

FOR SALE | 1.98 TO 4.18 ACRES - RARE INFILL LAND SITES HIGHWAY 404 EXPOSURE

BARKER BUSINESS PARK, ULTIMATE DRIVE, RICHMOND HILL, ONTARIO



CONTACT:

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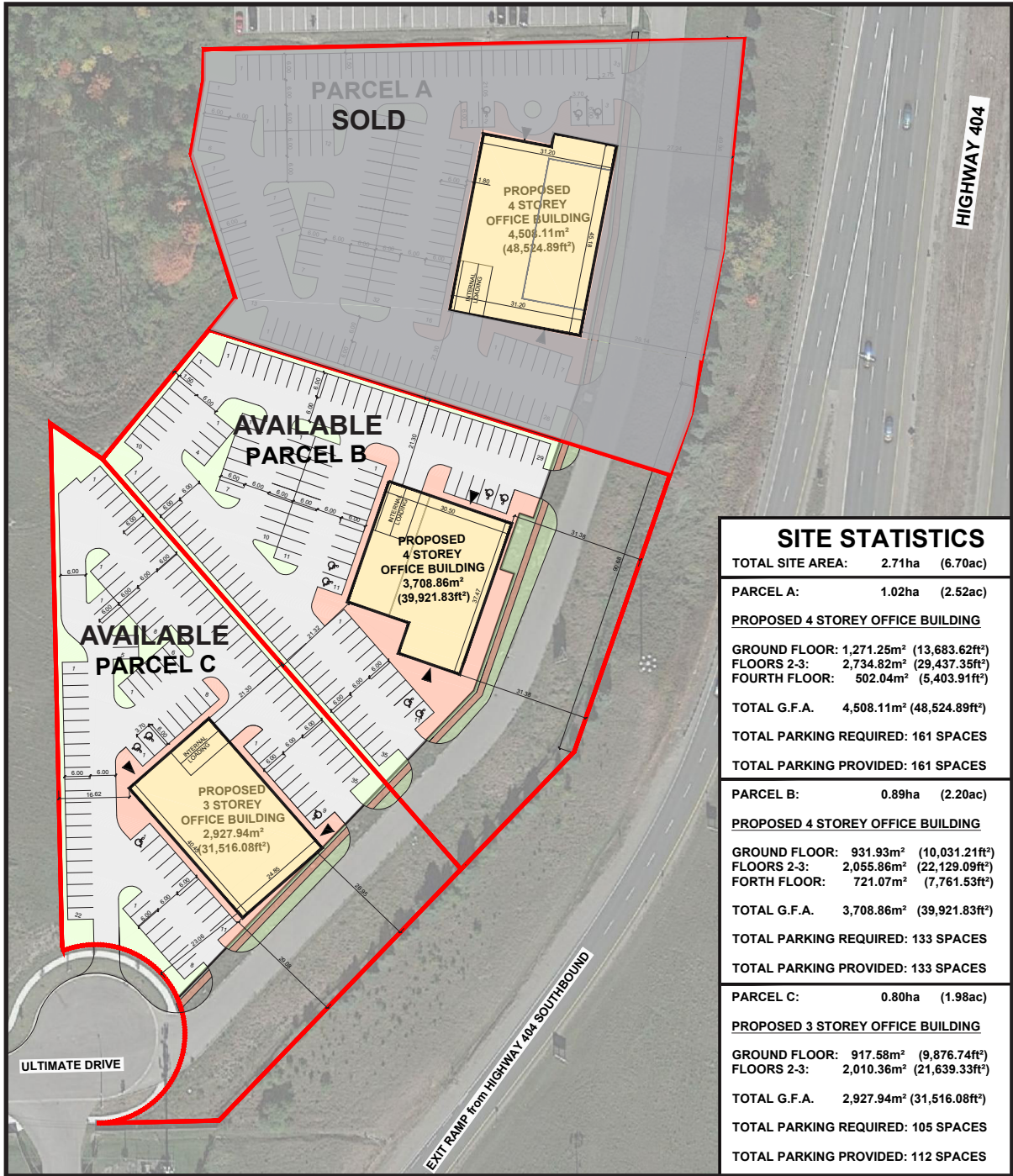
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CONCEPTUAL SITE PLAN

Potential for
Car Dealership &
Self Storage uses



SITE STATISTICS	
TOTAL SITE AREA:	2.71ha (6.70ac)
PARCEL A:	1.02ha (2.52ac)
PROPOSED 4 STOREY OFFICE BUILDING	
GROUND FLOOR:	1,271.25m ² (13,683.62ft ²)
FLOORS 2-3:	2,734.82m ² (29,437.35ft ²)
FOURTH FLOOR:	502.04m ² (5,403.91ft ²)
TOTAL G.F.A.	4,508.11m ² (48,524.89ft ²)
TOTAL PARKING REQUIRED:	161 SPACES
TOTAL PARKING PROVIDED:	161 SPACES
PARCEL B:	0.89ha (2.20ac)
PROPOSED 4 STOREY OFFICE BUILDING	
GROUND FLOOR:	931.93m ² (10,031.21ft ²)
FLOORS 2-3:	2,055.86m ² (22,129.09ft ²)
FORTH FLOOR:	721.07m ² (7,761.53ft ²)
TOTAL G.F.A.	3,708.86m ² (39,921.83ft ²)
TOTAL PARKING REQUIRED:	133 SPACES
TOTAL PARKING PROVIDED:	133 SPACES
PARCEL C:	0.80ha (1.98ac)
PROPOSED 3 STOREY OFFICE BUILDING	
GROUND FLOOR:	917.58m ² (9,876.74ft ²)
FLOORS 2-3:	2,010.36m ² (21,639.33ft ²)
TOTAL G.F.A.	2,927.94m ² (31,516.08ft ²)
TOTAL PARKING REQUIRED:	105 SPACES
TOTAL PARKING PROVIDED:	112 SPACES

Parcel	Size	List Price
Parcel C	1.98 Acres	\$5,643,000
Parcel B&C	4.18 Acres	\$11,913,000

COMMENTS

- > Car Dealership may be permitted under OPA 18.1 to Richmond Hill official plan which would allow automotive uses on employment lands
- > Self Storage permitted use
- > Direct Highway 404 exposure

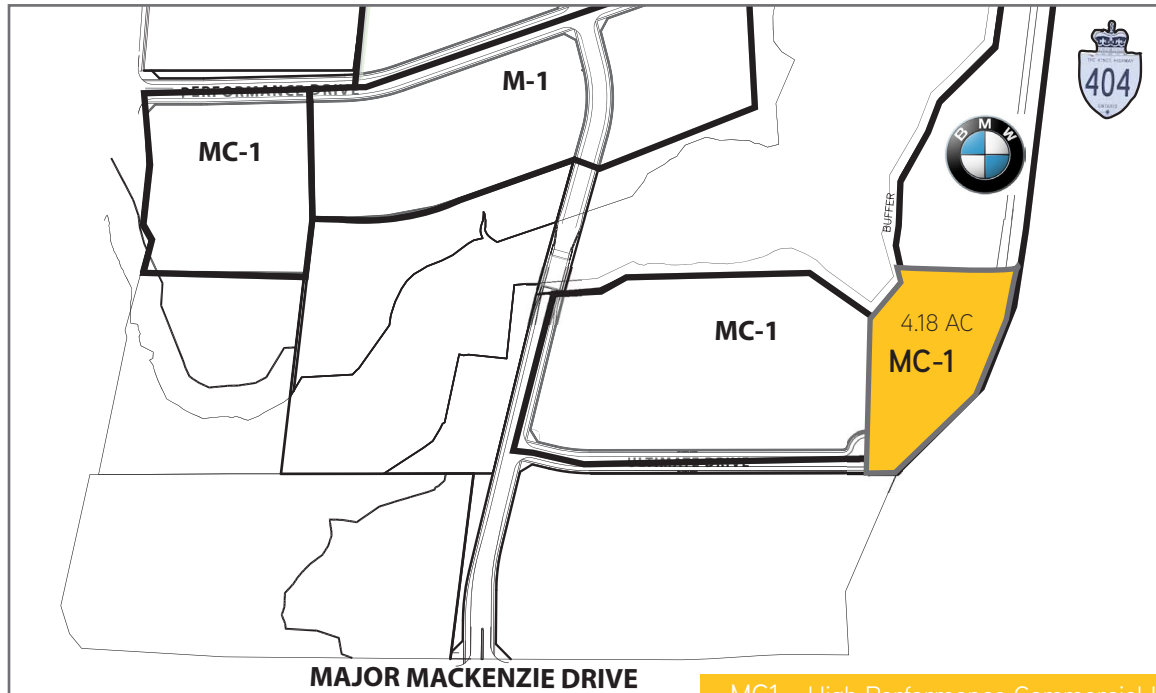
**All information to be confirmed independently*

SITE PHOTOS

Highway 404 Exposure



ZONING



MC1 - High Performance Commercial Industrial

Zoning/ Permitted Uses

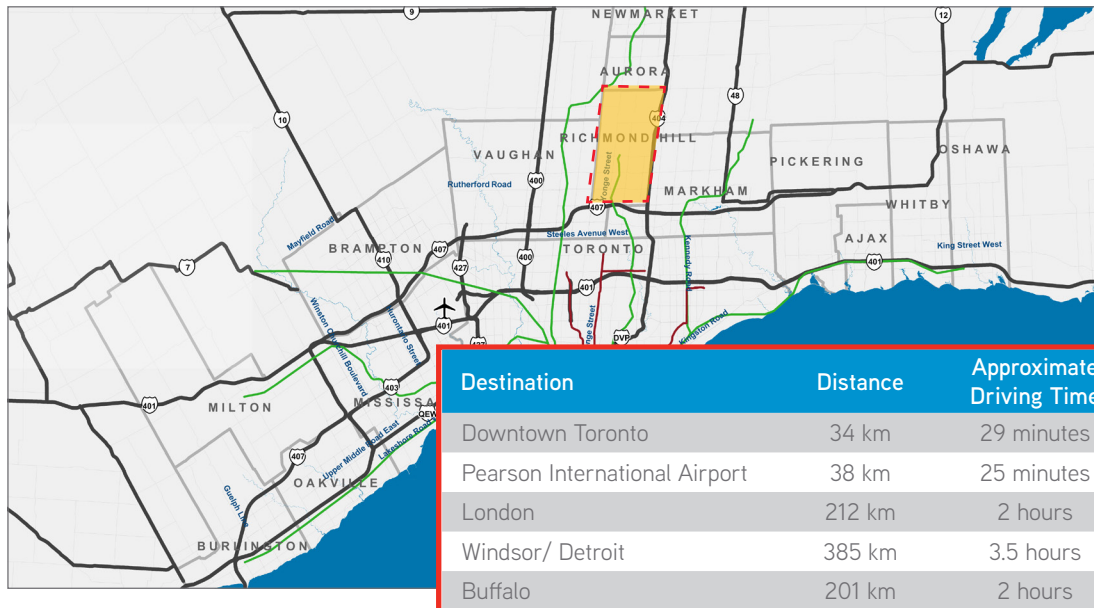
M1

- a) Industrial:
 - Warehousing of goods and materials but not including a transport terminal for the loading and unloading of goods and ares from transport vehicles
 - Assembly of manufactured goods and materials
 - Printing establishments
 - Research and Development
- b) Offices
- c) Commercial:
 - Retail sales for goods manufactured or assembled on-site limited to a maximum of 25% of the floor area
 - Retail stores and service shops accessory to a hotel

MC1 (include above permitted uses) >

- Data processing centres
- Banks and Financial Establishments
- Technical and commercial schools
- Restaurants and taverns, excluding take-out restaurants
- Parking garages
- Hotels
- Retail uses on the ground floor of office buildings of at least four storeys
- Office furniture sales
- Computer and business equipment sales
- Office supply stores
- Print shops

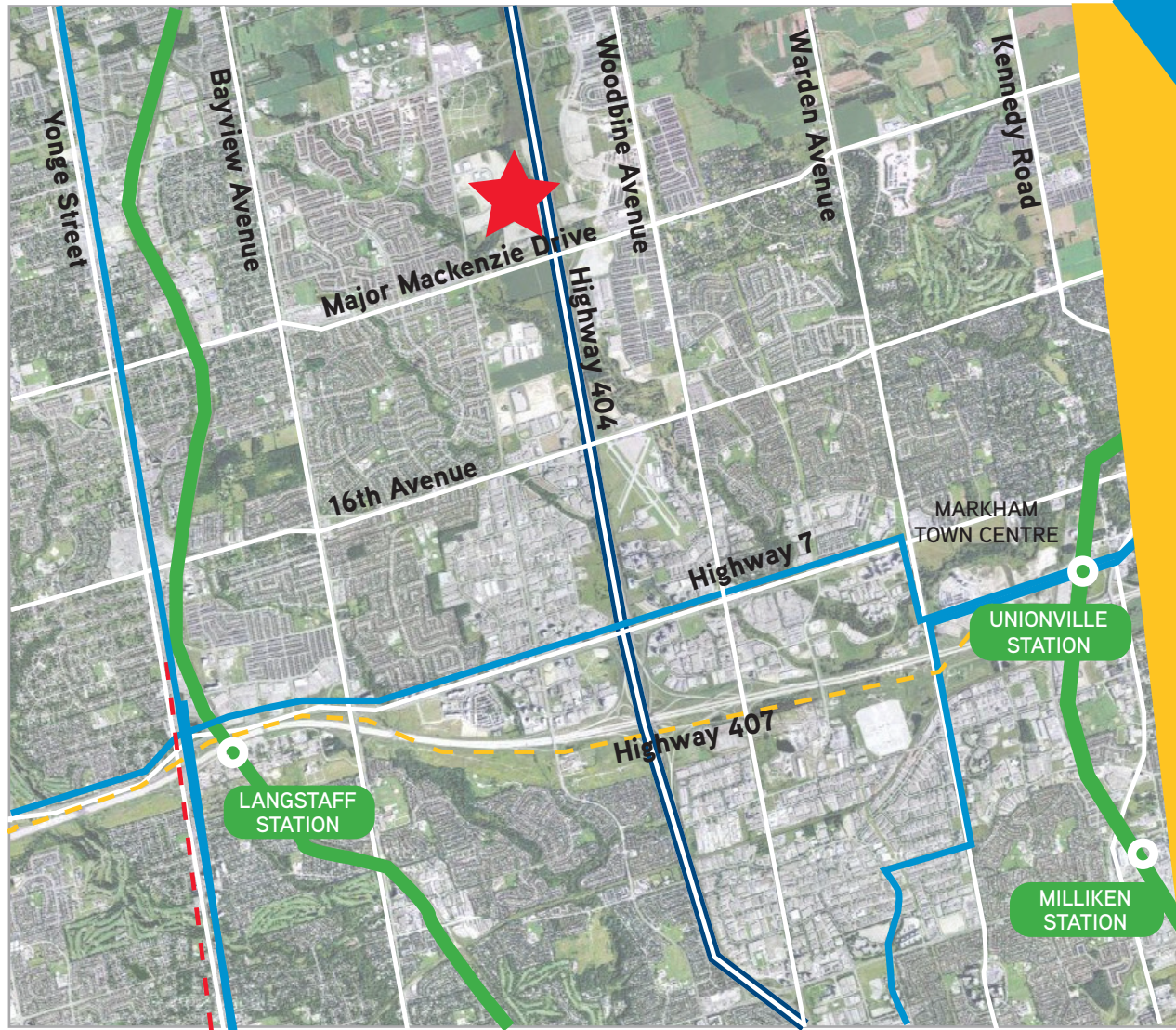
DRIVE TIME ANALYSIS



* All information to be confirmed independently

TRANSPORTATION

Easy Access



LOCATION

Air > 25 minutes to Pearson International Airport

Highway > easy access to the 400 series highways and Highway 7

Train > access to Go Transit and CN Rail

Bus > nearby access to VIVA, York Region Transit (YRT) and GO Transit
> YRT-VIVA-Metrolinx Bus Rapid Transit station expansion along Highway 7

Subway > future planned extension of the Yonge Street subway line into the Richmond Hill Centre

GO Transit
VIVA

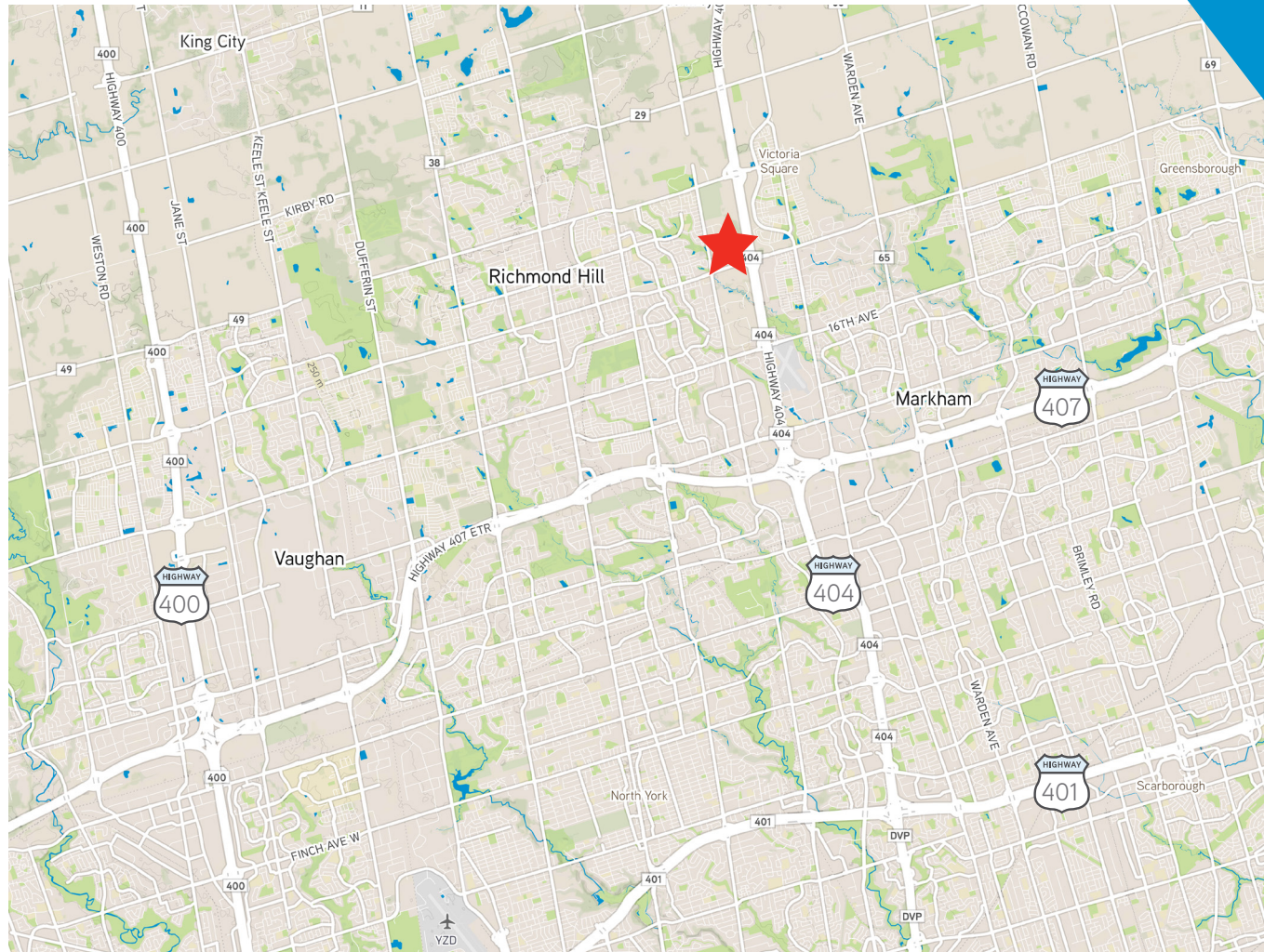
Proposed Subway Extension
Proposed 407 Transit

★ Subject Property - Ultimate Drive

* All information to be confirmed independently

LOCATION MAP

Highway 404 Exposure



- › Highly desirable land parcel up to **4.18 acres** available for sale that is divisible
- › Direct Hwy 404 exposure
- › Serviced and development ready with flexible MC1 zoning
- › Superior access to major thoroughfares including Hwy 400, 401, 404, 407 and 7
- › Amenity rich neighbourhood with service, retail and industrial support
- › Site backs on to ravine, with nature trails throughout the business park
- › Home to many multinational businesses, such as BMW Canada Corporation, Honda Canada Inc., GE and Scholastic Canada Ltd.
- › Easy access to public transportation (GO Transit, York Region Transit and VIVA).

CONTACT US

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