

LEASING OPPORTUNITIES

IMMEDIATE OCCUPANCY

PROUDLY PURSUING
LEED
CERTIFICATION



iPort Cambridge



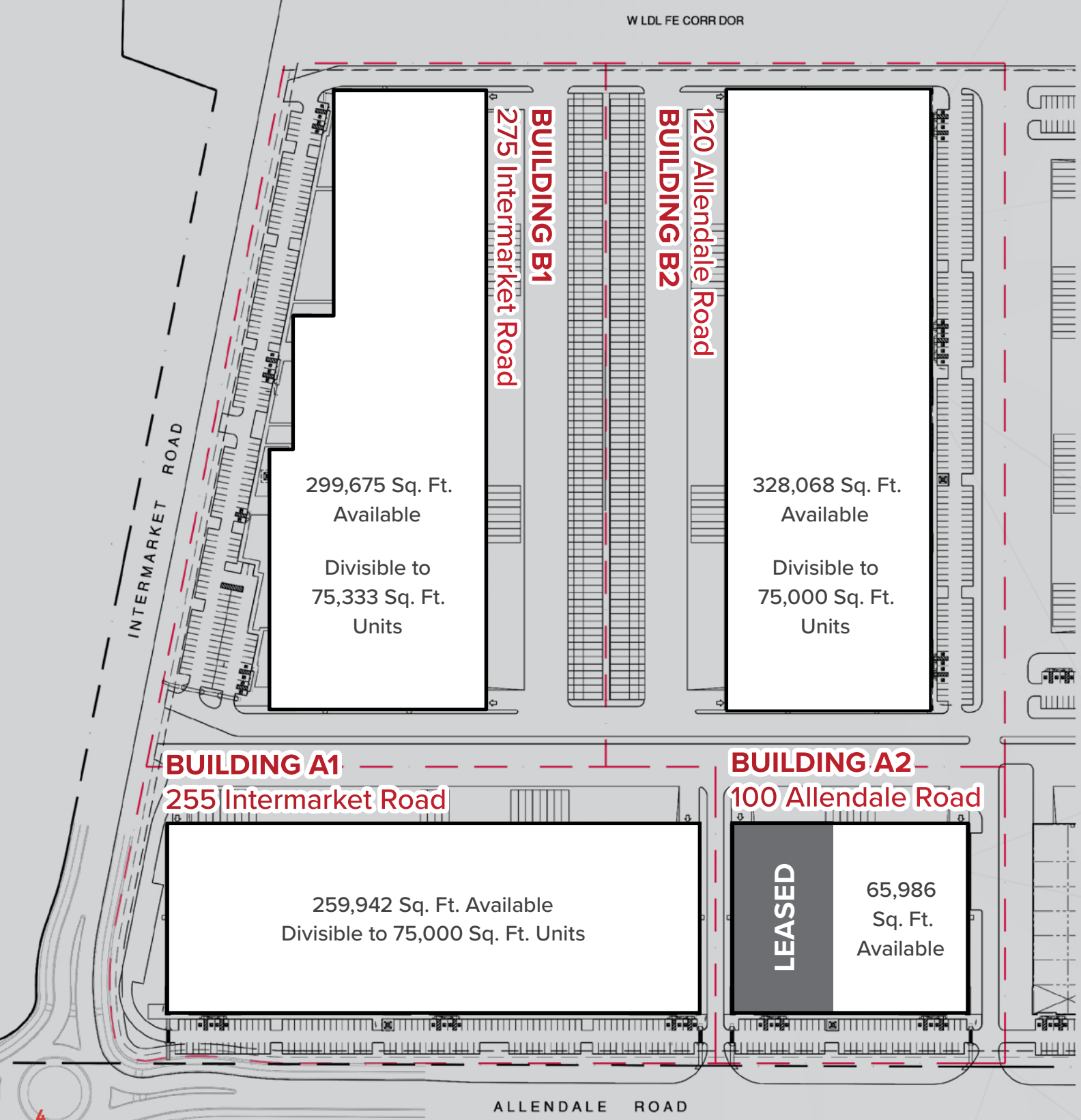
THE IPORT DIFFERENCE

A true partnership, combining modern design with the highest quality standards centered around your current and future business needs

iPort Cambridge is a leading tier-1 logistics and industrial campus, strategically located in the center of Waterloo Region directly along major US-Canada transportation corridors providing access to over 150 million consumers within a one day's drive, an unmatched highly skilled labour force, 2 international airports and 6 border crossings. We are ideally positioned to provide logistics solutions to companies looking to target both Canadian and U.S. industrial and consumer marketplaces.

iPort Cambridge is your long-term partner dedicated to understanding your business and helping you plan for the future. With 300 acres and over 4 million square feet, our campus is designed to accommodate phased state-of-the-art speculative buildings and build-to-suit opportunities of various sizes. Our desire is to help you grow, expand, and cultivate your business with us for years to come.





PHASE 1

First Class Features Included in Net Rent

- 3.0% office
- White-Boxed warehouse
- Z-Guards on all dock doors
- Trailer parking

General Specifications

T.M.I. (2024)
 • \$3.78 per Sq. Ft.

SUSTAINABILITY

- Zero Carbon Ready Design
- Targeting LEED v4 BD+C: Core & Shell
- Utility cost savings (Through zero carbon ready features. Ability to install solar panels on roof)

PARAMOUNT FLEXIBILITY TO DESIGN FOR THE FUTURE



BUILDING A1 — 255 Intermarket Road

SIZE	<ul style="list-style-type: none"> • 259,942 Sq. Ft. • Divisible to 75,000 Sq. Ft. Units
SHIPPING	• 37 Truck level doors, 2 Drive-in Doors
CLEAR HEIGHT	• 40'
BAY SIZES	• 54' width × 40' depth, 60' Staging Bay
TRAILER PARKING	• 21 Stalls
CAR PARKING	• 151 Stalls
POWER	• 4,000 Amps service for full electrification
OCCUPANCY	• Immediate

BUILDING A2 — 100 Allendale Road

SIZE	<ul style="list-style-type: none"> • 50,187 Sq. Ft. leased • 65,986 Sq. Ft. available for lease
SHIPPING	• 8 Truck level doors, 1 Drive-in Door
CLEAR HEIGHT	• 36'
BAY SIZES	• 54' width × 40' depth, 60' Staging Bay
TRAILER PARKING	• 3 Stalls
CAR PARKING	• 69 Stalls (Total available)
POWER	• 2,500 Amps service for full electrification
OCCUPANCY	• Immediate

BUILDING B1 — 275 Intermarket Road

SIZE	<ul style="list-style-type: none"> • 299,675 Sq. Ft. • Divisible to 75,333 Sq. Ft. Units, see next page for details
SHIPPING	• 42 Truck level doors, 2 Drive-in Doors
CLEAR HEIGHT	• 40'
BAY SIZES	• 54' width × 39' depth, 60' Staging Bay
TRAILER PARKING	• 103 Stalls
CAR PARKING	• 189 Stalls
POWER	• 4,000 Amps service for full electrification
OCCUPANCY	• Immediate

BUILDING B2 — 120 Allendale Road

SIZE	<ul style="list-style-type: none"> • 328,068 Sq. Ft. • Divisible to 75,000 Sq. Ft. Units
SHIPPING	• 37 Truck level doors, 2 Drive-in Doors
CLEAR HEIGHT	• 40'
BAY SIZES	• 54' width × 38' depth, 60' Staging Bay
TRAILER PARKING	• 103 Stalls
CAR PARKING	• 182 Stalls
POWER	• 4,000 Amps service for full electrification
OCCUPANCY	• Immediate

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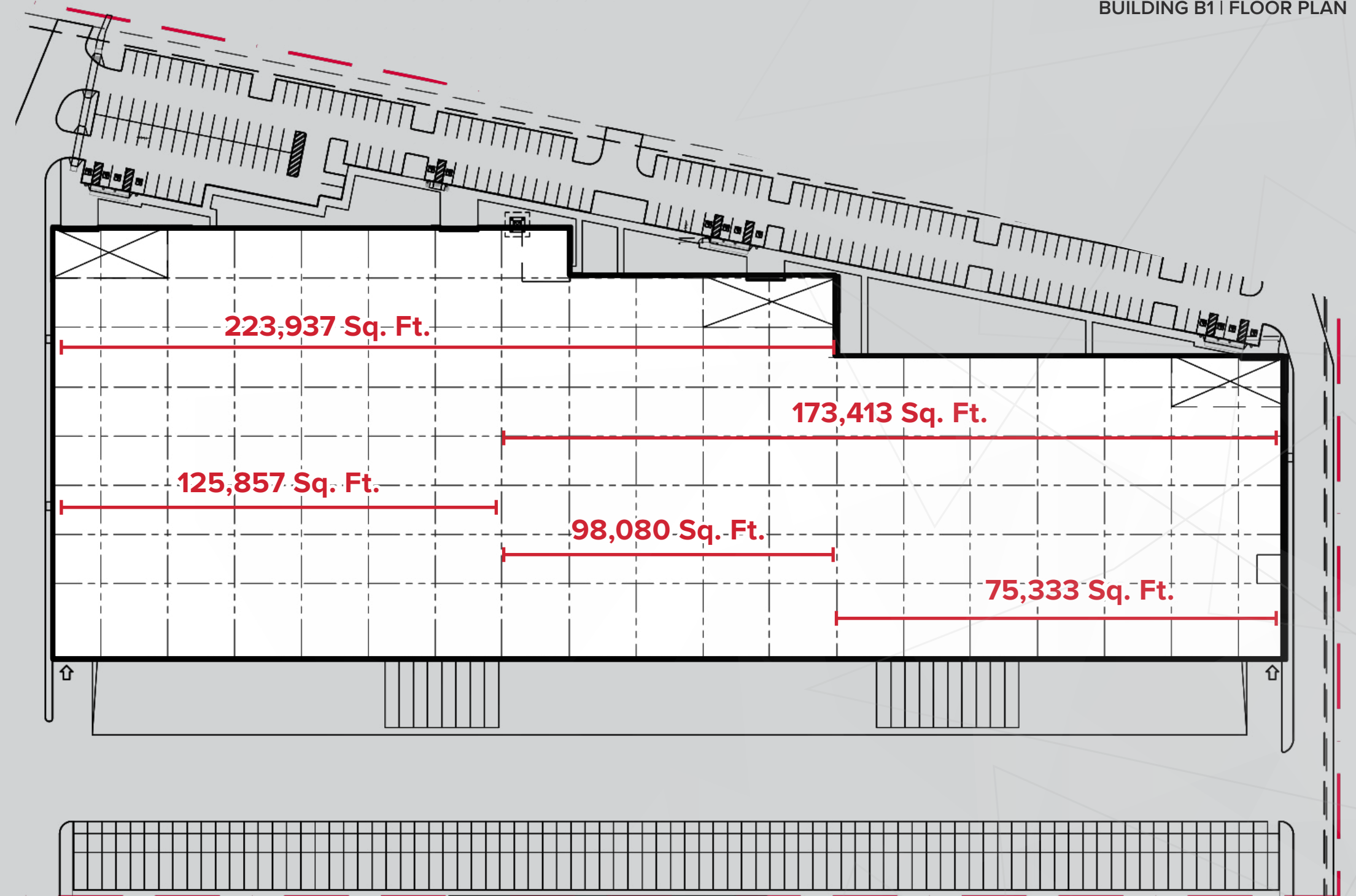
BUILDING B1

275 INTERMARKET ROAD LEASE OPTIONS CONCEPT

299,675 Sq. Ft. Available
Divisible to 75,333 Sq. Ft. Multiple configurations

LEASE OPTIONS (SQ. FT.)	75,333	98,080	125,857	173,413	223,937
ASKING RATE	Speak to Listing Agents				
T.M.I. (2024)	\$3.78 per Sq. Ft.				
SHIPPING	16 Truck Level 1 Drive-in	6 Truck Level	20 Truck Level 1 Drive-in	22 Truck Level 1 Drive-in	26 Truck Level 1 Drive-in
TRAILER PARKING	103 Stalls				
CAR PARKING	189 Stalls				
OCCUPANCY	Immediate				

BUILDING B1 | FLOOR PLAN







ACHIEVING A ZERO CARBON READY FUTURE

iPort Cambridge Zero Carbon Upgrade




iPort Cambridge welcomes you to build a clean future with its zero carbon ready designs. By challenging traditional construction and operational practices, iPort Cambridge offers zero carbon ready design for all buildings being constructed.

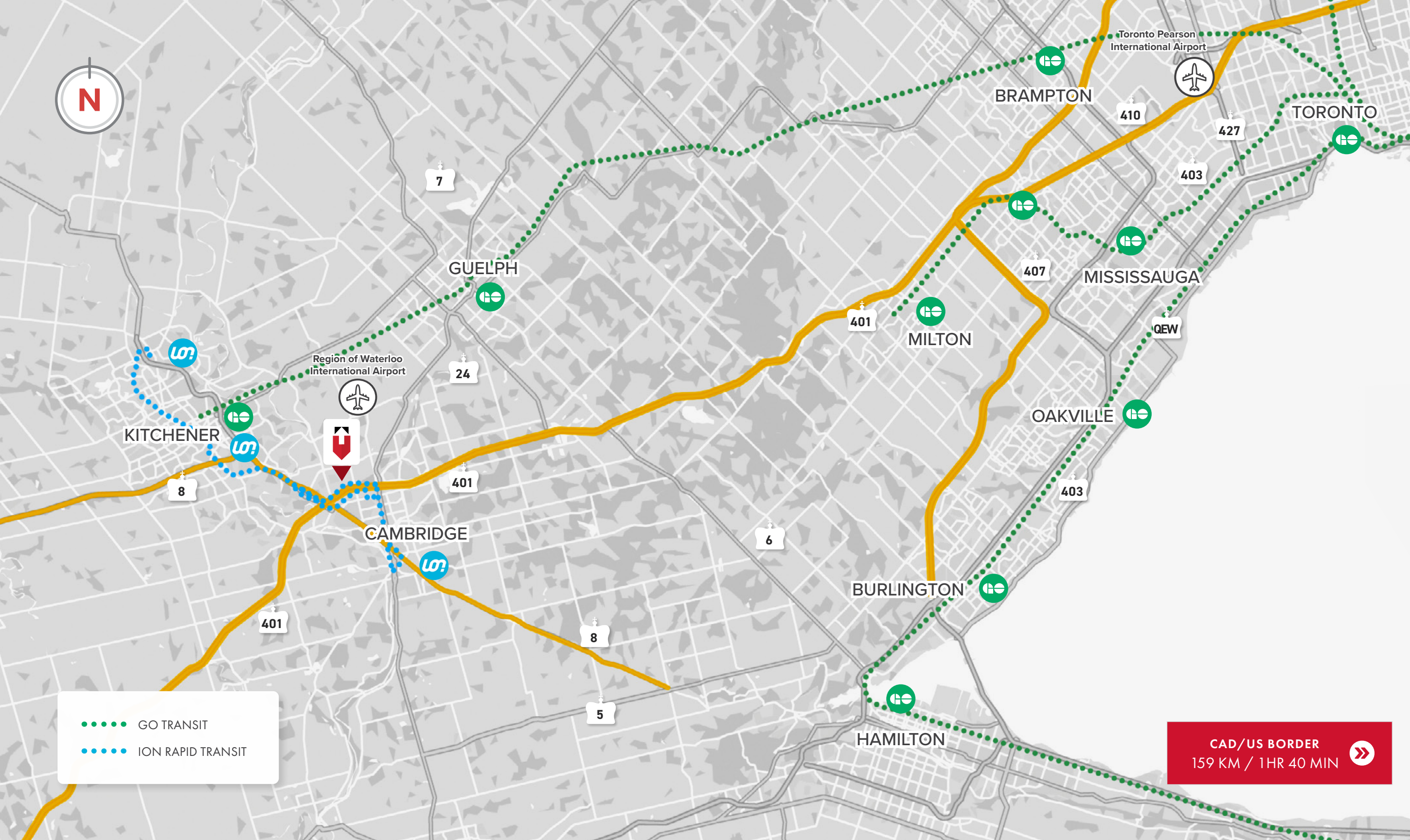
With improved roof, precast panel and dock door insulation, energy efficient glazing system, a reinforced rooftop structure to allow the installation of future solar panels, and an advanced heating system, iPort Cambridge's innovative zero carbon ready features lead the way in recognizing the importance of eliminating building emissions in order to achieve national climate commitments.

Zero Carbon Ready Specifications

- 1 R40 Roof installation
- 2 R29 Precast panel insulation
- 3 R18 Dock Door insulation
- 4 Energy Efficient glazing system
- 5 Structural reinforcement of 70% of the roof structure to allow for the installation of a future solar panel array
- 6 High-Efficiency ERV+ VRF Heat Pump 1600 & Electric Unit Heaters + Gas Infrared Heaters Heat Pump heating system^{††} with energy recovery and supplementary heating through natural gas radiant heaters
^{††} Heat pump system can also be used to cool the space

Zero Carbon Savings

	BUILDING A1	BUILDING A2	BUILDING B1	BUILDING B2
 UTILITY COST SAVINGS	20% \$0.15 per Sq. Ft.	30% \$0.26 per Sq. Ft.	25% \$0.19 per Sq. Ft.	35% \$0.30 per Sq. Ft.
 ENERGY SAVINGS	60%	65%	35%	45%
 GHG EMISSIONS SAVINGS	75%	80%	45%	55%



CONNECTING YOUR SUPPLY CHAIN HAS NEVER BEEN THIS SEAMLESS

Connecting Southern Ontario to the Greater Toronto Area and Everything in Between

TRAVEL DISTANCES

HIGHWAY 401 5 MIN · 5.2 KM	HIGHWAY 8 3 MIN · 3.7 KM	HIGHWAY 407 40 MIN · 57 KM	HIGHWAY 403 50 MIN · 52 KM	BUFFALO 1 HR 45 MIN · 163 KM
DETROIT 3 HOURS · 283 KM	WOODSTOCK 30 MIN · 51.3 KM	GUELPH 17 MIN · 20 KM	HAMILTON 35 MIN · 55 KM	MISSISSAUGA 50 MIN · 78 KM
TORONTO (TO THE WEST END) 1 HOUR · 85 KM	TORONTO PEARSON INT'L AIRPORT 1 HOUR · 82.3 KM	WATERLOO REGION INT'L AIRPORT 4 MIN · 4.3 KM		

Waterloo Region is one of the fastest growing and strongest economic areas in Canada. Located in the middle of Toronto-Waterloo Innovation Corridor, and within an hour drive of the Greater Toronto Area (GTA), the City of Cambridge is a great place to do business.

- Cambridge's location provides a consumer market of 1 million people within 30 mile radius, 6 million people within 65 miles and 130 million people within one day's trucking
- Ideally located with ease of access to major U.S. border crossings
- Located in prime manufacturing location due to sophisticated highway system and suitable climate
- Convenient access (50 minutes) to Toronto's "Lester B. Pearson International Airport", and 25 minutes to Hamilton's John C. Munro International Airport, and home to the Waterloo Regional Airport
- International shipping via Port of Toronto and Hamilton permitting direct access to the Atlantic ocean and international shipping routes three-quarters of the year
- Optimally located just 1 hour and 20 minutes from Downtown Toronto Core. Prime hub for business and lifestyle benefits alike

INFRASTRUCTURE IMPROVEMENTS TO PROVIDE **ULTIMATE LOCATION ADVANTAGE**

INFRASTRUCTURE IMPROVEMENTS UNDERWAY

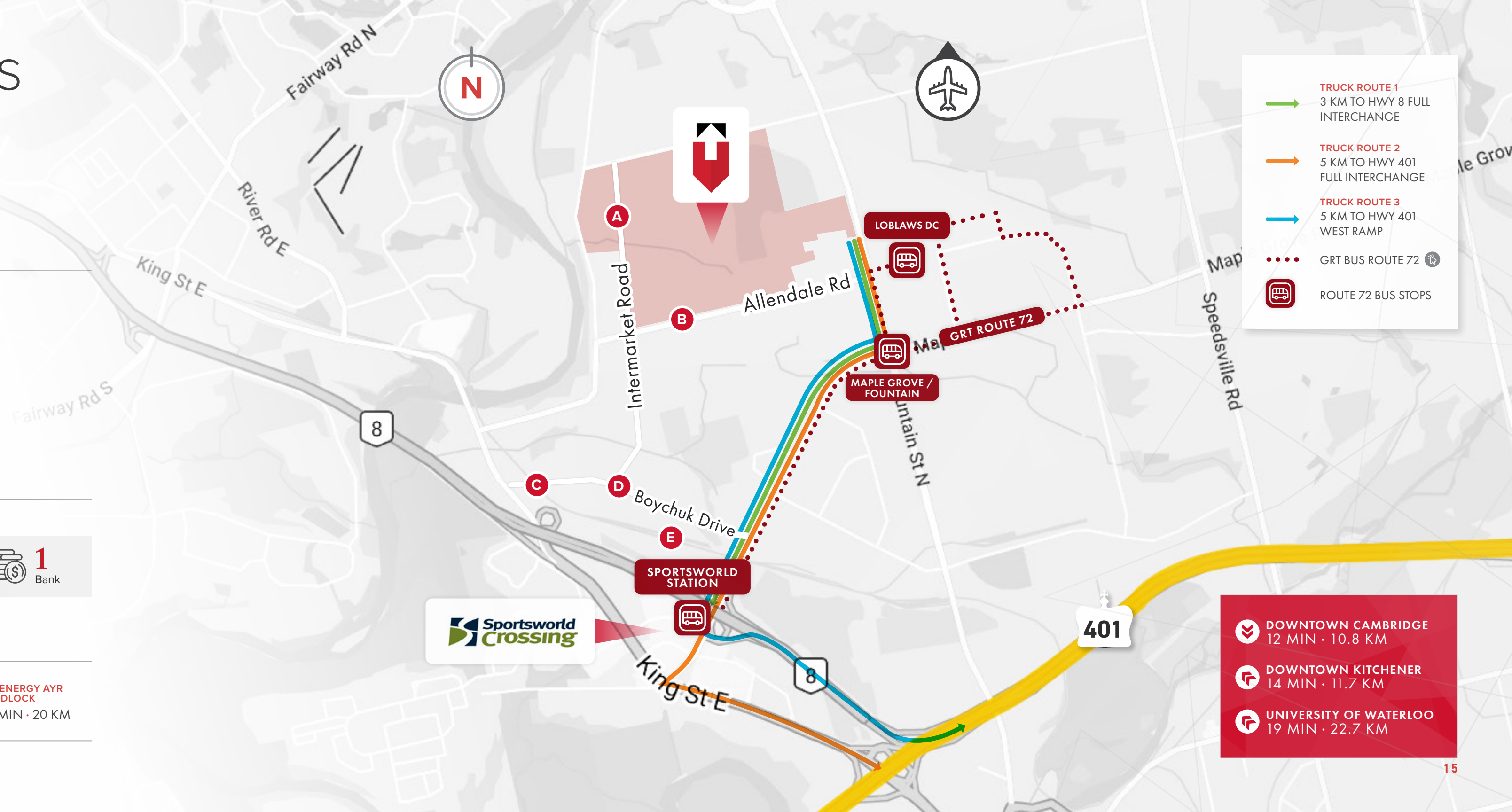
- A** Construction of Intermarket Road. North-South Collector Road connecting to King Street East. **Construction now complete**
- B** Road widening of Allendale Road. **Construction now complete**
- C** Planned future underpass providing direct access to King Street.
- D** Construction of Boychuk Drive. East-West Collector Road connecting to Maple Grove Road. **Construction now complete**
- E** Planned future Energy+ Hydro Transformer located just south of the site.






AMENITIES Within 5 Minute drive

-  **5** Shopping Places
-  **13** Restaurants
-  **2** Gas Stations
-  **1** Bank

TRUCK FUELING STATIONS NEARBY

PETRO-PASS TRUCK STOP KITCHENER 11 MIN · 8 KM	UPI ENERGY GUELPH CARDLOCK IPN 11 MIN · 13 KM	UPI ENERGY KITCHENER CARDLOCK 12 MIN · 7 KM	FLYING J TRAVEL CENTER AYR 14 MIN · 16 KM	UPI ENERGY CAMBRIDGE CARDLOCK IPN 17 MIN · 16 KM	UPI ENERGY AYR CARDLOCK 17 MIN · 20 KM
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-  **TRUCK ROUTE 1**
3 KM TO HWY 8 FULL INTERCHANGE
-  **TRUCK ROUTE 2**
5 KM TO HWY 401 FULL INTERCHANGE
-  **TRUCK ROUTE 3**
5 KM TO HWY 401 WEST RAMP
-  **GRT BUS ROUTE 72**
-  **ROUTE 72 BUS STOPS**

-  **DOWNTOWN CAMBRIDGE**
12 MIN · 10.8 KM
-  **DOWNTOWN KITCHENER**
14 MIN · 11.7 KM
-  **UNIVERSITY OF WATERLOO**
19 MIN · 22.7 KM

ACCESS TO HIGH QUALITY, AFFORDABLE TALENT



30KM

POPULATION
827,616

LABOUR FORCE
679,973

MEDIAN AGE
38.4 YRS

20KM

POPULATION
681,873

LABOUR FORCE
562,902

MEDIAN AGE
38 YRS

10KM

POPULATION
304,819

LABOUR FORCE
250,473

MEDIAN AGE
38.1 YRS

WATERLOO · A GREAT PLACE TO DO BUSINESS

Waterloo Region is the second fastest growing CMA in Canada 580,000 + people

TOTAL POPULATION **580,566** LABOUR FORCE **476,803** AVERAGE HOUSEHOLD INCOME **\$110,330**

MAJOR EMPLOYMENT SECTORS

- 18%** ADVANCED MANUFACTURING
- 7.7%** PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES
- 8.6%** COMPUTER, ENGINEERING AND SCIENCE
- 4.1%** TRANSPORTATION AND WAREHOUSING

- Key part of the Toronto-Waterloo Corridor – the second largest tech cluster in North America: **200,000 +** tech workers within 65 miles (105 km)
- Home to **1,850 +** Advanced Manufacturing companies
- 4TH** Largest manufacturing centre in Canada
- OVER 50%** of all working-age residents have earned a college or university degree
- 20,400** employed in tech related occupations (29% growth between 2012-2017)

- WATERLOO REGION IS HOME TO...**
- Three highly ranked post-secondary institutions and more than 73,000 students
 - Conestoga College Institute of Technology and Advanced Learning, a leader in polytechnic education, provides Ontario's only college-based, accredited engineering degrees and is home to the Centre for Smart Manufacturing

YOUR CORPORATE NEIGHBOURS

Surrounded by the world's most recognized brands

iPort Cambridge is a premier industrial park. Totalling more than 4 Million square feet situated on 300 acres, the campus offers flexibility to expand and evolve with your diverse business needs.



ABOUT THE PROJECT TEAM

Developed and managed by a team of industry experts



DEVELOPER

HOOPP is one of Canada's largest property owners and developers with over \$14B dollars in global real estate assets. In total, HOOPP owns more than 35 million square feet of office, industrial, retail and apartment buildings. This includes assets located throughout Canada, as well as Western Europe, the United Kingdom, and the United States

iPort is **HOOPP's** national portfolio of sixty-three industrial assets located across key Canadian markets including the Greater Toronto Area, Calgary, Edmonton, and Vancouver. Totalling over 11 million square feet of gross leasable space on 680 acres of land, with close to 3.2 million square feet under construction, iPort properties have been owned, managed and developed for over 20 years through industry-leading third-party managers.

LEASING

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.

DEVELOPMENT MANAGER

Triovest combines the strategic insight, range of service offerings and specialized capabilities that come from managing a Canada-wide portfolio of top-quality commercial real estate with the agility and local market expertise of a regionally focused boutique firm. For the firm's clients, this best-of-both-worlds situation is supported by Triovest's total commitment to service excellence and a well-earned reputation for value creation and superior returns.





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