



# iPort Franklin

218,662 SQ. FT.  
FOR LEASE

Divisible to 62,000 Sq. Ft.  
Multiple configurations

**TURNKEY MOVE-IN READY**

KYLE HANNA\*  
Vice Chairman

TED OVERBAUGH\*\*  
Senior Vice President





## THE IPORT DIFFERENCE

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

iPort Franklin 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, two international airports and six 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 Franklin provides Net Zero Design and is LEED certified. It is your long-term partner dedicated to understanding your business and helping you plan for the future.

# PARAMOUNT FLEXIBILITY TO DESIGN FOR THE FUTURE

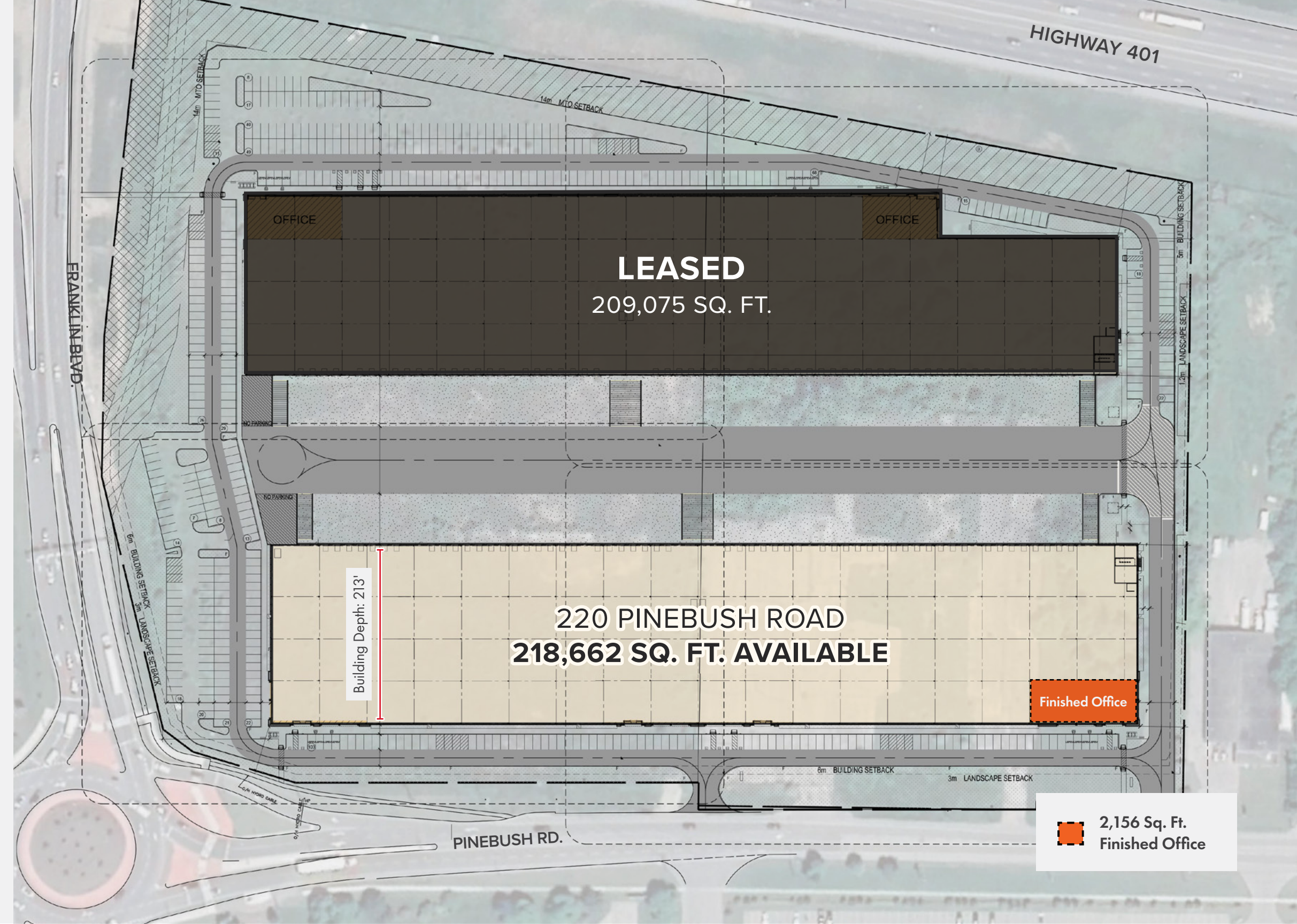


## 220 Pinebush Road Specifications

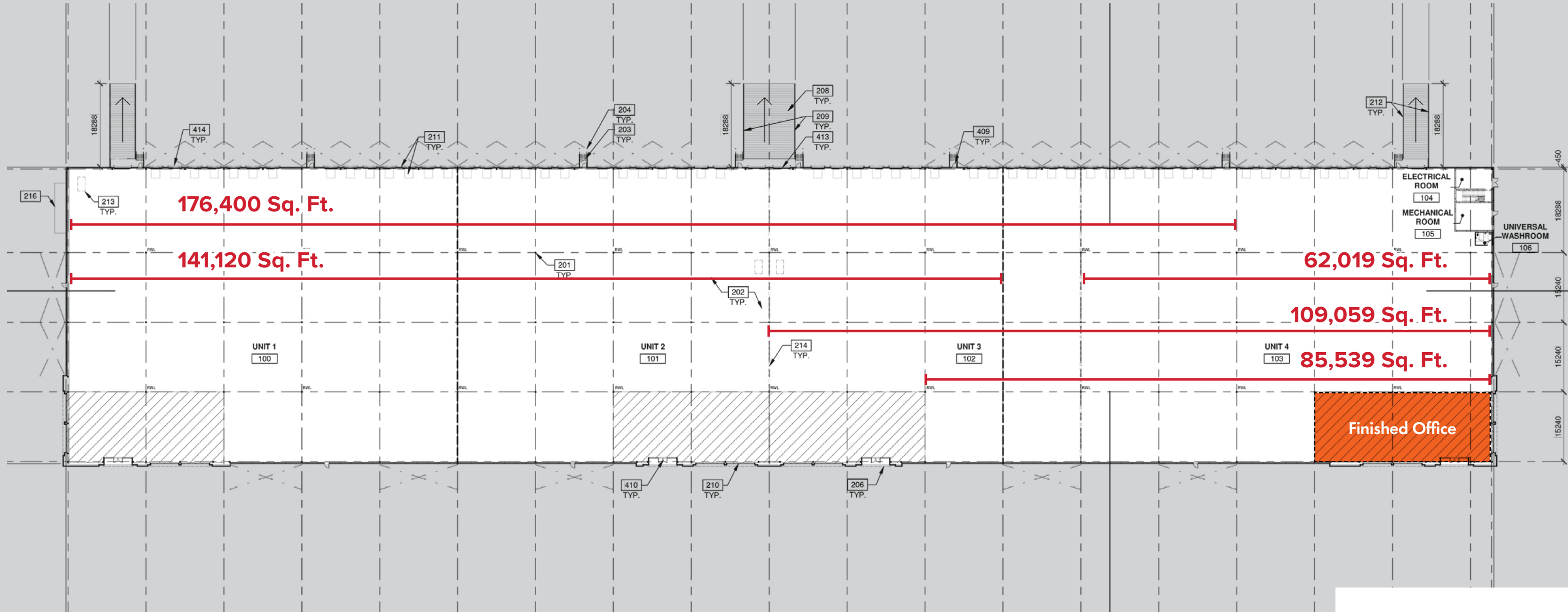
<b>SIZE</b>	<ul style="list-style-type: none"> <li>218,662 Sq. Ft.</li> <li>Divisible to 62,019 Sq. Ft. Units</li> </ul>	<b>PARKING</b>	<ul style="list-style-type: none"> <li>Car Parking: 200 Stalls</li> <li>Bicycle Parking: 12 Stalls</li> </ul>
<b>T.M.I. (2025)</b>	<ul style="list-style-type: none"> <li>\$3.78 per Sq. Ft.</li> </ul>	<b>BUILDING DEPTH</b>	<ul style="list-style-type: none"> <li>213'</li> </ul>
<b>SHIPPING</b>	<ul style="list-style-type: none"> <li>55 Truck Level Doors, 4 Drive-in Doors</li> </ul>	<b>OFFICE</b>	<ul style="list-style-type: none"> <li>2,156 Sq. Ft. Finished Office Available</li> </ul>
<b>CLEAR HEIGHT</b>	<ul style="list-style-type: none"> <li>40'</li> </ul>	<b>SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>Net Zero Design &amp; LEED Certified</li> </ul>
<b>POWER</b>	<ul style="list-style-type: none"> <li>2000 Amps, 600 Volts</li> </ul>	<b>OCCUPANCY</b>	<ul style="list-style-type: none"> <li>Immediate</li> </ul>
<b>BAY SIZES</b>	<ul style="list-style-type: none"> <li>54' width x 50' depth, 60' Staging Bay</li> </ul>	<b>ZONING</b>	<ul style="list-style-type: none"> <li>M1 Industrial</li> </ul>

**First Class Features Included in Net Rent**

- White-Boxed warehouse
- Z-Guards on all dock doors
- 3% Office
- Trailer parking



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 2,156 Sq. Ft. Finished Office

# LEASE OPTIONS

## Multiple Configurations

- 62,019 Sq. Ft.      ● 15 Truck Level Doors, 1 Drive-in Door

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- 85,539 Sq. Ft.      ● 22 Truck Level Doors, 1 Drive-in Door

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- 109,059 Sq. Ft.      ● 28 Truck Level Doors, 2 Drive-in Doors

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- 141,120 Sq. Ft.      ● 36 Truck Level Doors, 3 Drive-in Doors

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- 176,400 Sq. Ft.      ● 47 Truck Level Doors, 3 Drive-in Doors

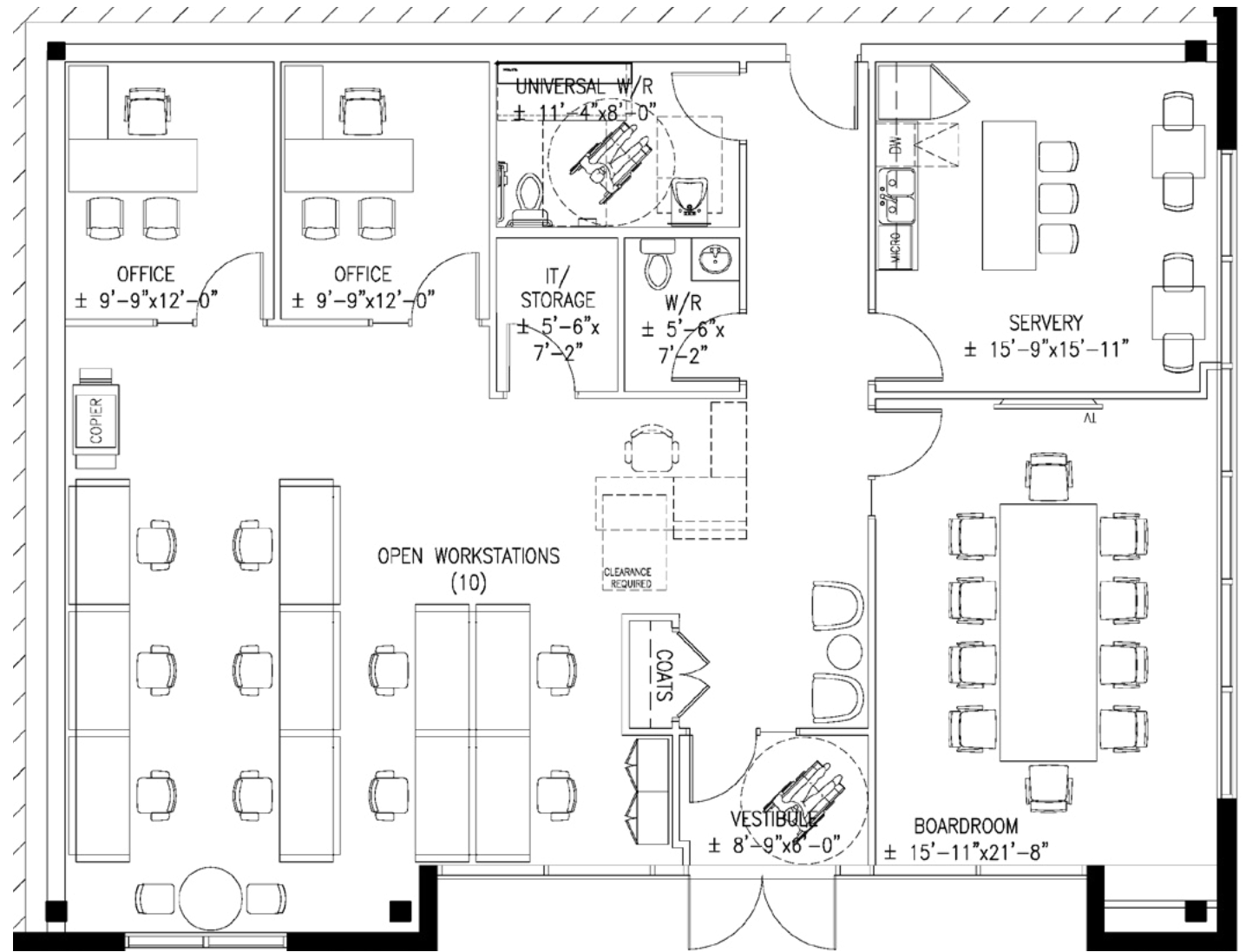
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- Full Building  
218,662 Sq. Ft.      ● 55 Truck Level Doors, 4 Drive-in Doors



# 2,156 SQ. FT. **FINISHED OFFICE**

*Move-in Ready*



220 PINEBUSH ROAD - **AVAILABLE**



**CONSTRUCTION COMPLETE!**

Photos taken June 2024



# CONNECTING YOUR SUPPLY CHAIN HAS NEVER BEEN THIS SEAMLESS

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

### TRAVEL DISTANCES

<b>HIGHWAY 401</b> 1 MIN • 800 M	<b>HIGHWAY 8</b> 8 MIN • 7.9 KM	<b>HIGHWAY 403</b> 34 MIN • 44 KM	<b>HIGHWAY 407</b> 39 MIN • 51.5 KM	<b>BUFFALO</b> 1 HR 43 MIN • 157 KM
<b>DETROIT</b> 3 HOURS • 286 KM	<b>WOODSTOCK</b> 37 MIN • 53 KM	<b>GUELPH</b> 23 MIN • 17.5 KM	<b>HAMILTON</b> 39 MIN • 49.3 KM	<b>MISSISSAUGA</b> 45 MIN • 67 KM
<b>TORONTO (TO THE WEST END)</b> 1 HOUR • 93 KM	<b>TORONTO PEARSON INT'L AIRPORT</b> 55 MIN • 88 KM	<b>WATERLOO REGION INT'L AIRPORT</b> 16 MIN • 12.7 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

# TRANSIT AND AMENITIES AT YOUR DOOR STEP, **UNMATCHED ACCESS**

## INFRASTRUCTURE IMPROVEMENTS COMPLETED & UNDERWAY

- A** Construction of roundabout at Franklin Boulevard and Pinebush Road intersection  
**Completed 2020**
- B** Highway 401 Widening  
**Completed 2023**

**AMENITIES**  
Within 5 Minute drive

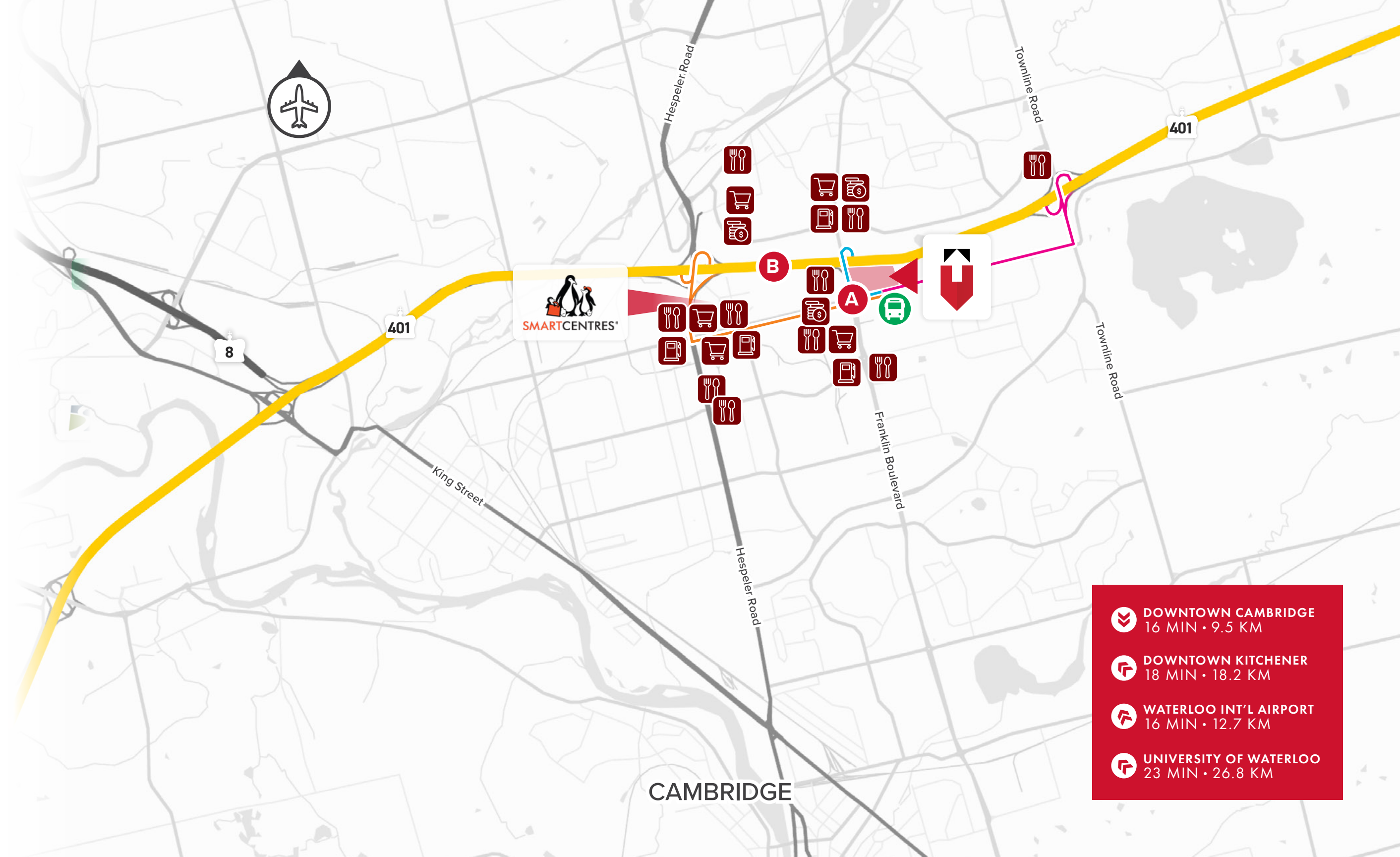
-  **12**  
Shopping Places
-  **10**  
Restaurants
-  **4**  
Gas Stations
-  **3**  
Bank

## TRUCK ROUTES

- TRUCK ROUTE 1**  
1 MIN TO HWY 401 WEST RAMP
- TRUCK ROUTE 2**  
2.5 KM TO HWY 401 FULL INTERCHANGE  
Via Townline Road
- TRUCK ROUTE 3**  
2.5 KM TO HWY 401 FULL INTERCHANGE  
Via Hespeler Road

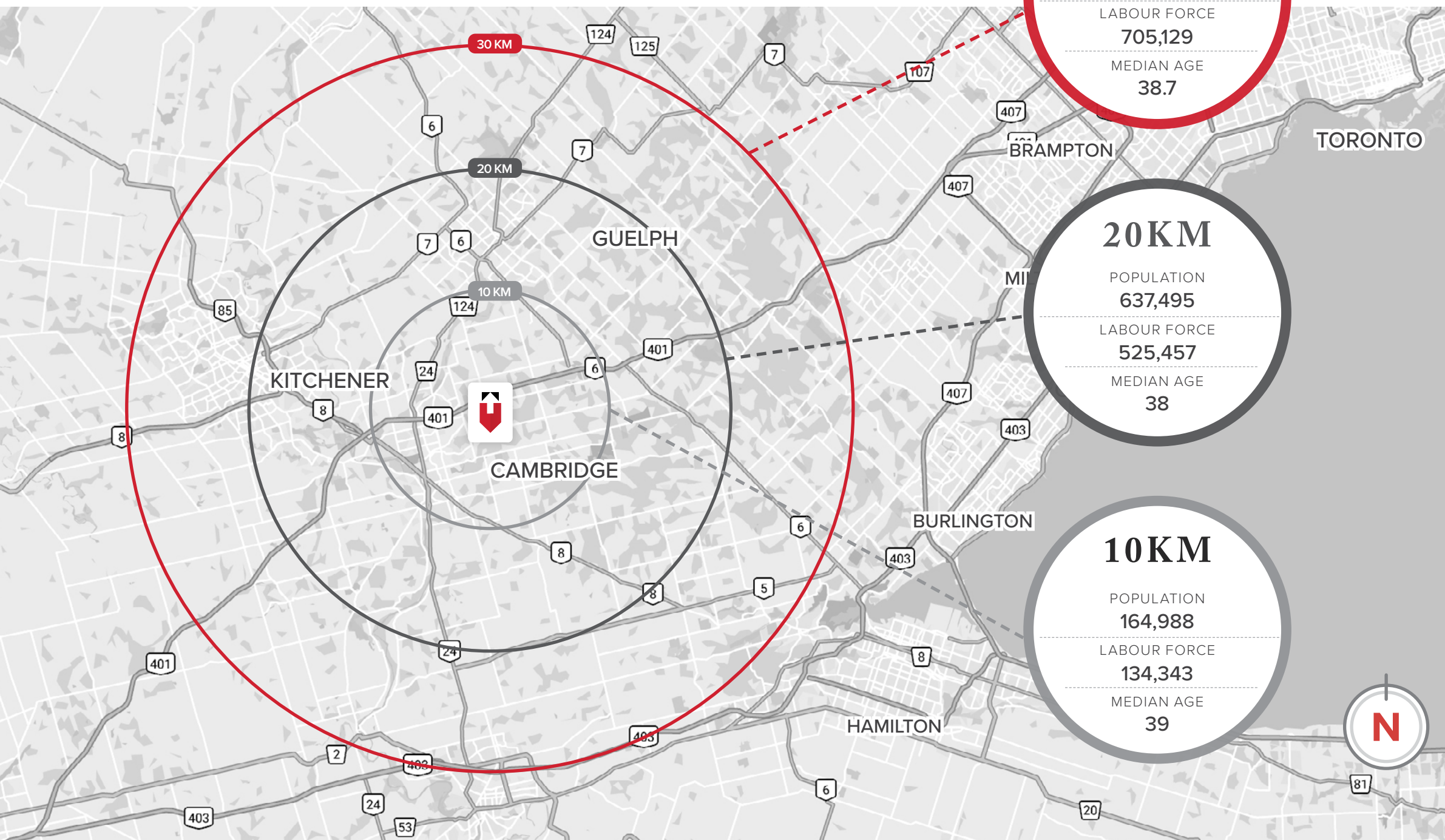
## TRUCK FUELING STATIONS NEARBY

<b>PETRO-PASS TRUCK STOP KITCHENER</b> 11 MIN • 11.4 KM	<b>UPI ENERGY GUELPH CARDLOCK IPN</b> 12 MIN • 10.5 KM	<b>UPI ENERGY KITCHENER CARDLOCK</b> 15 MIN • 15.1 KM	<b>FLYING J TRAVEL CENTER AYR</b> 17 MIN • 20.6 KM	<b>UPI ENERGY CAMBRIDGE CARDLOCK IPN</b> 15 MIN • 10.5 KM	<b>UPI ENERGY AYR CARDLOCK</b> 19 MIN • 23.3 KM
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-  **DOWNTOWN CAMBRIDGE**  
16 MIN • 9.5 KM
-  **DOWNTOWN KITCHENER**  
18 MIN • 18.2 KM
-  **WATERLOO INT'L AIRPORT**  
16 MIN • 12.7 KM
-  **UNIVERSITY OF WATERLOO**  
23 MIN • 26.8 KM

# ACCESS TO HIGH QUALITY, AFFORDABLE TALENT



## WATERLOO • A GREAT PLACE TO DO BUSINESS

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



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

**4<sup>TH</sup>**  
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 Franklin is a state of the art industrial development that provides a great opportunity to join a remarkable business community.



# 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



**Colliers (NASDAQ, TSX: CIGI)** is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. Fueled by visionary leadership, Colliers has consistently delivered approximately 20% compound annual investment returns for shareholders for 30 years.



# iPort Franklin

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