



# PROLOGIS EVERGREEN

BUILDING 3


5525 Countryside Drive, Brampton



246,007 SF

Mass Timber Structure

Building Enclosed!



# The new nature of industrial design.

Prologis' landmark mass timber industrial building — rooted in innovation, sustainable construction and design — is poised to become Canada's benchmark-setting development in one of the most connected areas in the Greater Toronto Area (GTA).






# The Building

- 246,007 SF industrial warehouse
- Strategically located at Highway 50 & Countryside Drive
- **Mass timber structure**
- 3 km northwest of Highway 427 and Major Mackenzie Drive interchange

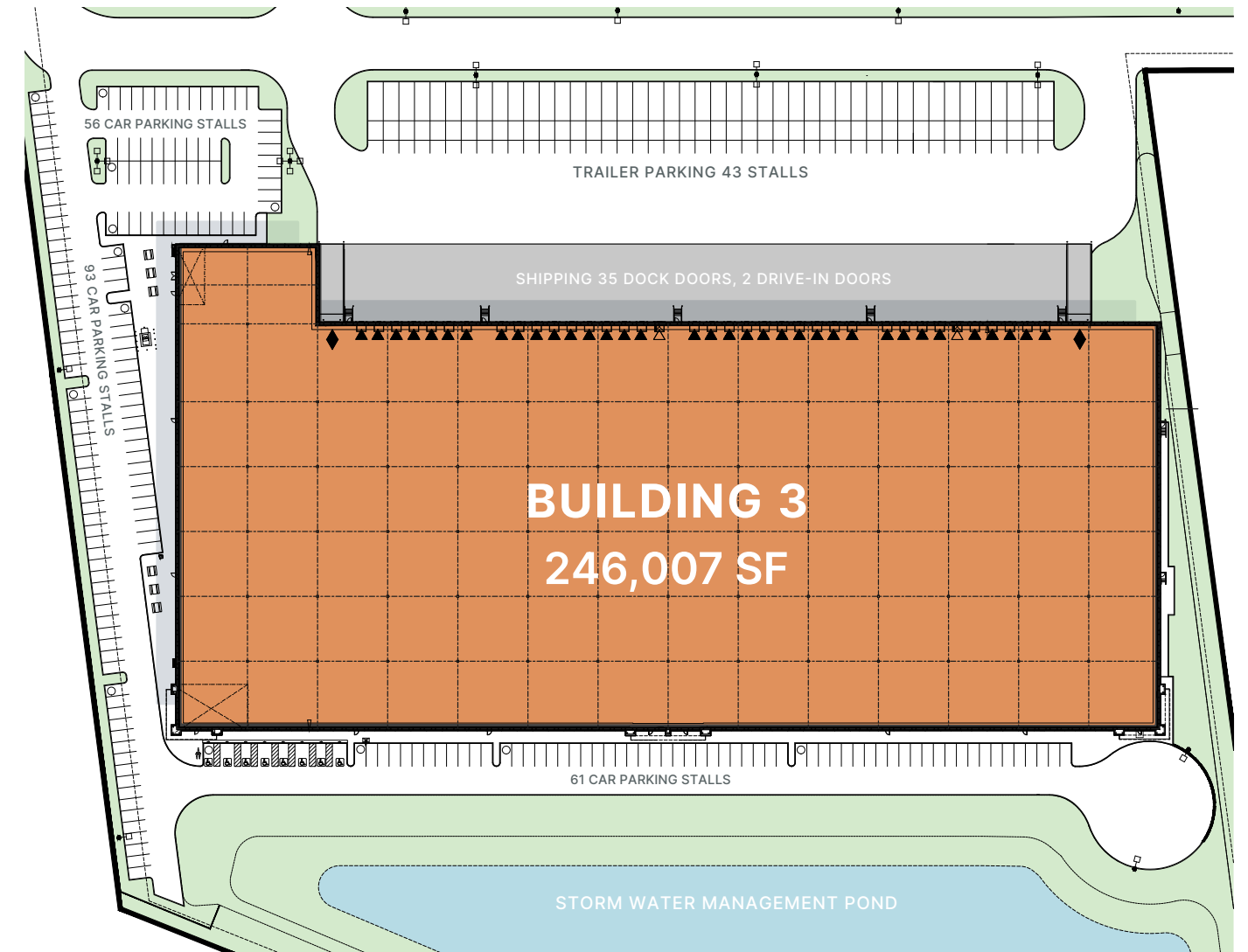
## Facility Specifications

<b>Building Size</b>	246,007 SF
<b>Clear Height</b>	36'
<b>Building Depth</b>	315'
<b>Bay Sizes</b>	54' x 50', 60' staging bay
<b>Shipping</b>	35 Dock Doors 2 Drive-in Doors
<b>Power</b>	2000 Amps
<b>Sprinkler</b>	ESFR
<b>Lighting</b>	LED

## Advantages & Amenities

-  Mass Timber structure - carbon reduction of approximately 1,163 tonnes in the shell building
-  Targeting LEED® silver certification
-  Close proximity to both the CN and CPKC intermodal facilities
-  43 Trailer parking stalls
-  210 Car parking stalls  
12 EV Chargers

## Site Plan



- ▲ Dock Door
- △ Future Dock Door (Knock Out)
- ◆ Drive-In Door

# Building enclosed!



**As the leader in sustainable logistics development, Prologis uniquely leverages their expertise and scale to help companies hit their sustainability goals and drive growth in ways few developers can.**

**What Prologis is doing which already contributes to net zero**



Optimized slab on grade with metal fibers



Low emission paints and sealants



Solar ready structure and electrical switch gear



Natural ventilation



Clerestory windows



EV ready conduits



LED lighting



Cool roof



# Innovating For a Greener Future

The Prologis Toronto team is innovating for a greener future with its new Mass Timber Industrial Facility. It is designed to prioritize the environment and incorporates a Mass Timber structural assembly that demonstrates Prologis' aggressive commitment to achieving net zero emissions by 2040.

The Mass Timber structure consists of Cross Laminated Timber (CLT) panels as well as Glu-Lam Wood Beams and Columns in lieu of metal decking, steel joists, and tubular steel, respectively.

## Sustainably Sourced Mass Timber

- Addresses the 2<sup>nd</sup> largest carbon producer in our facilities after concrete – by replacing steel with timber
- Outperforms steel in any fire event with longer burn rates
- Presents no commodity storage restrictions

## Carbon Reduction

- Timber - 62% less than steel - 19% reduction over entire shell - 1,163 MT



# Carbon reduction of approximately 1,163 tonnes in the shell building

Equivalent to greenhouse gas emissions from:



259

gasoline-powered passenger vehicles driven for one year



226

homes' electricity use for one year

Equivalent to greenhouse gas emissions avoided by:



50,341

trash bags of waste recycled instead of landfilled

Equivalent to carbon sequestered by:



19,230

tree seedlings grown for 10 years

# Strategically located in the Brampton-Caledon area, the number one labour pool market in the GTA.

Situated in one of the best locations in the GTA, Prologis Evergreen is surrounded by an expanding community, a large pool of skilled workers, easy access to major highways and transport hubs, and an abundance of nearby amenities.

The facility offers excellent visibility from Highway 50, and close access to both Major Mackenzie Drive and Highway 427 of the 400 series highway system – transporting tenants in all directions and offering convenient access to Downtown Toronto. Additionally, the site is located within close proximity to both the CN and CPKC intermodal facilities, located just off of Highway 50.

## Travel Times

Highway 427  
3 km / 4 min

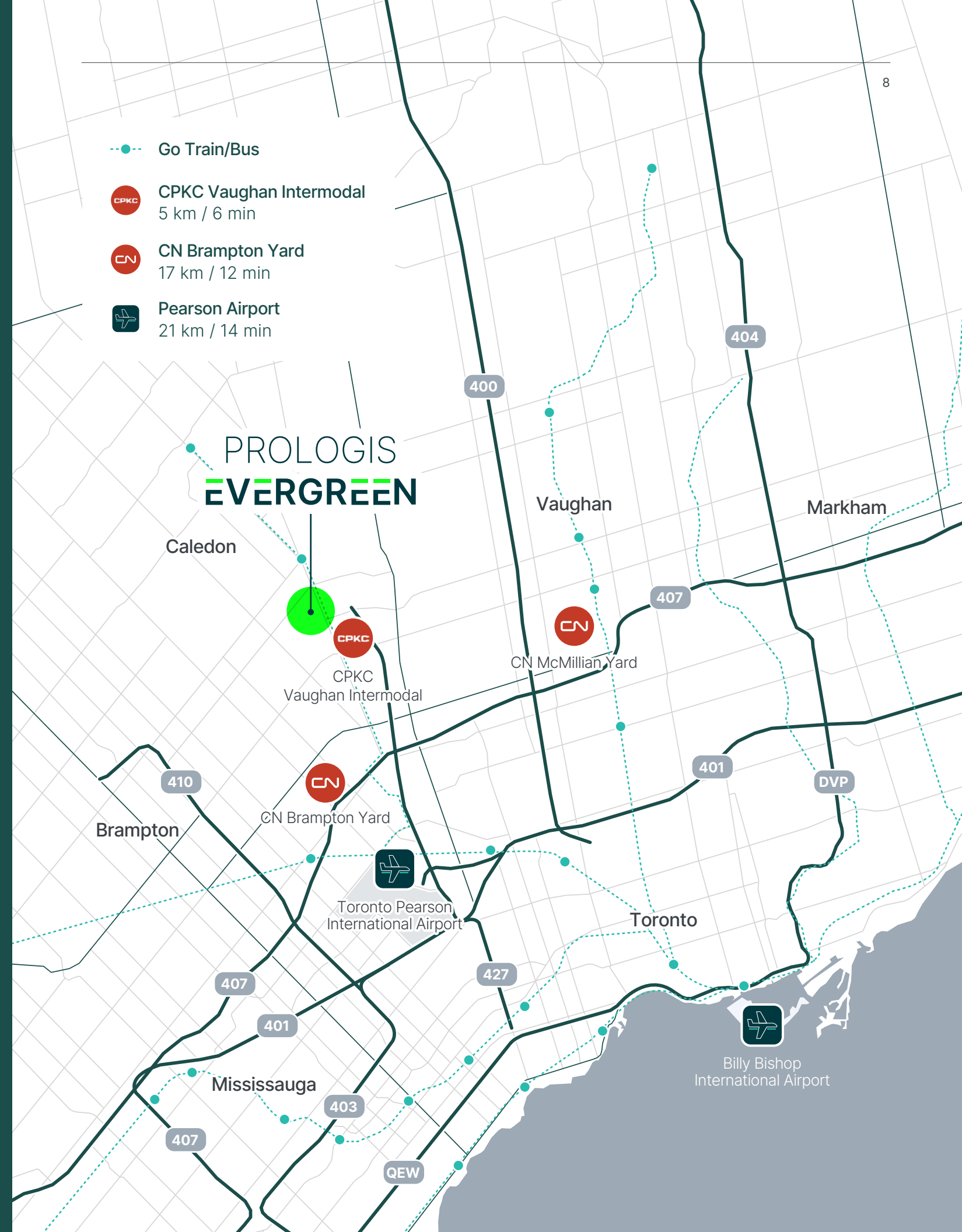
Highway 400  
14 km / 14 min

Highway 407  
12 km / 12 min

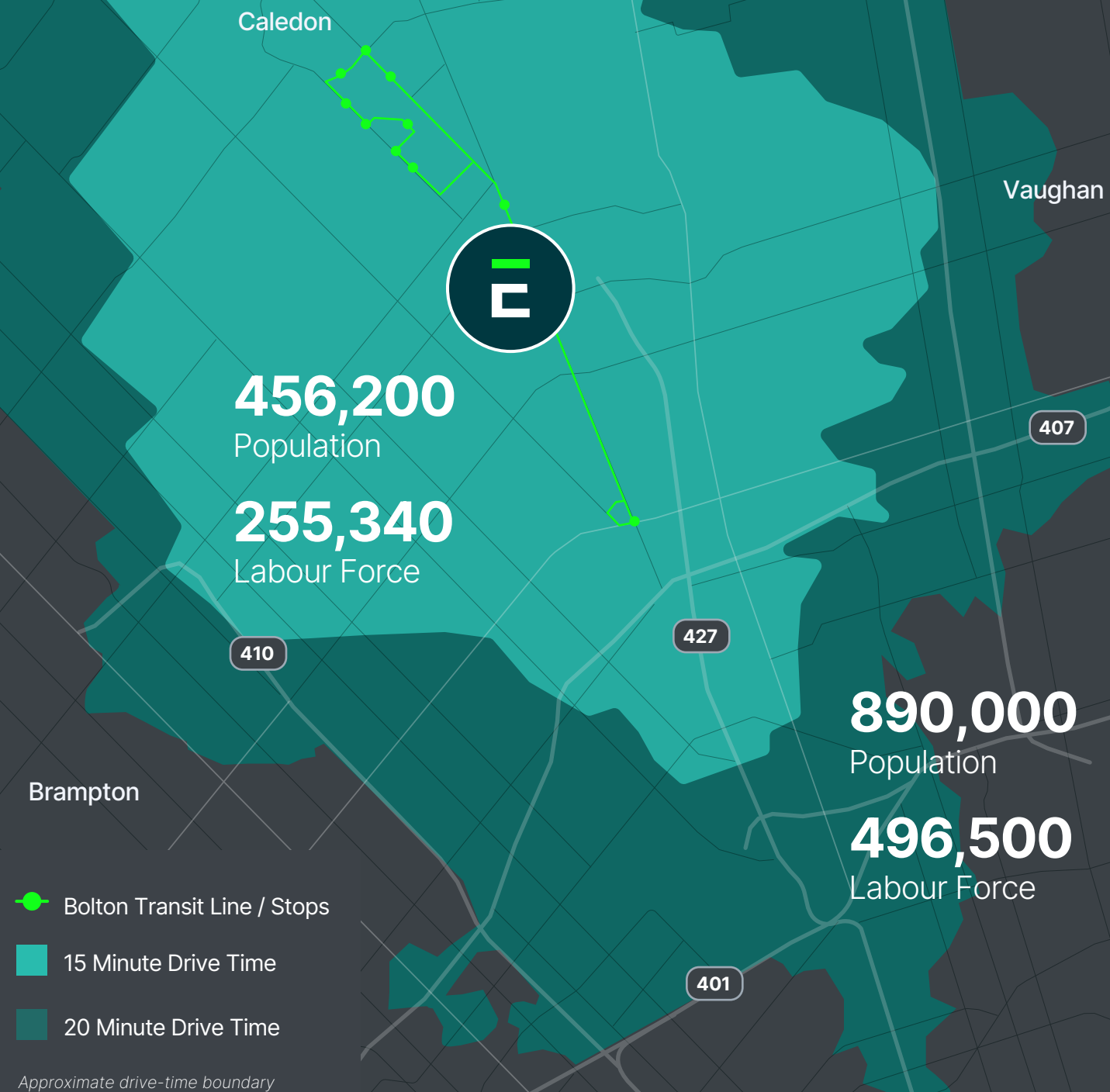
Highway 410  
13 km / 12 min

Highway 401  
23 km / 21 min

Downtown Toronto  
47 km / 35 min



# Demographics<sup>1</sup>



## A Strong Labour Pool

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

### Brampton

#### Ranked #1 for mid-sized North American Cities of the Future for connectivity

Easy access to all 400 series transcontinental highways accessing 158 million consumers

#### 14,000 New Residents per Year

Fastest growing big city and ranked 9<sup>th</sup> largest city in Canada

#### Ideally located in the middle of Canada's 'Super Innovation Corridor'

Attracting talent from both Waterloo and Toronto

#### 140,000 new jobs by 2040

60% of the population works within the city of Brampton

### Caledon

#### Access to well over 1 million people

Skilled labour force working in several key sectors including construction, manufacturing, agricultural and professional and technical service

#### 11.8% Population Growth

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

#### 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 in Caledon

6.6% in transportation and warehouse sector

<sup>1</sup> All stats as of September 2023, by Sitewise Analytics

# Intermodal Access

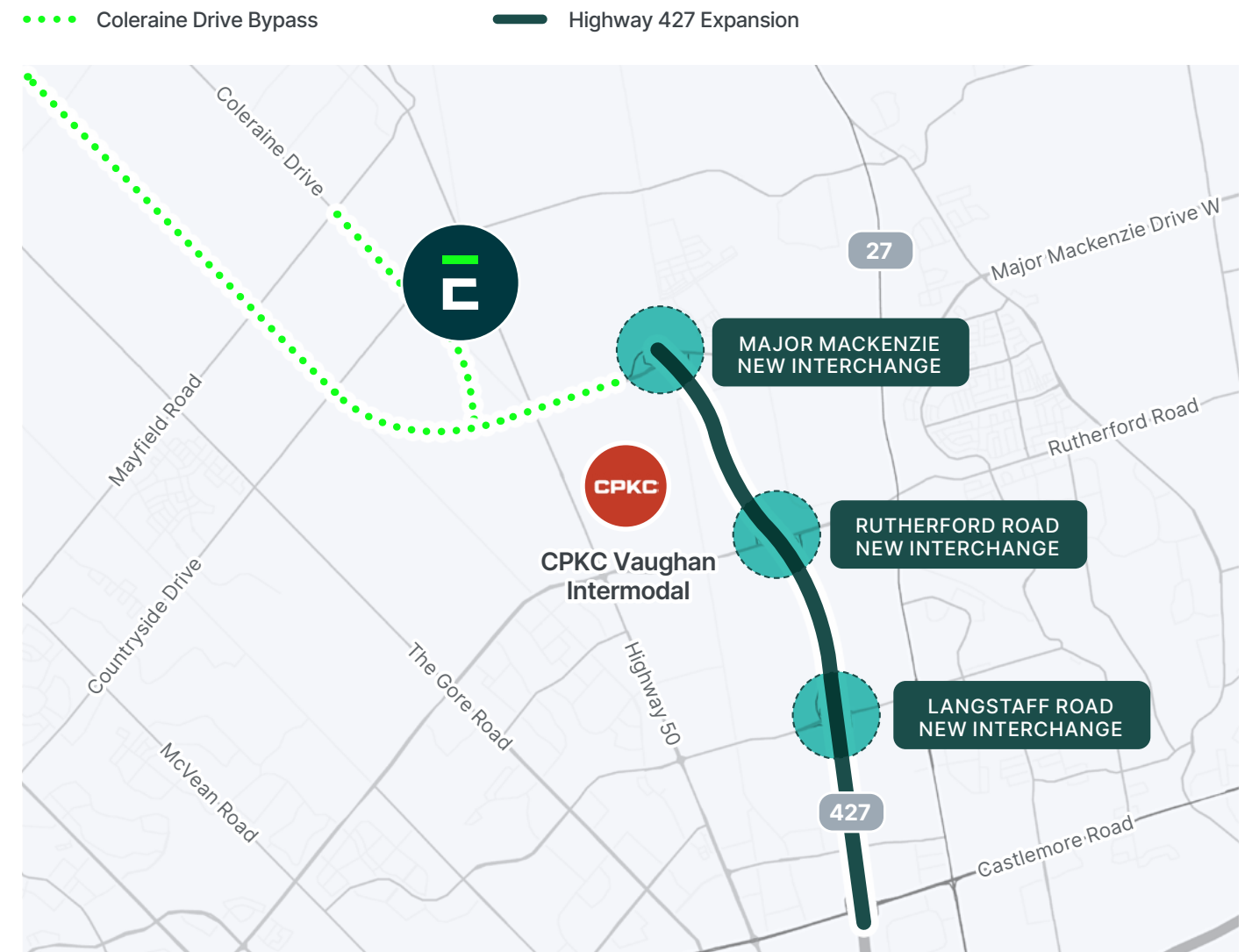
## Immediate Access to CPKC Vaughan Intermodal

- Prologis Evergreen is located 3 kilometers from CPKC Vaughan Intermodal: **#1 largest intermodal terminal in Canada!**
- 1,800 containers per day (more than 600,000 containers annually) are handled at the facility.
- First and only transnational rail network in North America.
- Intermodal offers immediate access to Highway 427 via two interchanges at Rutherford Road to the south and Major Mackenzie Drive to the north



# Infrastructure Improvements

## Newly completed interchanges & future road expansions



### 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.

### The 427 Expansion Complete!

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



# Trusted Partners



[prologis.com](https://prologis.com)

A reliable partner with a history of delivering world-class developments – Prologis knows that trust and certainty are crucial for new development projects. Our track record of delivering state-of-the-art products, on time and of quality, will be a powerful motivating factor in influencing tenants to be a part of this opportunity.

Prologis, Inc. is the global leader in logistics real estate. In partnership with our customers and our communities, we develop modern, high-quality properties that set the standard for innovative building design and sustainability. Prologis owns or has investments in properties and development projects of ~1.2 billion square feet in 19 countries and enables 2.8% of the world's GDP.

Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (114 million square meters) in 19 countries, as of September 30, 2023.



[cbre.ca](https://cbre.ca)

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.



# PROLOGIS EVERGREEN

## BUILDING 3

5525 Countryside Drive, Brampton



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