



# CATHEDRAL VIEW BUSINESS PARK

Up to 891,545 sf of prime  
industrial space for lease

Woodbine Avenue | Markham, ON

Targeting Zero Carbon  
Building Design  
Certification

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**AVISON  
YOUNG**

**Triovest**





## State-of-the-art logistics facilities

Introducing Cathedral View Business Park, a state-of-the-art, modern industrial complex targeting Zero Carbon Building Design Certification. Nestled in the heart of Markham, this 46-acre best-in-class site is positioned within a core industrial node, commanding attention and unparalleled visibility with over 2,600 feet of prime Highway 404 exposure. Triovest will deliver three buildings totaling 891,545 square feet designed to meet the diverse needs of clients and offering size options from 100,000 square feet, which feature expansive clear heights of 40', abundant shipping doors and many building upgrades.

### Property specifications

**10490 Woodbine Ave** 479,976 sf  
**10430 Woodbine Ave** 204,052 sf  
**10390 Woodbine Ave** 207,517 sf

**Clear height** 40'

**Parking** 560 total

**Lighting** LED with motion sensors

**Sprinklers** ESFR sprinkler system

**Truck court depth** 131'

**Marshalling bay size** 60' deep

**Zoning** BP - Business Park

**Certification** Targeting Net Zero Building Design Certification

**Heating** Electric Energy Recovery Ventilator Units (ERV)





# Site plan

This three building project is situated on 46 acres with over 2,600 feet of Highway 404 exposure, offering exceptional signage opportunities, ample parking, an abundance of shipping doors and the flexibility to accommodate tenancies from 100,000 square feet to 891,545 square feet.



**±891,545**  
Total square footage



**127**  
Total truck level doors



**4**  
Total drive in doors



# 10490 Woodbine Ave

<b>Total area</b>	479,976 sf
<b>Office area</b>	3%
<b>Clear height</b>	40'
<b>Shipping</b>	71 truck level, 2 drive in
<b>Column spacing</b>	±56' x ±40'
<b>Power</b>	2000 amp 347/600 volt, 3 phase
<b>Parking</b>	287 spaces



**±479,976**

Total square footage



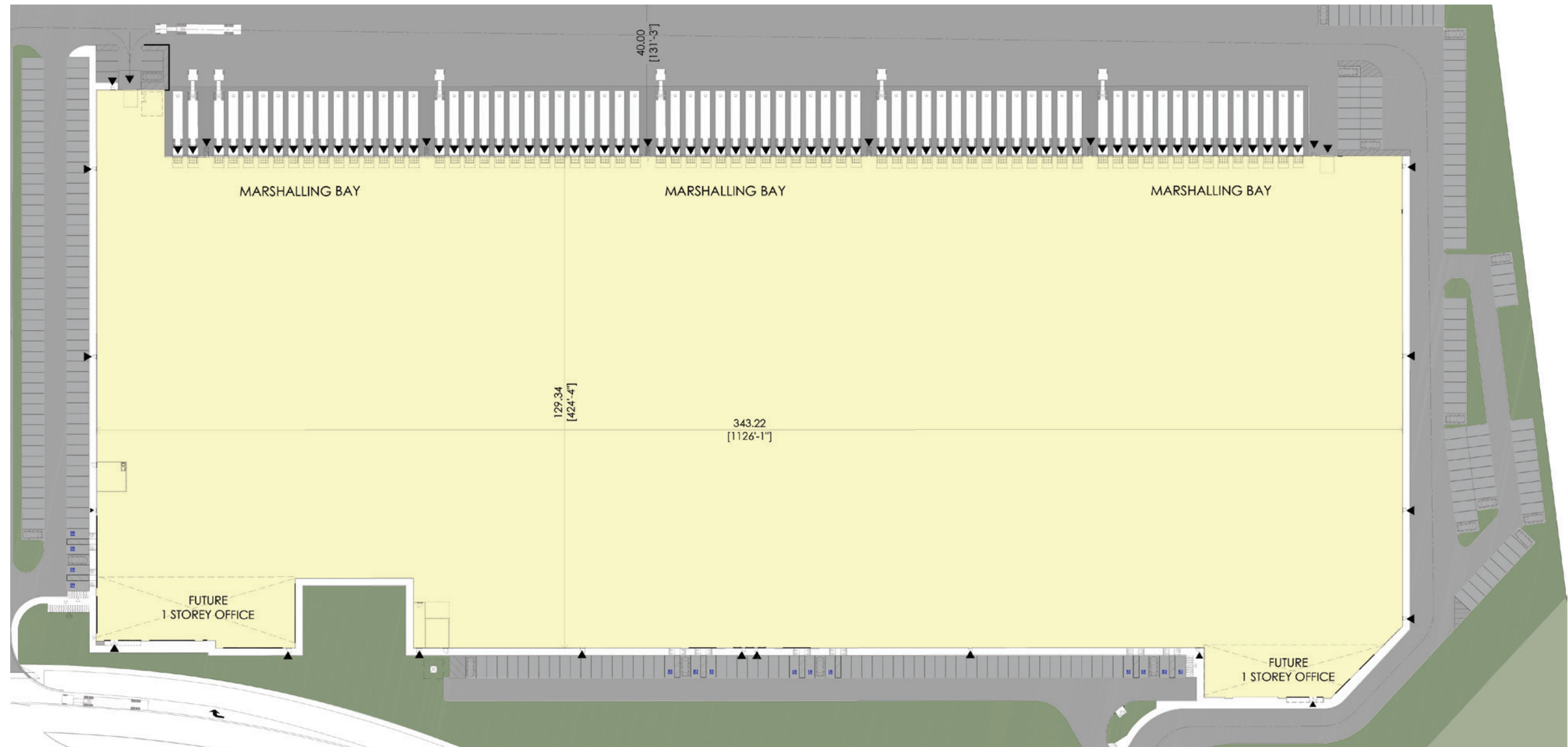
**71**

Total truck level doors



**2**

Total drive in doors



# 10430 Woodbine Ave

<b>Total area</b>	204,052 sf
<b>Office area</b>	3%
<b>Clear height</b>	40'
<b>Shipping</b>	28 truck level, 1 drive in
<b>Column spacing</b>	±56' x ±42'
<b>Power</b>	1200 amp 347/600 volt, 3 phase
<b>Parking</b>	108 spaces



**±204,052**

Total square footage



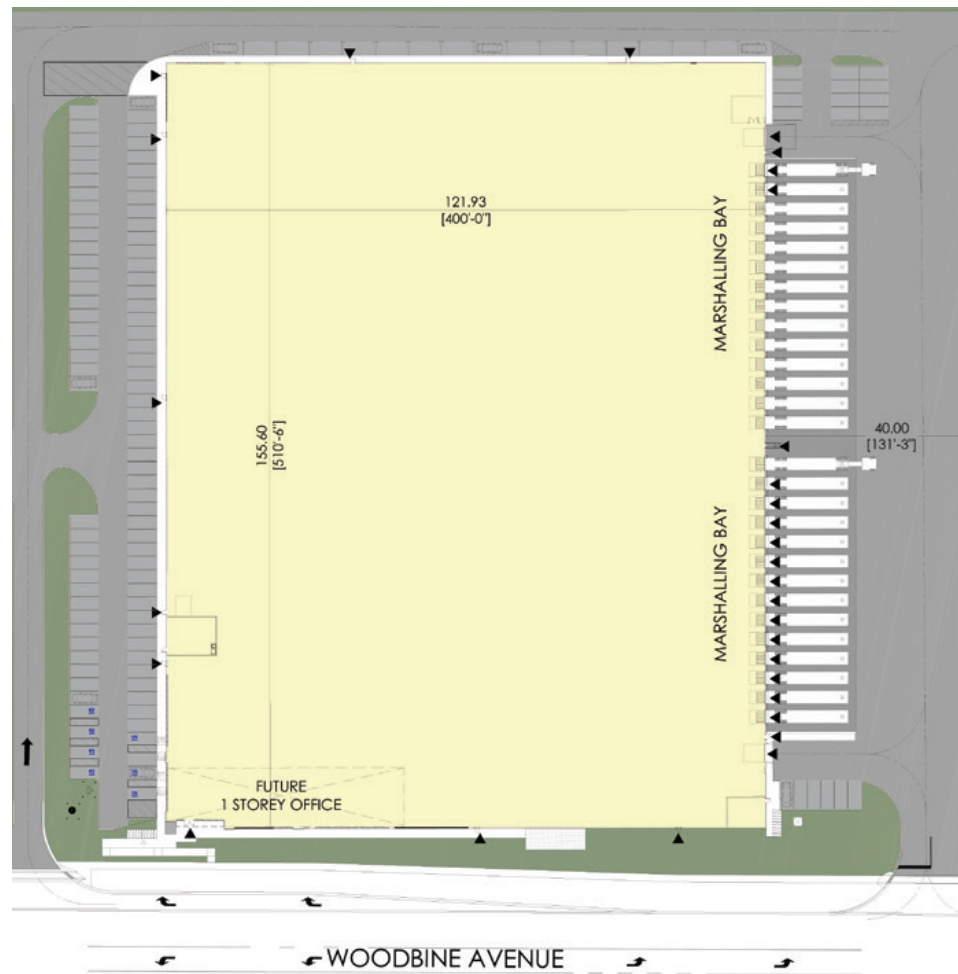
**28**

Total truck level doors



**1**

Total drive in door



# 10390 Woodbine Ave

<b>Total area</b>	207,517 sf
<b>Office area</b>	3%
<b>Clear height</b>	40'
<b>Shipping</b>	28 truck level, 1 drive in
<b>Column spacing</b>	±56' x ±42'
<b>Power</b>	1200 amp 347/600 volt, 3 phase
<b>Parking</b>	165 spaces



**±207,517**

Total square footage



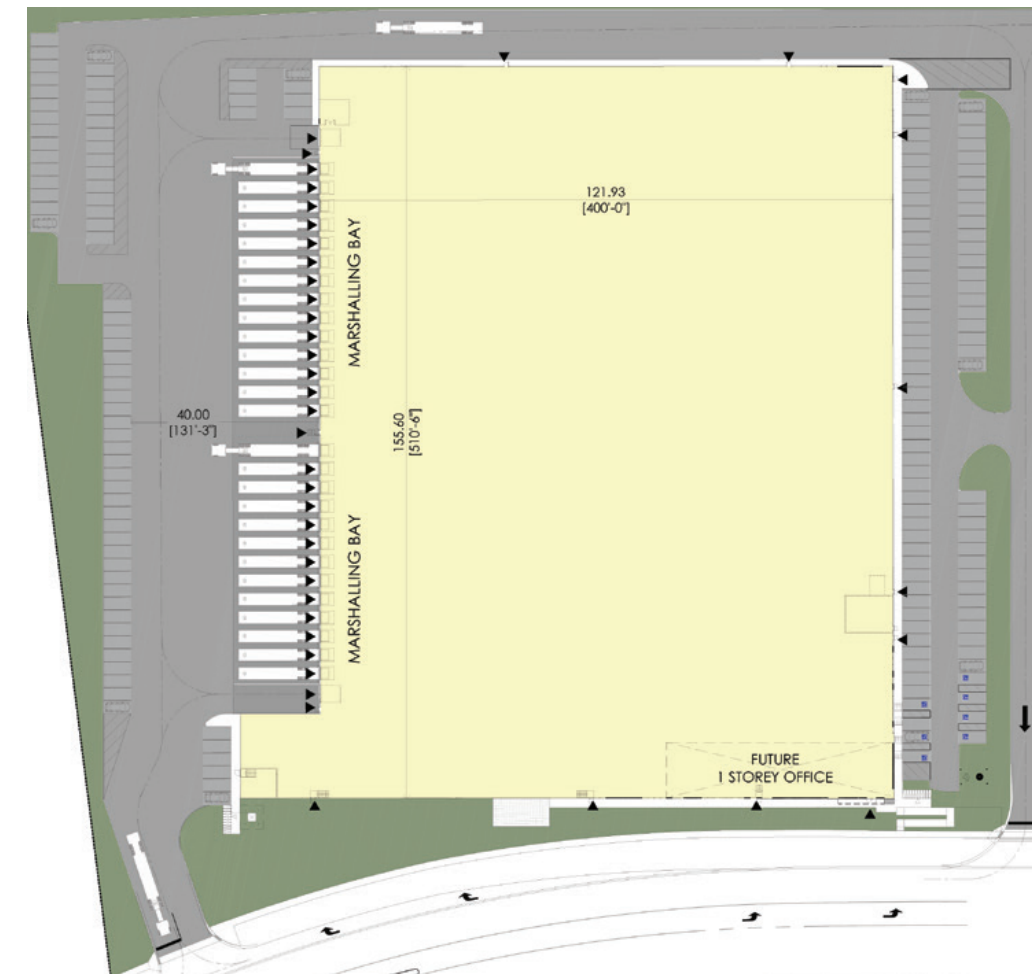
**28**

Total truck level doors



**1**

Total drive in door





# Located on the Highway 404 corridor in Markham

Cathedral View Business Park is located along the Highway 404 corridor at Woodbine Avenue and Major Mackenzie Drive in Markham, an award-winning municipality with more than 354,000 residents and the largest of nine communities in York Region. Markham is home to over 650 corporate head offices, over 10,000 businesses and more than 1,500 high tech and life science companies. Markham is a leader in attracting foreign direct investment with more than 240 foreign companies located in the city. In 2024, York University's Markham campus will open its doors welcoming 4,200 students, with plans to grow to 10,000 learners. The University is working closely with industry to make sure graduates will be able to fill roles that reflect the jobs of tomorrow. Markham is focused on providing the right environment for businesses to thrive.

## Demographics


 **4,480,423**  
Total population within 30 KM


 **39.8**  
Median age within 30 KM


 **3,815,500**  
Labour force within 30 KM

Source: Environics Analytics  
Stats are for 2022



**10 KM**  
 **540,680**  
Median age 43.0  
Labour force 460,146

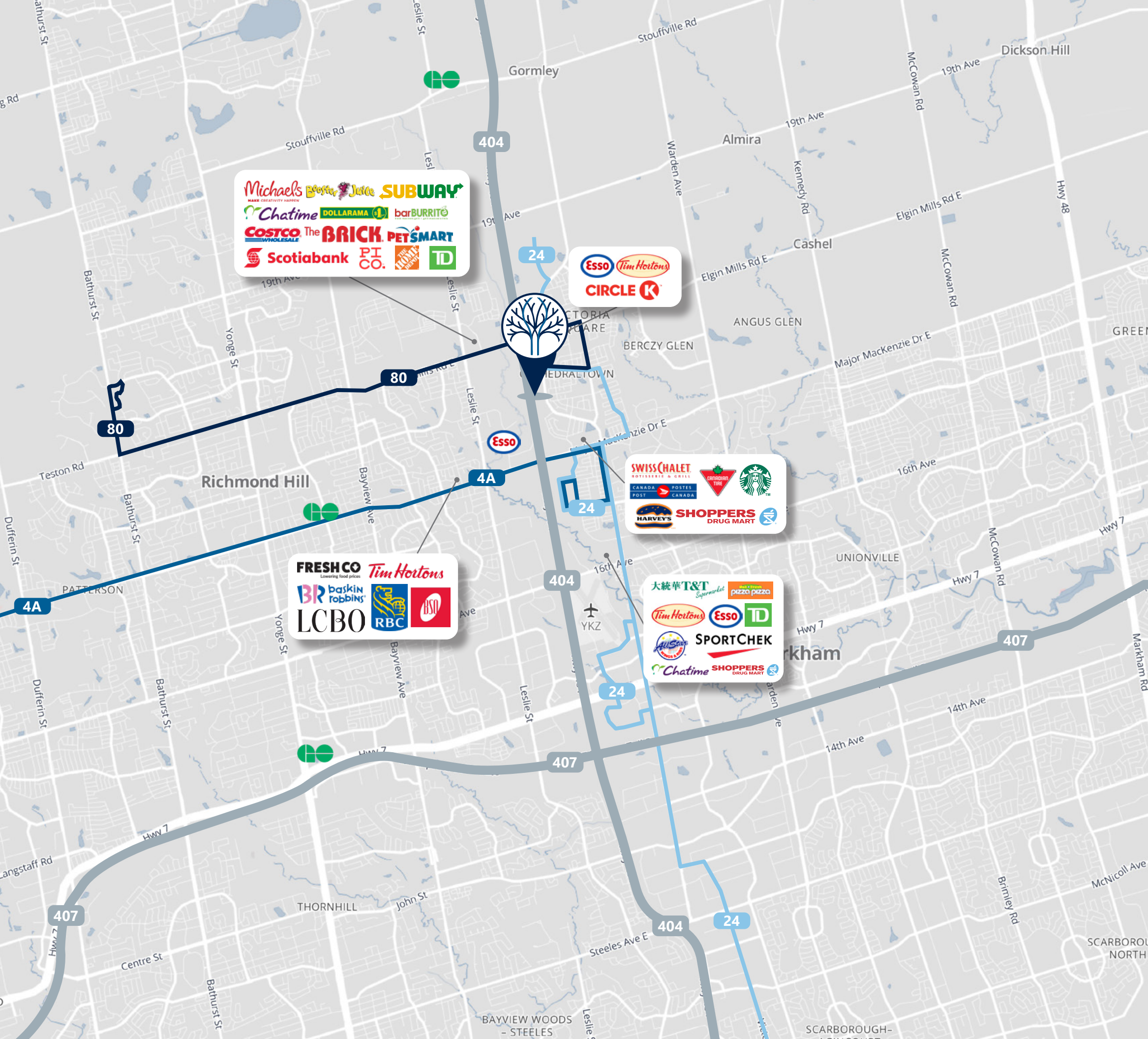
**20 KM**  
 **2,136,536**  
Median age 41.4  
Labour force 1,820,429

**30 KM**  
 **4,480,423**  
Median age 39.8  
Labour force 3,815,500

## Corporate neighbours







## Amenities within 5KM

<b>23</b> Gas Stations	<b>36</b> Banks
<b>12</b> Fitness Centers	<b>214</b> Restaurants
<b>533</b> Retail	<b>6</b> Hotels

## TTC Bus Routes

- 24** Woodbine
- 4A** Major Mackenzie
- 80** Elgin Mills

## Travel times

<b>Highway 404</b>	3 minutes
<b>Highway 407 ETR</b>	6 minutes
<b>Richmond Hill GO Station</b>	7 minutes
<b>Highway 401</b>	10 minutes
<b>CPKC Toronto Yard</b>	18 minutes
<b>Toronto Pearson International Airport</b>	24 minutes
<b>Downtown Toronto</b>	24 minutes
<b>CN Macmillan Yard</b>	24 minutes
<b>Billy Bishop Toronto City Airport</b>	26 minutes
<b>Rainbow International Bridge</b>	1 hours 45 minutes

# Sustainability

## Sustainability excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

## Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

## Smart buildings





Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

## Our commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

-  Net Zero Operations by 2050
-  50% reduction in Carbon footprint by 2030 in our office portfolio
-  Waste Diversion rate of 70% by 2030
-  Occupational health and safety on our employees, tenants, contractors, and visitors







For more information and to view our latest ESG report, visit [triovest.com/sustainability](https://triovest.com/sustainability)

Triovest is committed to achieving

# Net Zero GHG Emissions BY 2050

## Cathedral View Business Park ESG initiatives

Targeting Zero Carbon Building Design Certification

-  Cladding has been upgraded to R30 and R24 for Insulated Metal Panel and Precast Panels, respectively;
-  Roof insulation has been upgraded to R40
-  Overhead dock doors have been upgraded to R20
-  Foundation insulation has been increased to provide R15
-  Main Building Panel and Transformer has been upgraded to allow for electrification
-  Primary heating system is an air source heat pump with ERV, complete with supplementary infrared heaters









# Meet the team

## Triovest

### Owner/developer

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and lifecycle

[www.triovest.com](http://www.triovest.com)

## AVISON YOUNG

### Leasing & marketing

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

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BUSINESS PARK

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