SPEC DEVELOPMENT FOR LEASE

steeles
connect
INDUSTRIAL CAMPUS

OVER 700,000 SF OF SUSTAINABLY DESIGNED, ZERO CARBON READY, CLASS "A" INDUSTRIAL

Well located with instant 400-series highway access

A First-Class Industrial Opportunity

Steeles Connect Industrial Campus is a prime industrial opportunity offering over 700,000 SF Class "A" industrial space across two buildings on 30.8 acres. Steeles Connect Industrial Campus features environmentally sustainable design and efficient configurations for your business to thrive today and in the future.

Situated in one of the GTA's core industrial areas, Steeles Connect Industrial Campus offers instant connectivity to all 400-series highways via a 3-minute drive to Highway 404. Steeles Connect Industrial Campus takes full advantage of convenient access to the TTC, YRT and Viva public transport, with connections to Markham, Richmond Hill, Vaughan, Aurora and Newmarket and links to York Region, Toronto and GO Transit. With frontage on Steeles Avenue East between Victoria Park Avenue and Pharmacy Avenue, the property is surrounded by an abundance of amenities.

Property Highlights

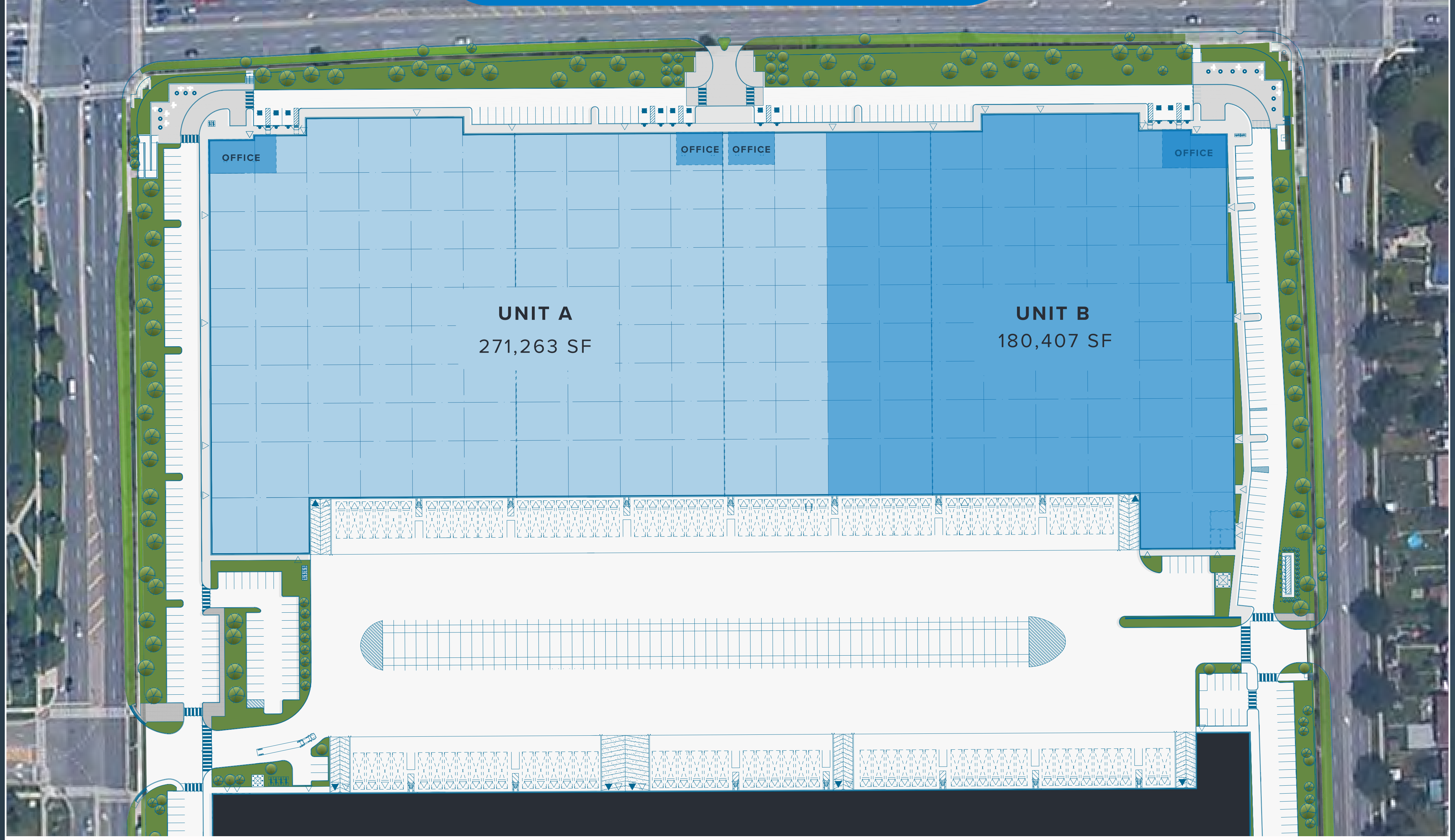
- Over 700,000 SF across two buildings
- Carbon Zero ready design
- Strategically located in Central GTA's highly attractive industrial area
- Conveniently located within a 3-minute drive to Highway 404
- Building 1: Tenant Fixturing September 2026

Efficient Configuration
Building 1 Specifications

Building Area	451,669 SF
Office Area	± 2% or to suit
Clear Height	40'
Power	3000 amps / 600 volts
Shipping	53 Truck level doors 2 Drive-in doors
Trailer Parking	58 trailer parking stalls
Employee Parking	230 car parking stalls
Bay Size	40' x 56' with 60' staging bay
Warehouse Lighting	LED lighting
Heating	Gas-fired Cambridge rooftop units
Sprinklers	ESFR sprinkler system
Zoning	E (Employment Zone)
Tenant Fixturing	September 2026

Divisible **Configurations**

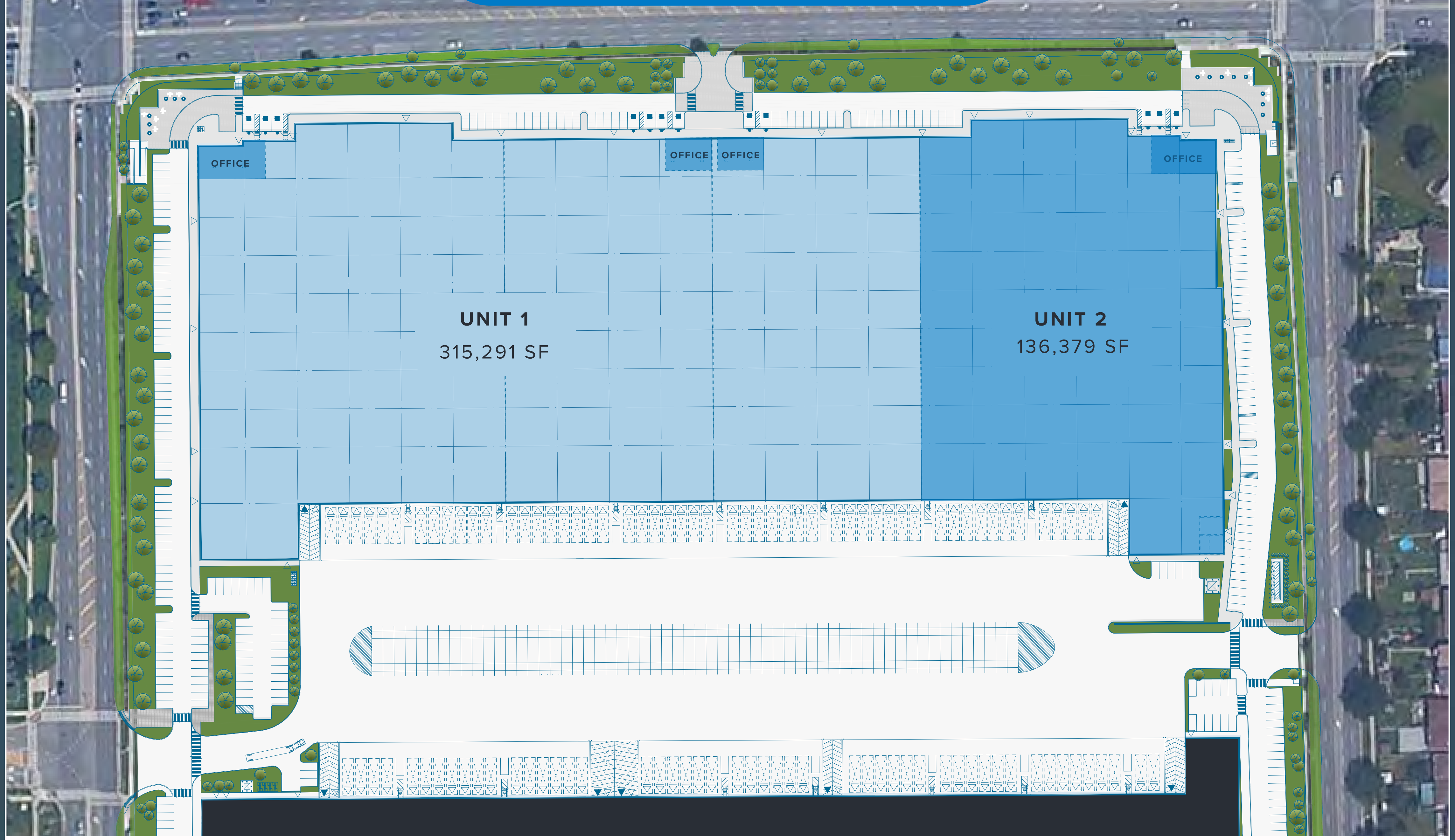
Demised Option 1



Units	Size	Office Area	Clear Height	Shipping	Trailer Parking*
Unit A	271,263 SF	± 2% or to suit	40’	34 Truck level doors 1 Drive-in	58 stalls
Unit B	180,407 SF	± 2% or to suit	40’	19 Truck level doors 1 Drive-in	58 stalls

Total trailer parking is allocated for the full building

Demised Option 2



Units	Size	Office Area	Clear Height	Shipping	Trailer Parking*
Unit 1	315,291 SF	± 2% or to suit	40’	41 Truck level doors 1 Drive-in	58 stalls
Unit 2	136,379 SF	± 2% or to suit	40’	12 Truck level doors 1 Drive-in	58 stalls

GTA's highly attractive industrial area

Drive Times

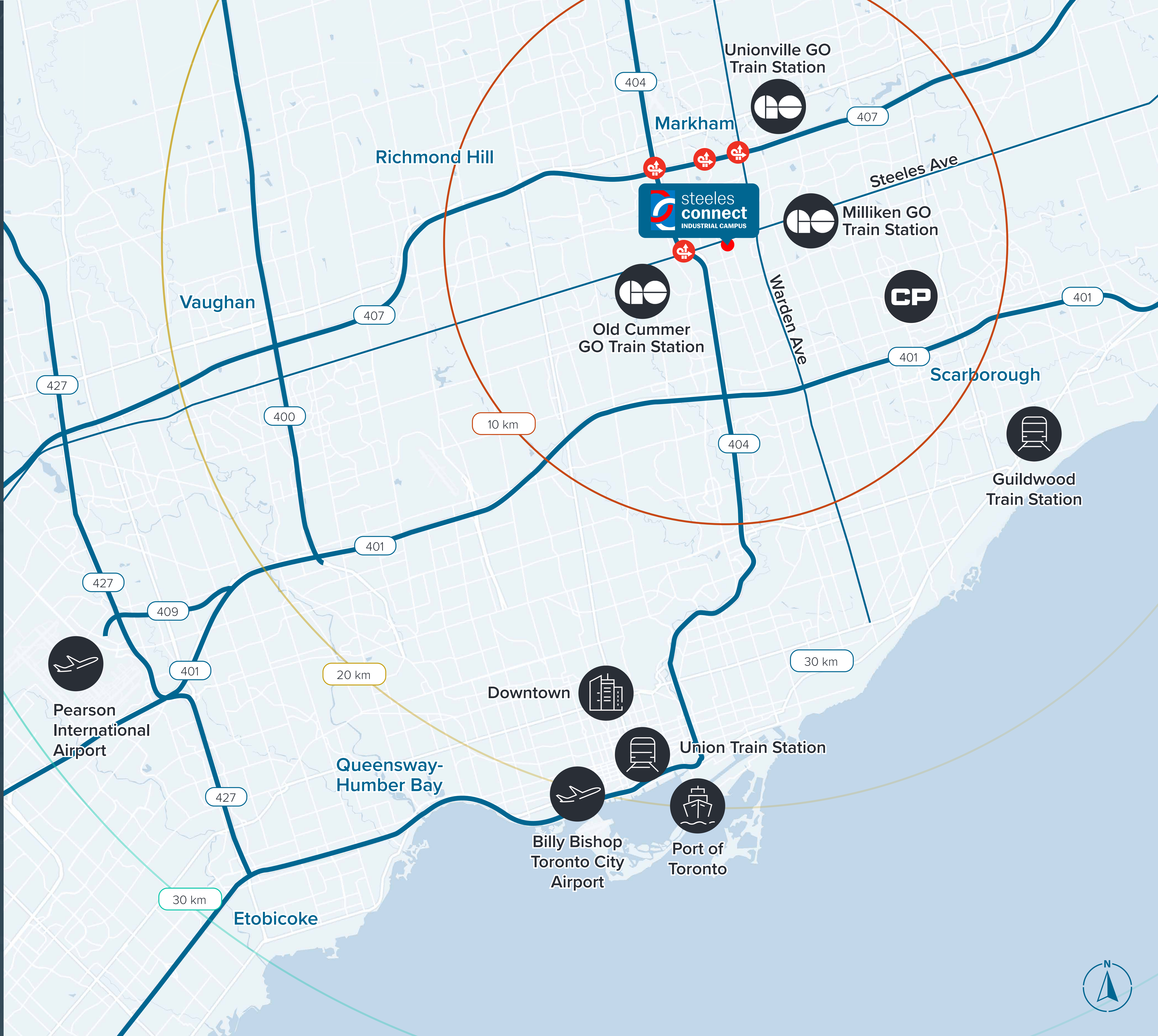
Milliken GO Train Station	7 min	Union Train Station	25 min
Unionville GO Station	12 min	Toronto Pearson Int. Airport	25 min
Old Cummer GO Train Station	15 min	Port of Toronto	25 min
CP Rail Toronto	18 Min	CPKC Vaughan Intermodal	27 min
Guildwood Train Station	25 min	Downtown Toronto	30 min
CN Intermodal Malport	25 min	Billy Bishop City Airport	45 min

Highway connectivity

Highway 404	3 min	Highway 427	20 min
Highway 407	8 min	Highway 409	25 min
Highway 401	9 Min	Highway 410	26 min
Highway 400	18 min	Gardiner Expressway	34 min

Labour Pool

10 km	Labour Force	541,055 Individuals
	Median Age	42
20 km	Labour Force	1,749,913 Individuals
	Median Age	40
30 km	Labour Force	2,361,854 Individuals
	Median Age	40



In the heart of a **vibrant community**

Within 5 KM Radius

216
Retail Amenities

137
Restaurants & Cafes

19
Gas Stations

37
Banks

Milliken GO Train Station
7-Minute Drive | 3.3 KM

The Benefits of Zero Carbon Ready Building

A zero-carbon ready industrial building includes specific provisions for the development to transition to zero-carbon operations in the future. These provisions include all envelope upgrades, electrical infrastructure upgrades to be prepared for a future electrification of mechanical systems, and a structurally ready roof to support solar panels.

The provisions made with the zero-carbon ready design would facilitate a transition to zero carbon operations, with the option to pursue the CaGBC Zero Carbon Performance Certification in the future.

Tenant Benefits

Net Zero Transition

Reduced cost and effort required to transition to a net-zero-carbon building in the future compared to a typical code-built warehouse.

Energy and Cost Saving

Reduced energy consumption and lower operating expenses through upgraded insulations.

Air Quality

Improved filtration and ventilation for employees.

Corporate Citizenship

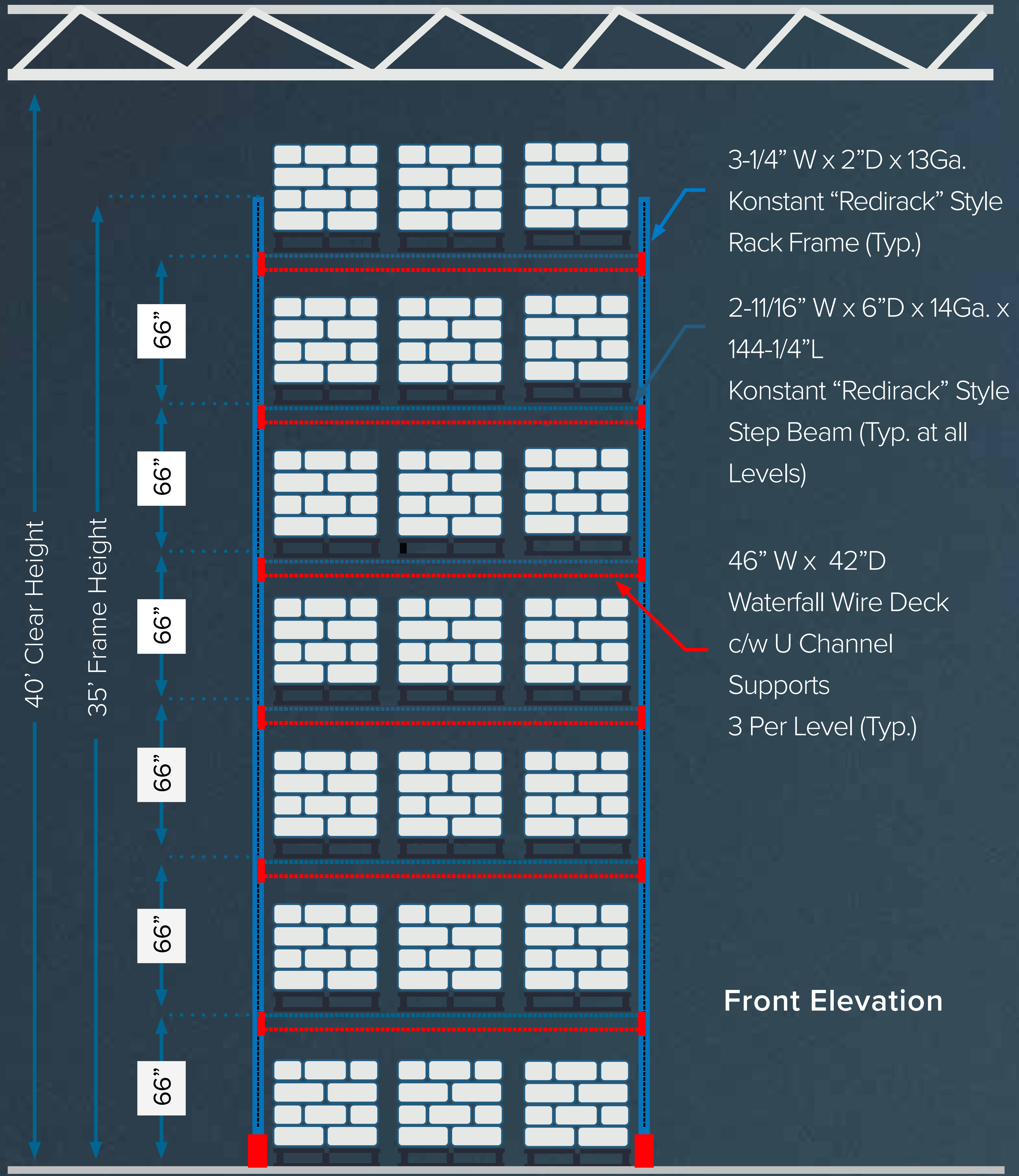
Promote brand as environmentally responsible.

Business Positioning

Downstream mandate for suppliers to win / maintain business.

Avoid Business Disruption

Avoid disruption of legislated building renovations required to net-zero transitioning.



Front Elevation

Cubic Efficiency **Analysis**

Example Storage Requirement

59,399
Pallet Positions

Clear Height	Size Needed to Accommodate
40’	442,635 SF*
36’	517,882 SF
32’	619,689 SF
28’	774,611 SF

*SF less 2% office area

When comparing the 40’ clear height, versus other common building clear heights, there is up to a 75% increase in the overall cubic storage capacity.

When comparing 40’ vs 28’
Space reduction savings is 301,976 SF. Potential rental savings in excess of **$66M over 10 years.**

Project **Team**

BMO | Private Equity Fund

Developer

Backed by the Bank of Montreal, the BMO Private Equity Fund (“BMO PE”) invests directly in institutional-quality real estate development and value-add projects in Canada’s urban centres. BMO PE partners with respected real estate industry relationships, including REITs, REOCs, private equity, pension funds and developers to deploy merchant-build (build-to-sell) strategies.

While managed as an independent entity, BMO Private Equity Fund is connected and has access to the broader BMO platform, facilitating the leverage of BMO’s best-in-class talent, services and broad and diverse network of clients, partners and experts. BMO Private Equity Fund’s investment decisions are governed by an Investment Committee of BMO Capital Markets and BMO Financial Group senior executives as well as independent committee members with over 50 years of combined real estate experience at pension funds, private equity funds and REITs

OLEA DEV REAL ESTATE GROUP

Developer

OleaDev Real Estate Group acquires, develops, and invests with their institutional partners in investment grade quality industrial, commercial and value-add development projects throughout Quebec and Ontario. They provide their clients with trusted guidance derived from decades of expertise in acquisitions/value add opportunities, development/construction projects, and asset/investment management services.

Colliers

Leasing

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of $4.5 billion and $98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

steeles connect
INDUSTRIAL CAMPUS

Gord Cook*
Vice Chairman
+1 416 726 8525
gord.cook@colliers.com

Graham Meader*
Vice Chairman
+1 416 578 8250
graham.meader@colliers.com

Colin Alves* SIOR
Vice Chairman
+1 416 564 2500
colin.alves@colliers.com

Thomas Cattana*
Senior Vice President
+1 416 854 6938
thomas.cattana@colliers.com

**Sales Representative*

SteelesConnect.com

Colliers

BMO | Private Equity Fund

OLEA DEV REAL ESTATE GROUP