

FIRST CLASS INDUSTRIAL COMPLEX

WYECROFT PARK

3540 & 3560 Wyecroft Road | Oakville, ON

SUSTAINABILITY STARTS HERE

Ready for Tenant Fixturing | Space Available from 15,000 sf to 208,000 sf

AVISON
YOUNG

Carterra

WYECROFT PARK

Avison Young, in partnership with Cartera, is pleased to introduce **Wycroft Park**: a brand new, state-of-the-art industrial development, certified **LEED Silver and Zero Carbon Ready Standards**. With a key focus around sustainable design, this opportunity is ideally located right on the Oakville / Burlington border.

Various size configurations are possible, with lease options starting at 15,000 sf and up to a full building of 208,000 sf available. **Ready for Tenant Fixturing!**



LEED SILVER CERTIFIED

3560 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA 208,000 SF	OFFICE 3% (build out to be provided)	ASKING NET RENT Negotiable - speak to LA	T.M.I. (2026) \$3.85 psf
CLEAR HEIGHT 40'	POWER 2500 Amps	BAY SIZES 57'2" x 48'10"	LIGHTING LED to 30 FTC

Leasing options starting from **41,800 SF** up to the full building of **208,000 SF**

3540 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA 67,000 SF	OFFICE 5% (build out to be provided)	ASKING NET RENT Negotiable - speak to LA	T.M.I. (2026) \$3.85 psf
CLEAR HEIGHT 24'	POWER 1000 Amps	BAY SIZES 51'3" x 41'4"	LIGHTING LED to 30 FTC

Leasing options starting from **15,000 SF** up to **38,000 SF** remaining

DISCOVER
THE PINNACLE OF NEW CONSTRUCTION



Visit Property Website

DEMISING OPTIONS

MULTIPLE CONFIGURATIONS POSSIBLE

3540 WYECROFT ROAD

CONFIGURATION	SHIPPING
15,000 SF	2 DI
23,000 SF	3 DI
38,000 SF	5 DI

3560 WYECROFT ROAD

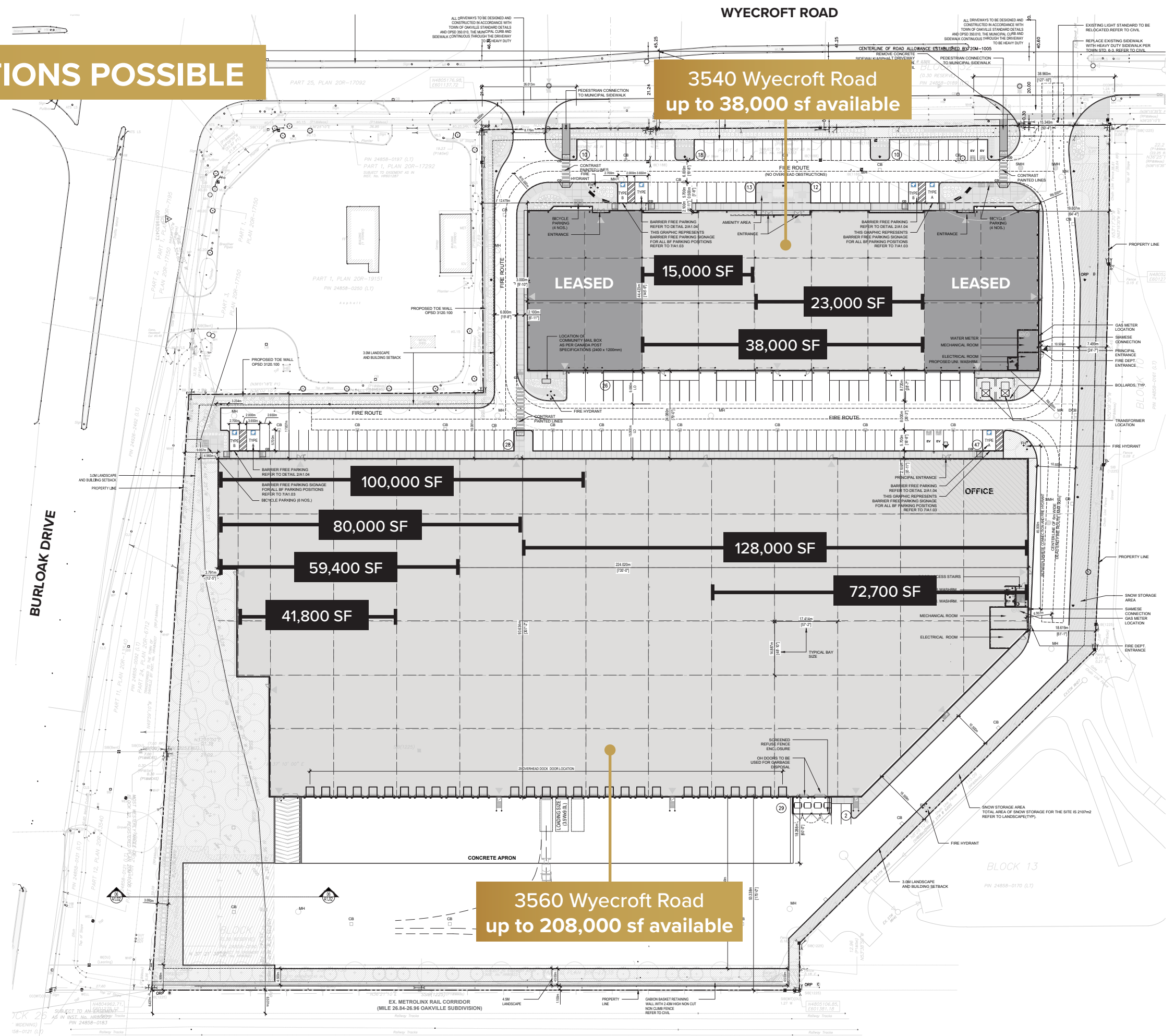
CONFIGURATION	SHIPPING
41,800 SF	6 TL, 1 DI
59,400 SF	10 TL, 1 DI
72,700 SF	5 TL
80,000 SF	13 TL, 1 DI
100,000 SF	17 TL, 1 DI
128,000 SF	12 TL
208,000 SF	29 TL, 1 DI

ZONING

Employment Zone E2 & E4



[Click to View Full Zoning By-Law](#)



3540 Wycroft Road
up to 38,000 sf available

3560 Wycroft Road
up to 208,000 sf available

Conceptual Office Build Out

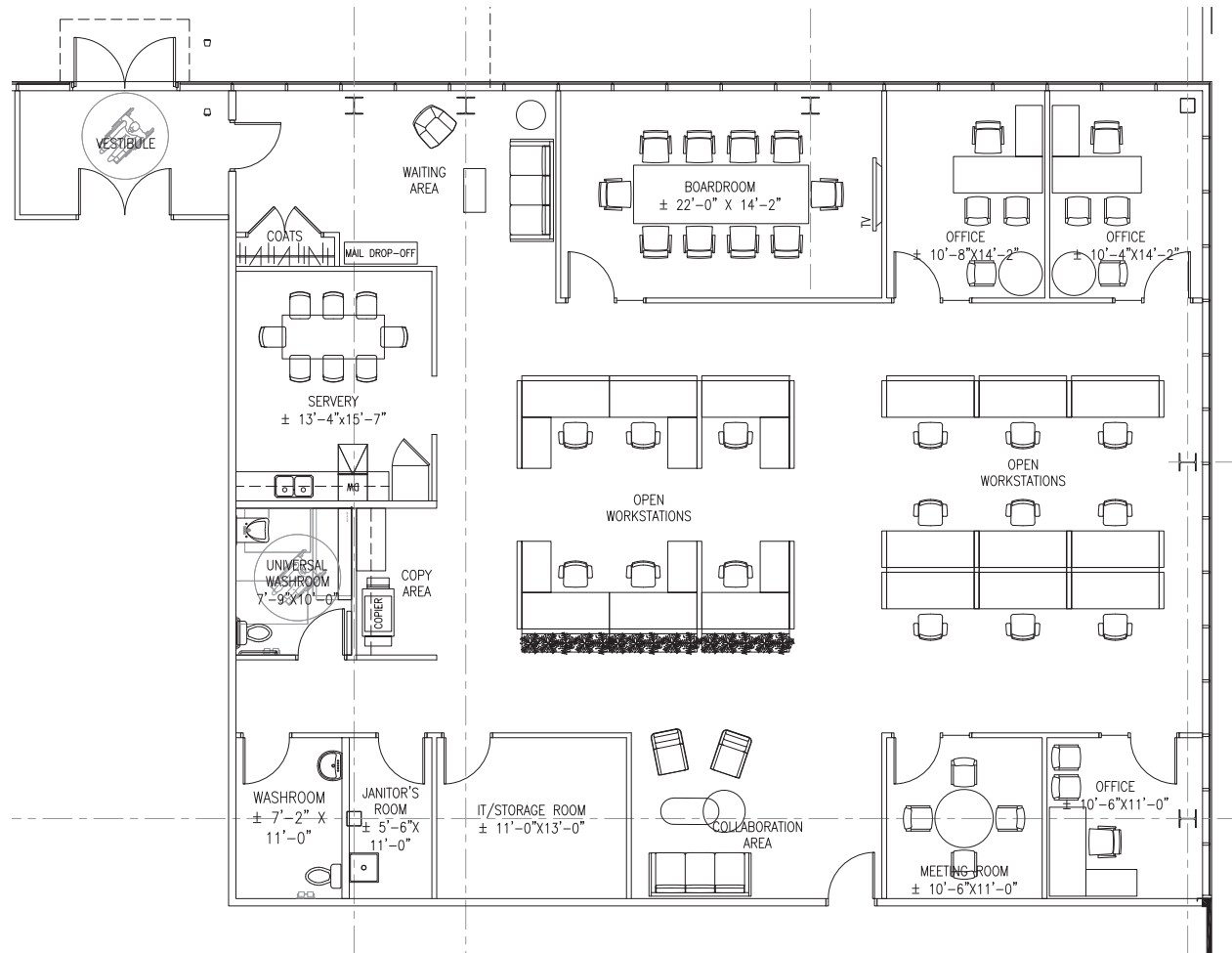
3560 Wyecroft Road | 3,853 SF*



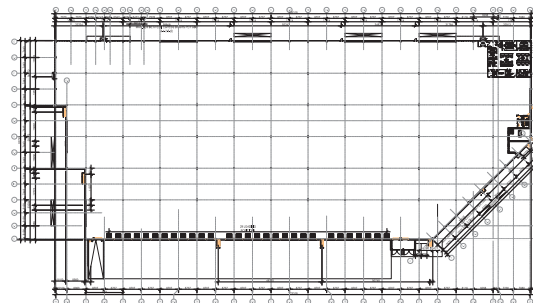
Permit received



Immediate occupancy for warehouse



KEY PLAN



*Illustration purposes only



RACKED HEIGHT & SF IMPACT

CUBE EFFICIENCY ANALYSIS



When comparing a 40' clear height building to other common heights, there is a **79%** efficiency in the overall cubic storage capacity.

Example Storage REQUIREMENT

26,184
PALLET POSITIONS

CLEAR HEIGHT

40'

36'

32'

28'

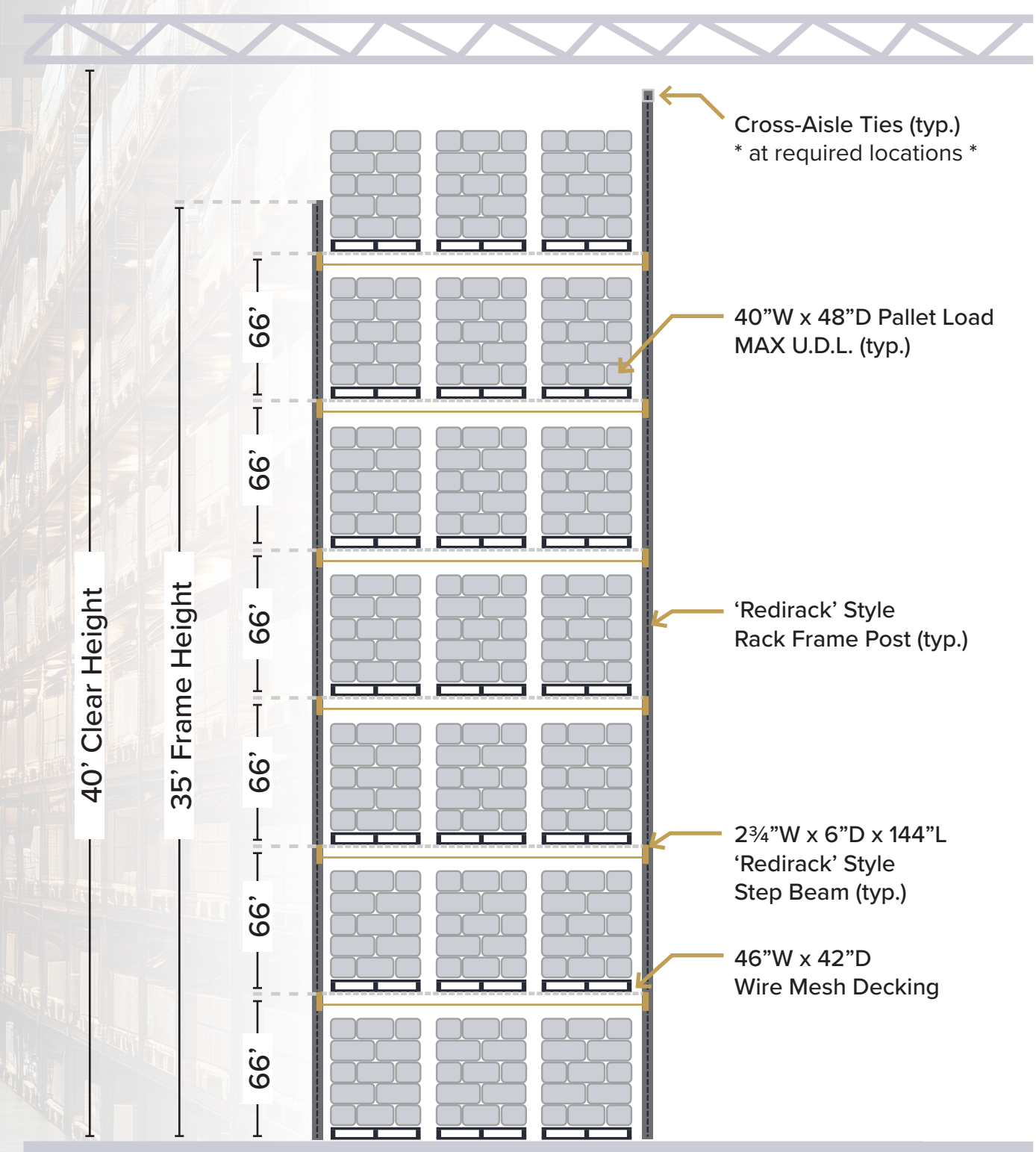
Size Needed to ACCOMMODATE

± 208,000 SF

± 243,000 SF

± 296,000 SF

± 372,000 SF



208,000 sf in our building is comparable to 372,000 sf in 28' clear.

Potential rental savings in excess of \$32.8M over 10 years.

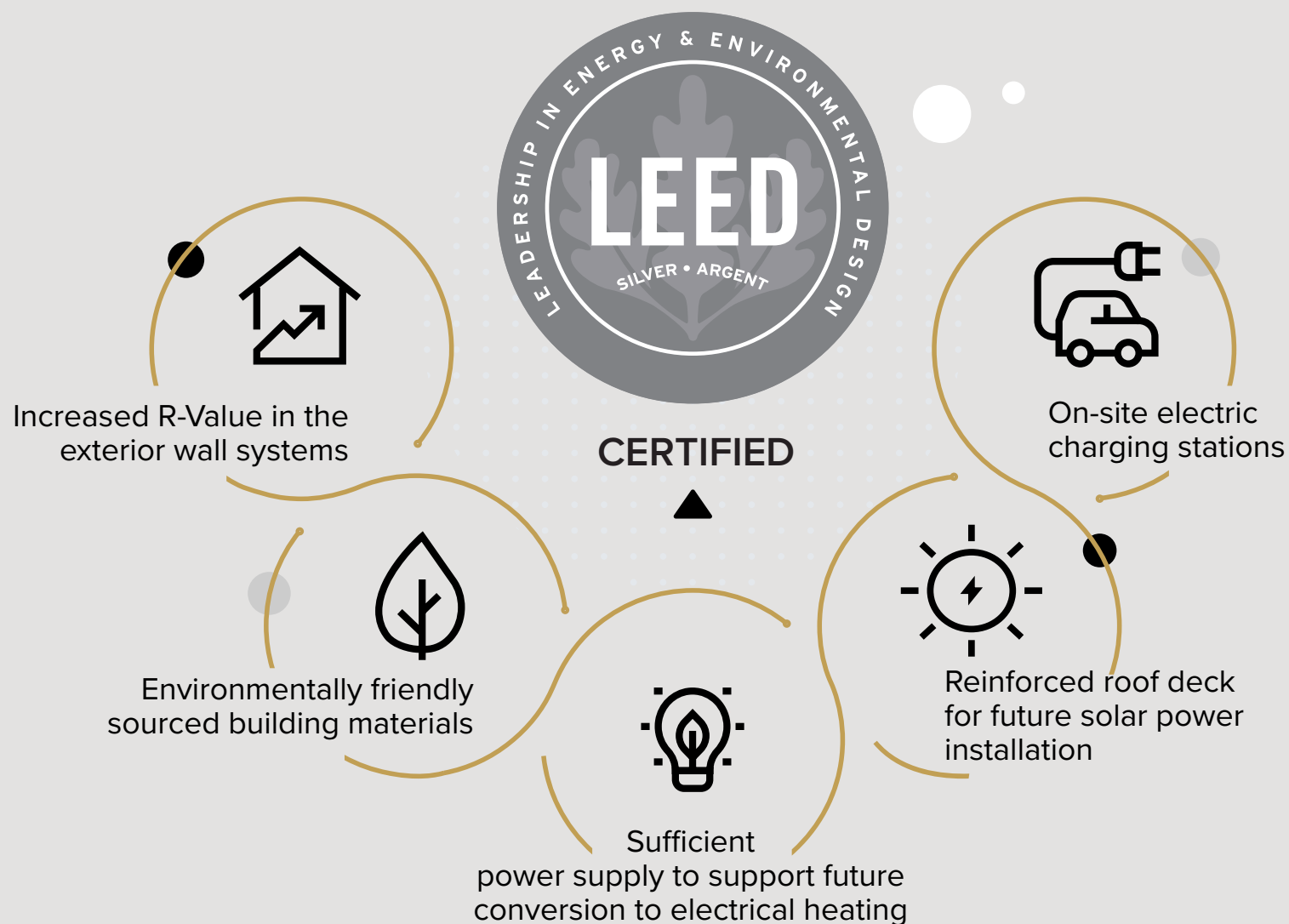
BEST PRACTICES IN SUSTAINABILITY & FUTURE-PROOFING



Sustainable Construction

Wycroft Park is LEED Silver Certified and Zero Carbon Ready Standards upon completion. In achieving this certification, the Project Team recognizes the importance of lowering building emissions in order to contribute to national climate commitments.

The Project Team is committed to employing sustainability best practices during construction, including:



Passing on the Benefits to our Tenants

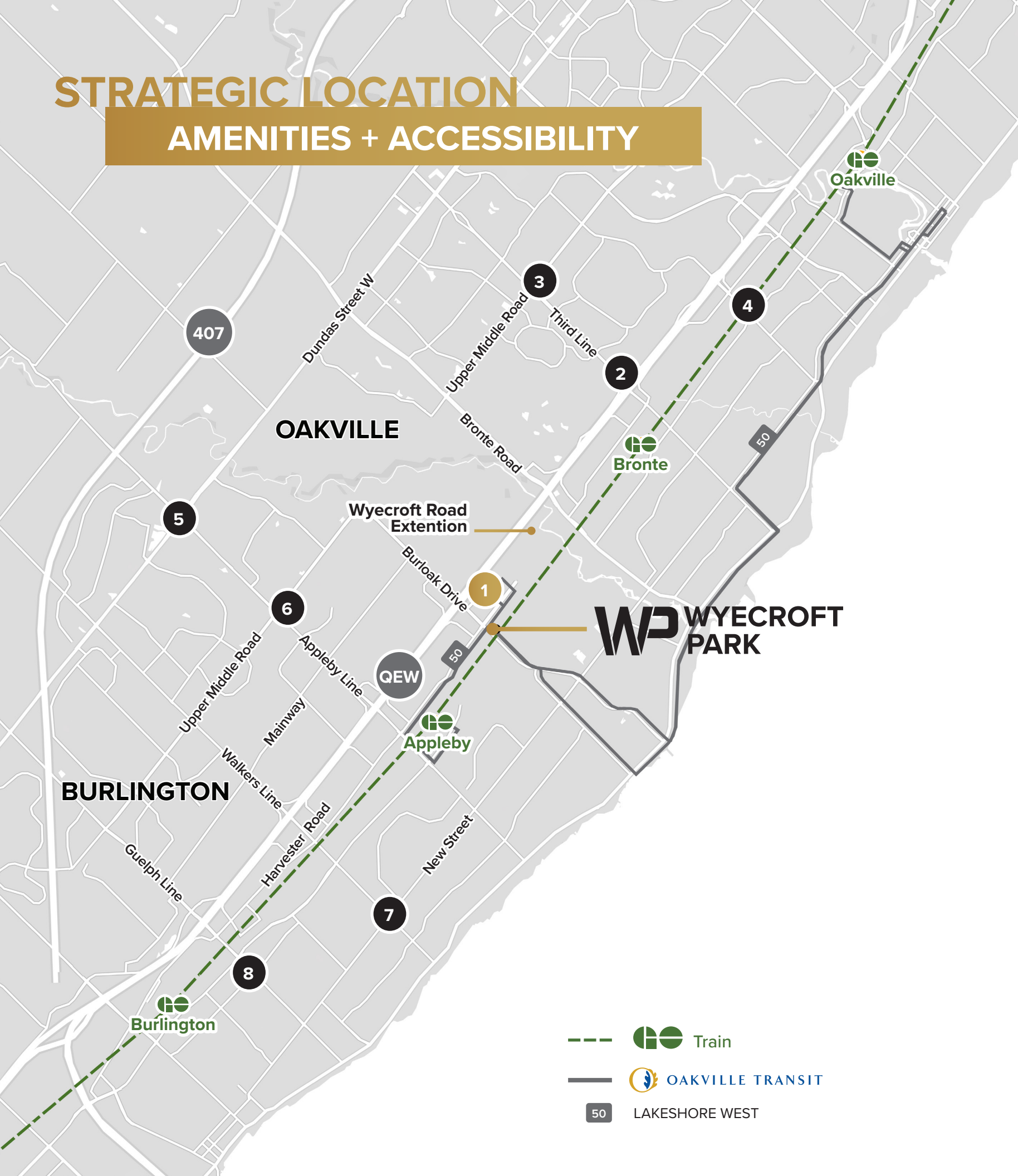
The Project Team aims to deliver buildings that are industry-leading and environmentally responsible. **Wycroft Park** will offer unique flexibility for a variety of different users by creating high quality working environments and employment opportunities.

Our Tenants can reap the benefits of sustainably-built buildings.



STRATEGIC LOCATION

AMENITIES + ACCESSIBILITY



Amenities - within 1 minute walking distance:




- 1 RioCan Centre Burloak**
- | | |
|--------------------|----------------|
| Home Depot | Laura |
| Winners | Bath Depot |
| Longo's | Swiss Chalet |
| Kitchen Stuff Plus | Lindt |
| Urban Barn | Cineplex |
| Kelsey's | Crunch Fitness |
| Dollarama | |
- Coming Soon: Costco (2027)**

- ACCOMMODATIONS:**
- Courtyard by Marriott
 - Hilton Garden Inn
 - Homewood Suites
 - Sandman
- GAS STATIONS:**
- Esso
 - Petro Canada

Amenities - within 5 km:

- 2 South Oakville Centre**
- | | |
|--------------|----------------|
| LCBO | CIBC |
| Metro | Pet Value |
| Shoppers | BMO |
| Drug Mart | The Beer Store |
| Gino's Pizza | Winners |
| TD | Subway |
- 3 Abbey Plaza**
- | | |
|----------------|----------------|
| Baskin-Robbins | Sobeys |
| BMO | Tim Hortons |
| CIBC | Symposium Cafe |
| Esso | Scotiabank |
| McDonald's | Pizza Pizza |
| Mr. Sub | Beer Store |
- 4 RONA**
- Chuck's Roadhouse Bar & Grill
 - Tim Hortons
 - A&W
- 5 SmartCentres Burlington North**
- | | |
|--------------|--------------------|
| Walmart | Tim Hortons |
| Boston Pizza | Shoppers Drug Mart |
| Scotiabank | LA Fitness |
| CIBC | Petro Canada |
| Starbucks | Fortinos |
- 6 Tim Hortons**
- | | |
|-----------|------------|
| Popeyes | LCBO |
| Starbucks | Metro |
| Movati | TD |
| | McDonald's |
- 7 RBC**
- | | |
|-------------|-----------------|
| Scotiabank | Circle K |
| Tim Hortons | Goodwill |
| Subway | Marilu's Market |
| | Inver Gas |
- 8 Burlington Shopping Centre**
- | | |
|---------------|-------------|
| Starbucks | TD |
| Canadian Tire | KFC |
| Winners | Burger King |
| Pizza Pizza | Kelsey's |
| Chapters | Red Lobster |

Drive Times:

 <p>30 Minutes to Pearson International Airport</p>	 <p>40 Minutes to Downtown Toronto</p>	 <p>45 Minutes to Niagara-US border</p>
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CONNECTED

TO A DYNAMIC LABOUR POOL

Oakville, located on Lake Ontario in the Greater Toronto Area, is a growing, diverse community committed to inclusion through its 2021 Diversity and Inclusion Action Plan. Residents enjoy parks, multicultural dining, and a range of shopping options. 'Business Improvement Areas' enhance local spaces with beautification, branding, and seasonal upgrades.




237,995
Total Population




Robust Workforce
34%
of the labour force involved in Processing, Manufacturing, Utilities, Sales & Service, Trades, Transport, Equipment Operations

Sheridan Institute of Technology and Advanced Learning - an award-winning institution with its main campus in Oakville, serves 50,000 students and is Canada's top animation school. It offers programs in business, engineering, arts, social sciences, and technical fields.


Major Corporations - Professional and financial services are Oakville's largest employment sector, with over 27,000 workers. The town hosts Canadian headquarters for Ford and Siemens, along with major operations like PwC and GE Water & Process Technologies.




50%
Education, Post Secondary



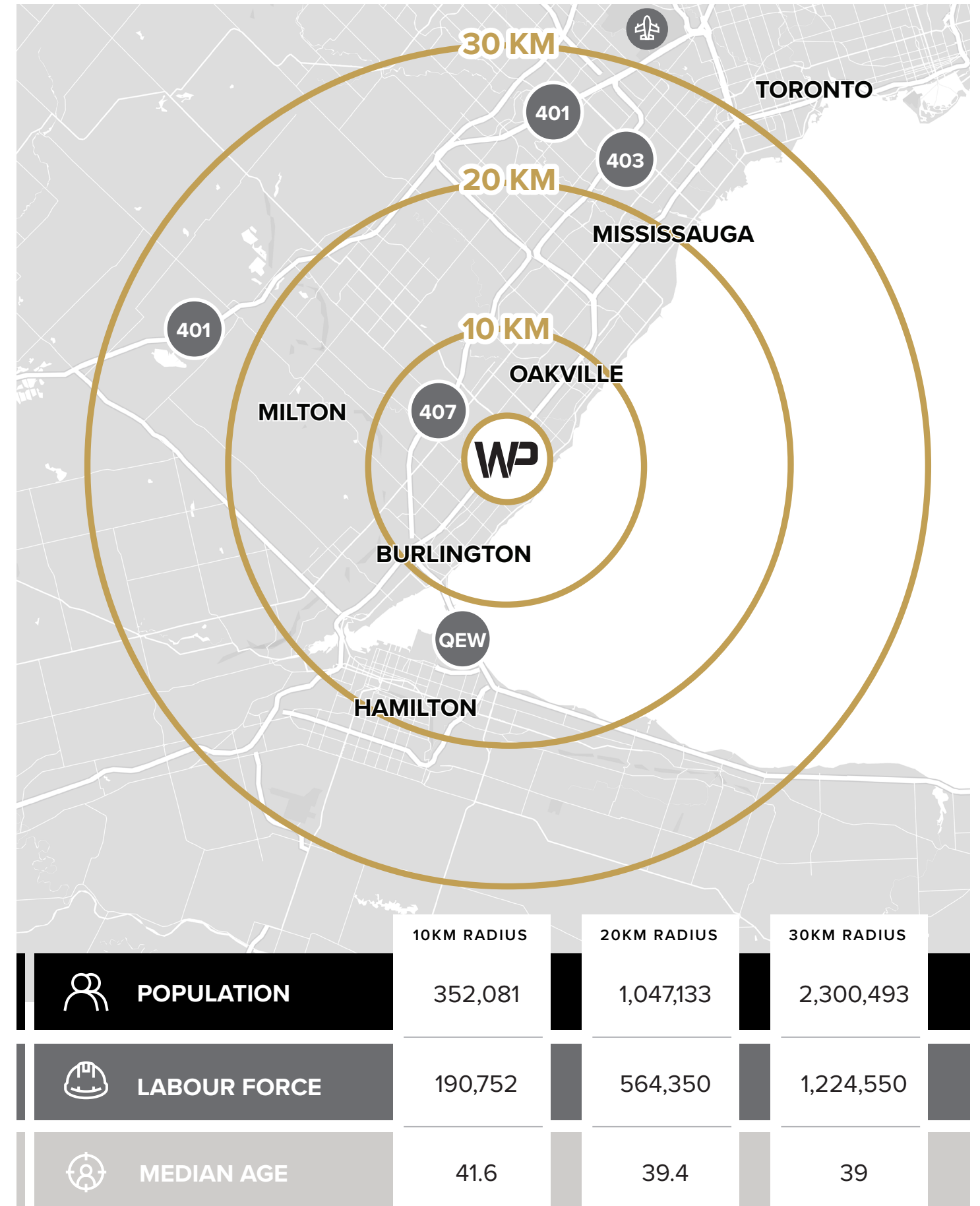
\$222,152
Average Household Income



91%
Employment Rate



41.2
Average Age



MEET THE

PROJECT TEAM



Developer



Carterra is a Canadian real estate investment fund manager, asset manager and developer. Carterra is an entrepreneurial real estate company focusing on development projects and a core portfolio of income producing properties located in the GTA and Montreal. By blending institutional capital with entrepreneurial agility Carterra creates award-winning commercial and residential developments.

Carterra has long term, collaborative relationships with tenants, owners and institutional investors, and has successfully developed multi-award-winning projects extending to over \$6 billion in total value. A proven track record, quiet achievements and integrity bear the cornerstones of our corporate mandate.

www.carterra.com

Leasing



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

www.avisonyoung.ca



**AVISON
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