

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 up to 208,000 sf

AVISON
YOUNG

Carterra



Avison Young, in partnership with Cartera, is pleased to introduce **Wyecroft 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!



Brand new state-of-the-art industrial park



Lease options starting from 15,000 sf



Excellent corner location with high exposure



LEED Silver Certified



DISCOVER

THE PINNACLE OF NEW CONSTRUCTION



Total
275,000 sf



Various Size
Configurations



LEED Silver
Certified



Zero Carbon Ready
Standards

BUILDING 1: 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. (2025) \$4.12 psf
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CLEAR HEIGHT 24'	POWER 1000 Amps	BAY SIZES 51'3" x 41'4"	LIGHTING LED to 30 FTC
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Leasing options starting from **15,000 sf** up to **38,000 sf** remaining

BUILDING 2: 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. (2025) \$4.12 psf
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CLEAR HEIGHT 40'	POWER 2500 Amps	BAY SIZES 57'2" x 48'10"	LIGHTING LED to 30 FTC
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Leasing options starting from **80,000 sf** up to the full building of **208,000 sf**

Building Highlights:



Ready for
Tenant Fixturing



Built-out universal
washroom in place



Minutes to
Highway QEW



Adjacent to Big Box
Retail Plaza





DEMISING OPTIONS

MULTIPLE SIZE 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
80,00 SF	13 TL, 1 DI
100,000 SF	17 TL, 1 DI
128,000 SF	16 TL
208,000 SF	29 TL, 1 DI

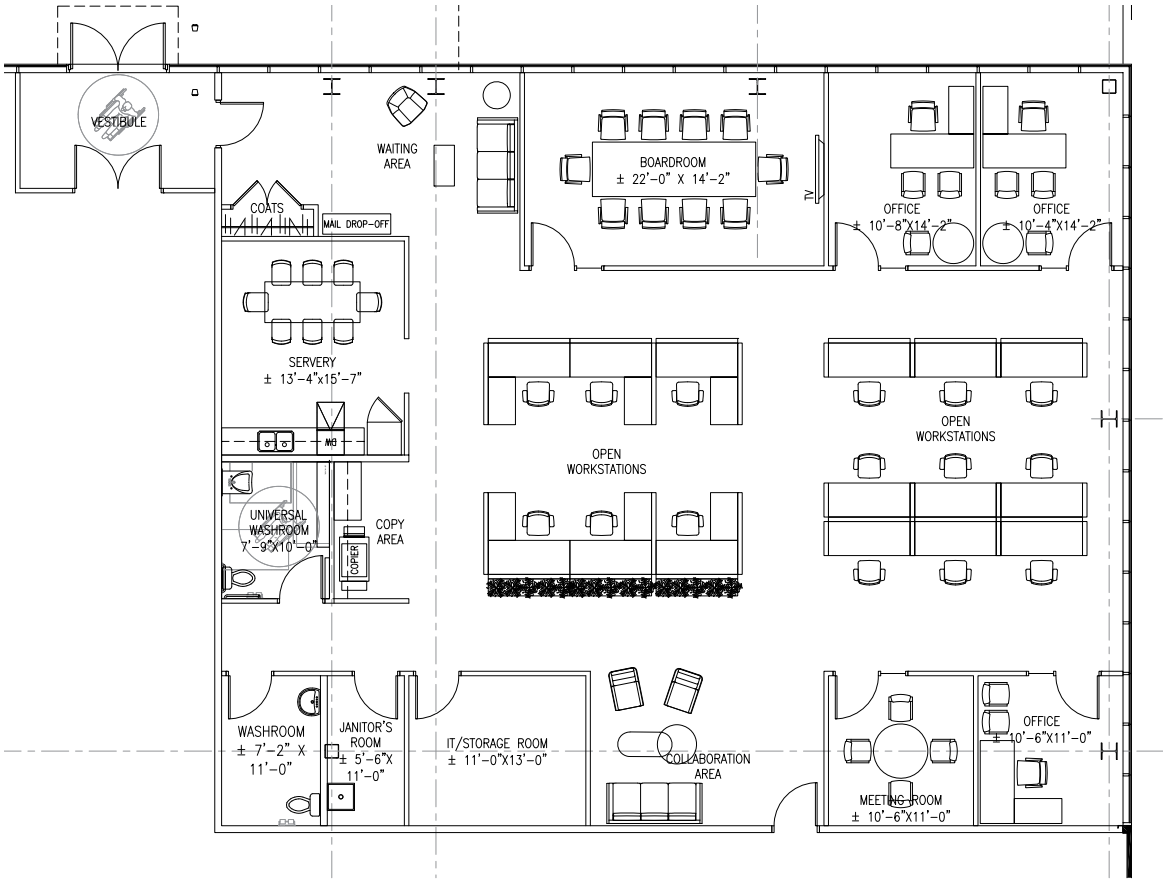
Size configuration illustrations on renderings are estimates only

Conceptual Office Build Out

(Obtained office permit)

3540 Wynecroft Road | 3,853 SF*

*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.

CLEAR HEIGHT

Size Needed to ACCOMMODATE

40'

± 208,000 SF

36'

± 243,000 SF

32'

± 296,000 SF

28'

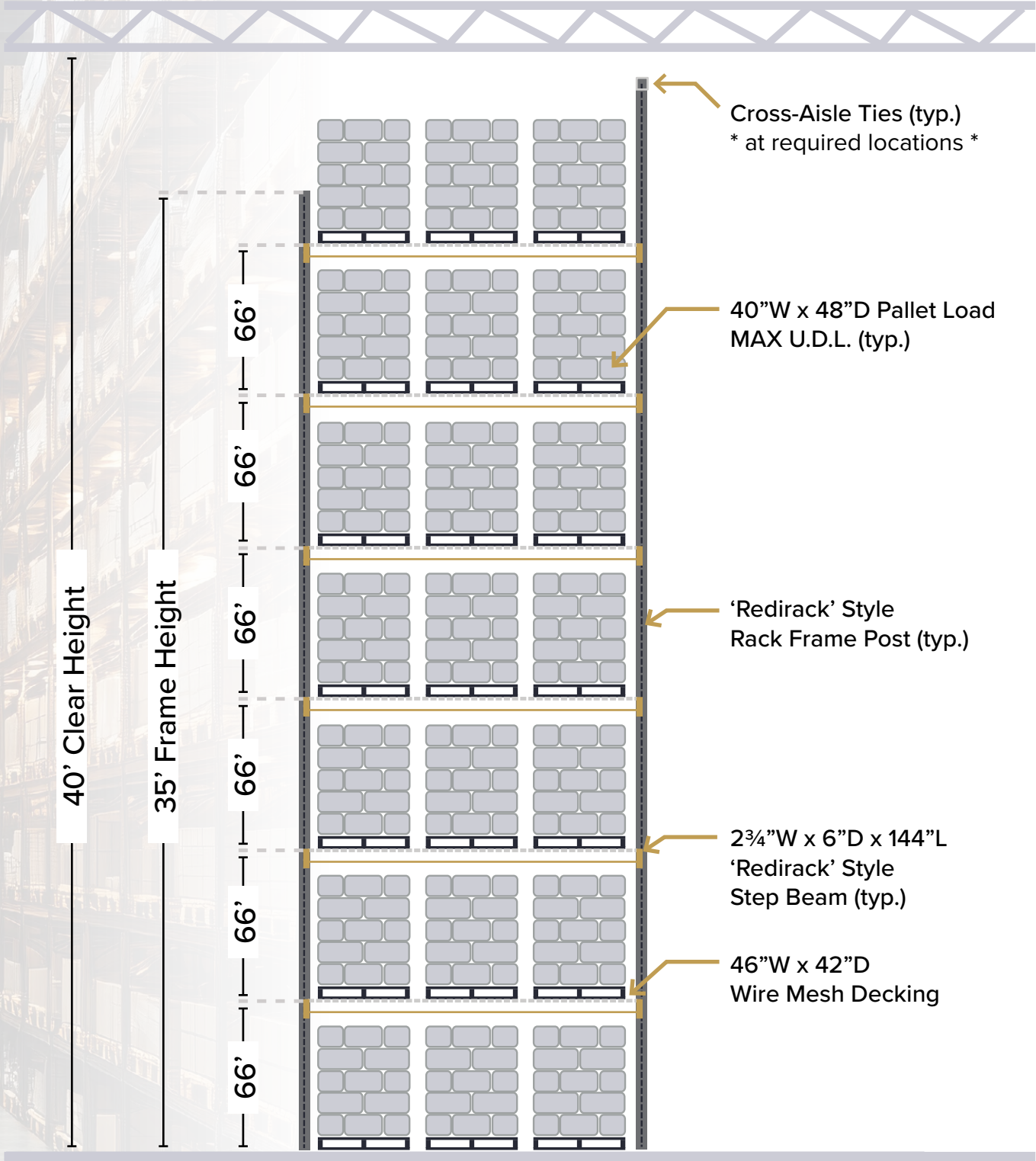
± 372,000 SF

Example Storage REQUIREMENT

26,184
PALLET POSITIONS

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**.



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:



LEED Silver Certified



Increased R-Value in the exterior wall systems



Reinforced roof deck allowing for future solar power installation



Sufficient power supply to support future conversion to electrical heating



On-site electric charging stations



Environmentally friendly sourced building materials

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.



Cost Savings
Realized through energy & carbon savings, resulting in lower operational & maintenance costs



Improved Efficiency
Innovative building design helping to reduce overall resource consumption



Lower Carbon Emissions
Leading the industry in minimizing the environmental impact of industrial buildings



Healthier Places to Work
Offering employees a more comfortable & sustainable work environment



Upholding Social Values
Buildings that have positive and measurable benefits on the environment

STRATEGIC LOCATION

Amenities - within 1 minute walking distance:

- 1

RioCan Centre Burloak

Food & Restaurants:

Starbucks
Booster Juice
Denny's
Chop Steakhouse
Chorizo Fresh Mex
Harvey's
Kelsey's Roadhouse
Longos
Milestones
Grill & Bar
Montana's
BBQ & Bar
Osmow's

Shopping & Entertainment:

Starbucks
Swiss Chalet
Sunrise Caribbean
Teriyaki
Experience
Tim Hortons

Gas Stations:

Esso
Petro Canada

Accommodations:

Carter's | OshKosh
Cineplex
Crunch Fitness
Dollarama
Home Depot
Home Outfitters
Mark's
Nike Factory Outlet
Old Navy
Tommy Hilfiger

Courtyard by Marriott
Hilton Garden Inn
Homewood Suites
Sandman

Amenities - within 5 km:

2

Petro-Canada
Royal Shawarma
Subway
Tin Cup Sports Grill
Wendy's

3

Abbey Plaza

Baskin-Robbins
BMO
CIBC
Esso
McDonalds

Mr. Sub
Sobeys
Symposium
Cafe
TD
The Beer Store

4

RONA

Chuck's Roadhouse Bar & Grill
Tim Hortons
A&W

5

SmartCentres Burlington North

Walmart
Boston Pizza
Scotiabank
CIBC
Starbucks

Tim Hortons
Shoppers Drug Mart
LA Fitness
Petro Canada
Fortinos

6

RONA

Tim Hortons
Popeye's
Turtle Jack's

LCBO
Metro
TD
McDonald's

7

Fortinos

Petro Canada
CIBC
LCBO
RBC

Shoppers Drug Mart
Starbucks
McDonald's
Rexall


8

Burlington Shopping Centre


Starbucks
Canadian Tire
Winners
Pizza Pizza
Chapters

TD
KFC
Burger King
Kelsey's
Red Lobster

Drive Times:



30 Minutes to
Pearson International
Airport



40 Minutes to
Downtown Toronto



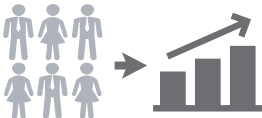
45 Minutes to
Niagara-US Border

CONNECTED

TO A DYNAMIC LABOUR POOL

Demographics Overview

Oakville, Ontario




Population

237,995


Projected Population 2034

290,665



\$222,152


Average Household Income



Daytime Employment


10,379 Businesses

119,625 Employees



34%


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



17

Universities and Colleges within 30 km radius.

Over **49.7%** of the adult population with Apprenticeship or trades Certificate / Diploma College Diploma, University Certificate / Diploma or Degree at Bachelor's level or above



1

Minute Walk

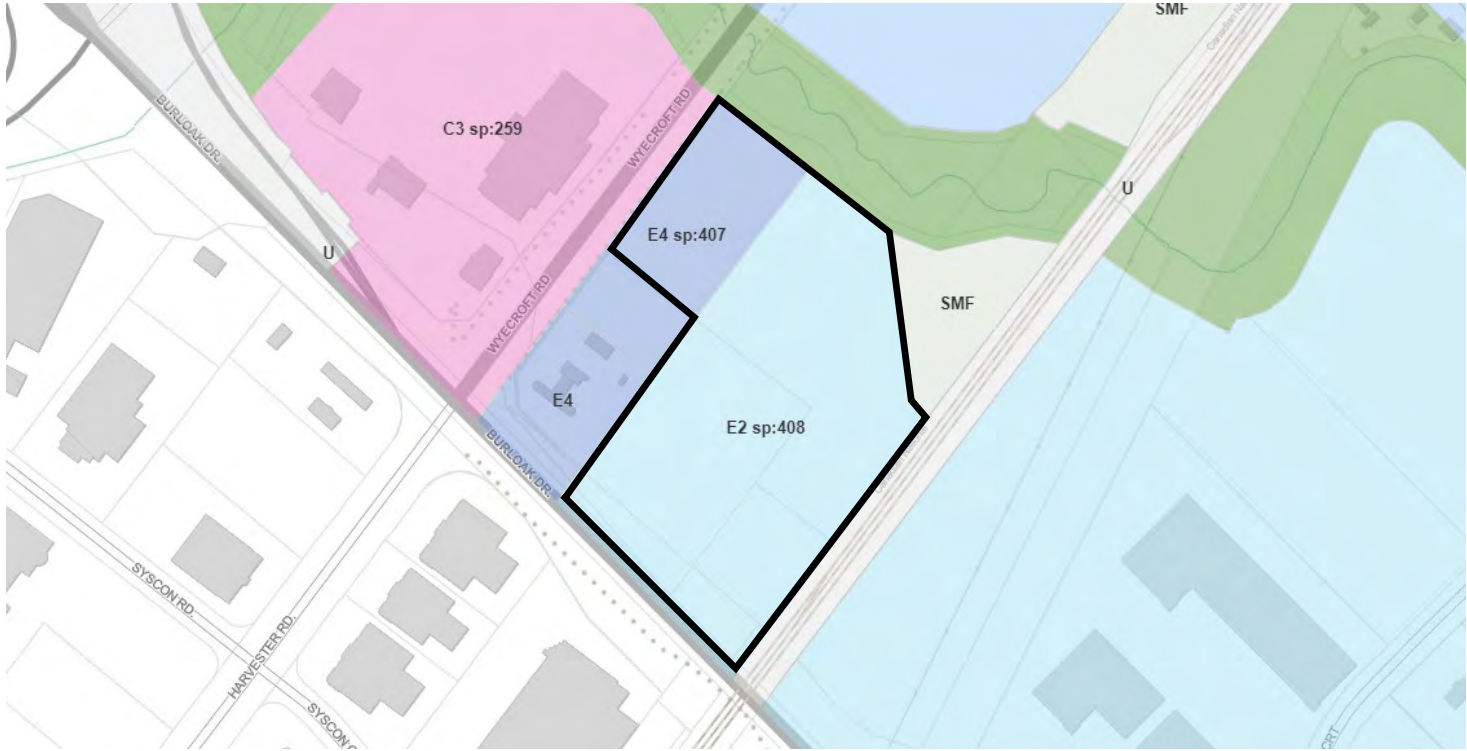
to bus stop to RioCan Centre and Appleby GO Station

Zoning

Employment Zone | E2 & E4



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



MEET THE

PROJECT TEAM



Developer



Carttera is a Canadian real estate investment fund manager, asset manager and developer. Carttera 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 Carttera creates award-winning commercial and residential developments.

Carttera 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.carttera.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



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