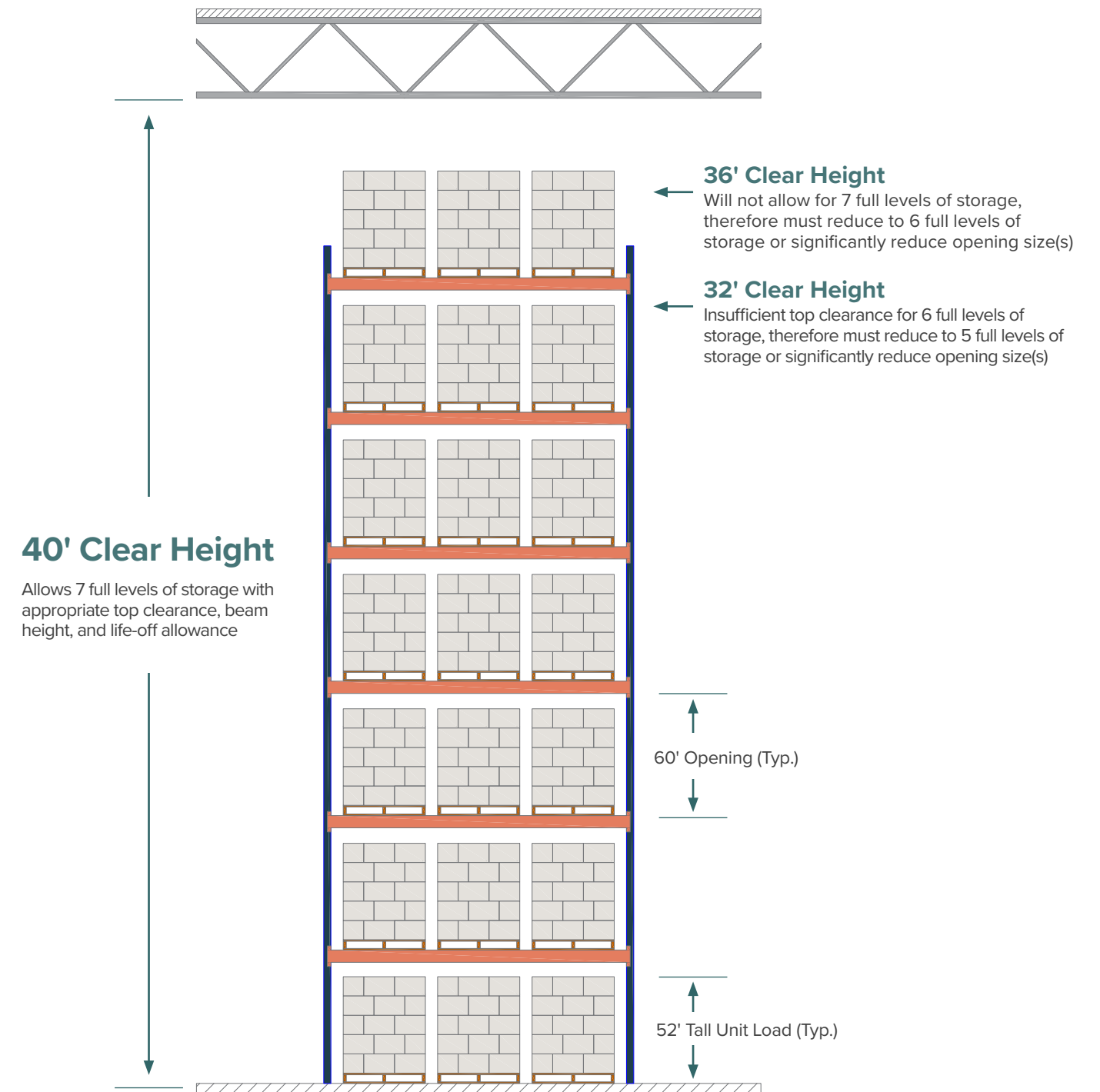
When comparing the 40' clear height of Caledon Industrial Park III to 28' clear height buildings, the development offers 62% increase in the overall cubic storage capacity.



When comparing 40' to 36'  
15% increase in storage capacity

When comparing 40' to 32'  
33% increase in storage capacity

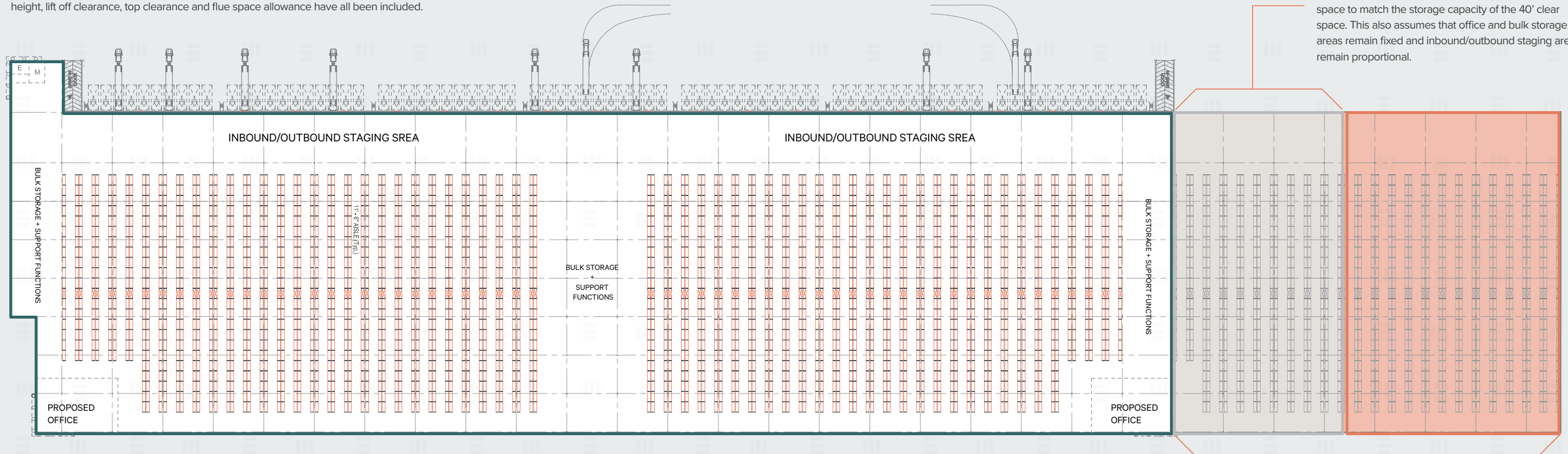
# Sample Rack Profile



# Sample Racking Layout

## Sample Representative Single Deep Selective Rack Layout

The storage capacity of this sample rack layout is approx. 52,400 pallet positions, and assumes 52" consistent pallet load heights (incl. pallet), allowing for 7 full levels of racked storage in 40' clear space. Appropriate allowances for beam height, lift off clearance, top clearance and flue space allowance have all been included.



Assuming the entire facility was reduced to 36' clear, allowing for only 6 full levels of racked storage, and all other design parameters remained the same, it would require an additional 76,400 Sq. Ft. (approx. 15%) of floor space to match the storage capacity of the 40' clear space. This also assumes that office and bulk storage areas remain fixed and inbound/outbound staging areas remain proportional.

- 40' - Caledon Industrial Park III
- 36' - 606,267 Sq. Ft.
- 32' - 705,267 Sq. Ft.

Assuming the entire facility was reduced to 32' clear, allowing for only 5 full levels of racked storage, and all other design parameters remained the same, it would require an additional 175,400 Sq. Ft. (approx. 33%) of floor space to match the storage capacity of the 40' clear space. This also assumes that office and bulk storage areas remain fixed and inbound/outbound staging areas remain proportional.

# Neighbours and Nearby Amenities

Surround Yourself With Recognized Global & National Brands



## Retail

- Giant Tiger
- Food Basics
- Zehrs
- Winners
- Staples (2)
- Rexall
- Shoppers Drugmart
- Home Depot
- Dollarama
- Anytime Fitness
- Petsmart
- Beer Store
- Walmart
- Mark's Warehouse
- LCBO
- Canadian Tire



## Restaurants

- Subway
- Harveys
- St. Louis Bar & Grill
- Dominos
- Wendy's
- Freshii
- Osmows
- A&W
- McDonald's (2)
- Kelsey's
- Tim Horton's
- Starbucks
- KFC
- McDonald's
- Swiss Chalet



## Banks

- Scotiabank
- BMO
- CIBC
- TD Bank



## Gas Stations

- Petro-Canada (2)





# Project Team

## DEVELOPER/OWNER

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### ONE PROPERTIES



Since 1987, ONE Properties' goal has been simple, yet powerful – to focus our efforts on real estate that makes a difference in peoples' lives. ONE Properties is a fully integrated real estate company inspired to make life better through the values of integrity, collaboration and alignment with all our stakeholders including tenants, investors, partners and the communities we serve. We are focused on creating value through the acquisition, development and management of industrial, residential, retail, office and mixed-use properties in progressive markets. Our portfolio consists of 48 million square feet of developments over the last 30 years and 18 million square feet under management. ONE Properties has a proven track record of executing on complex assignments and strategic redevelopment opportunities.

### AIMCo



AIMCo (Alberta Investment Management Corporation) is a high performing investment manager that finds the best opportunities from around the world and delivers results. AIMCo is one of Canada's largest and most diversified institutional investment managers and are responsible for the investments of pension, endowment and government funds in Alberta.

## LEASING

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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.



# Caledon Industrial Park III

8281 HEALEY ROAD, CALEDON

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