

LEASING OPPORTUNITIES

COMING Q2 2022



THE IPORT DIFFERENCE

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

iPort Cambridge 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, 2 international airports and 6 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 Cambridge is your long-term partner dedicated to understanding your business and helping you plan for the future. With 220 acres and over 4 million square feet, our campus is designed to accommodate phased state-of-the-art speculative buildings and build-to-suit opportunities of various sizes. Our desire is to help you grow, expand, and cultivate your business with us for years to come.



PARAMOUNT FLEXIBILITY TO DESIGN FOR THE FUTURE

FEATURES

SIZE

- Flexible sizes starting from **100,000 sq. ft.**
- Over **4,000,000 sq. ft.** on **300 acres** available for ample opportunities to expand and grow with the Business Park

OFFICE

- Ability to **finish-to-suit**

ZONING

- M3 General Industrial** Zoning
- Wide variety of industrial uses, including but not limited to: logistics, warehousing, fulfillment and e-commerce

CLEAR HEIGHT

- Superior storage capability, high cube
- Efficient bay size to optimize space utilization

CONSTRUCTION

- Phase 1 of the Master planned Business Park
- Flexibility to develop and build to client's specific requirements
- State-of-the-art construction
- Serviced site ready for SPA

PARKING

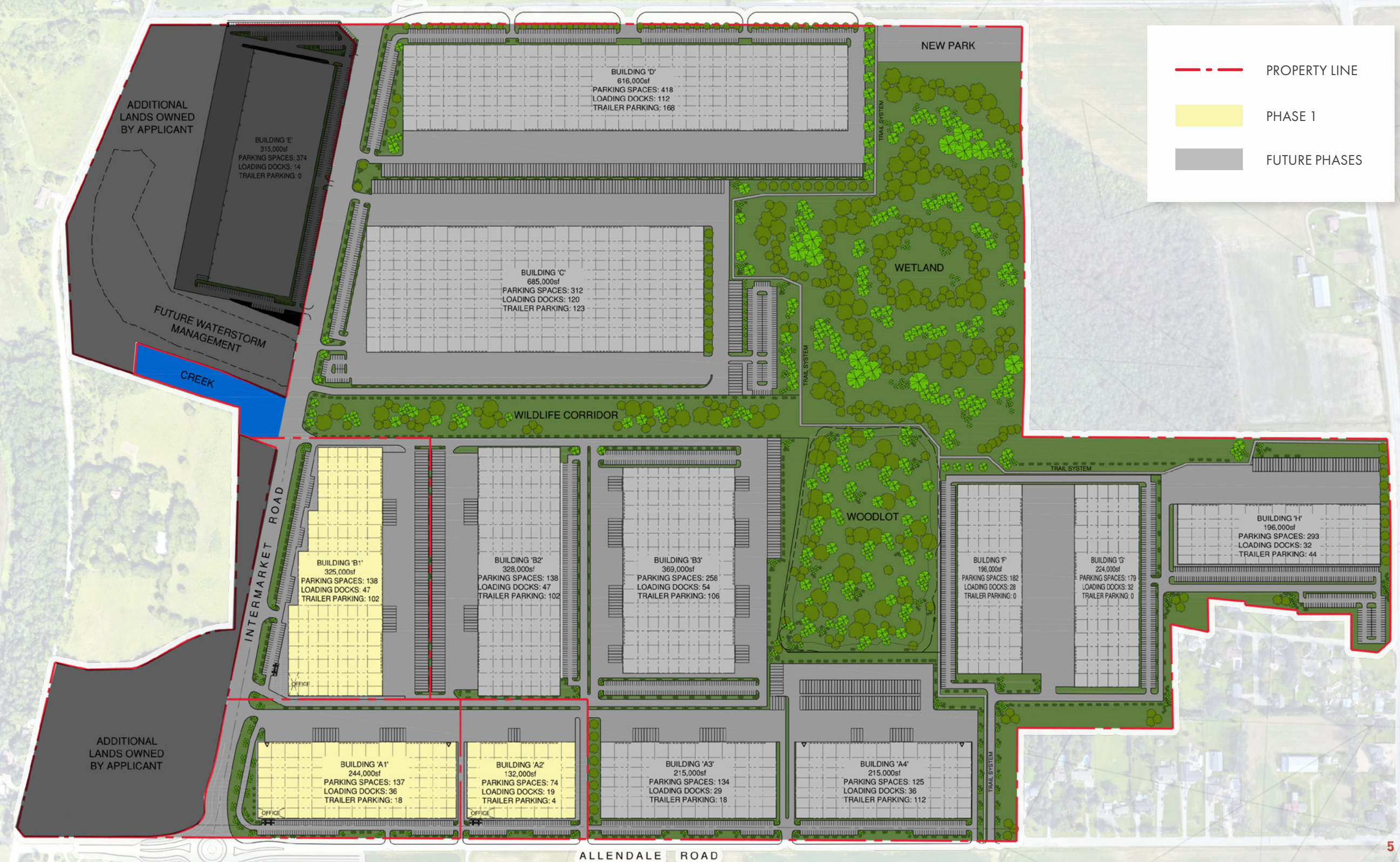
- High ratio of truck parking
- Ample employee parking

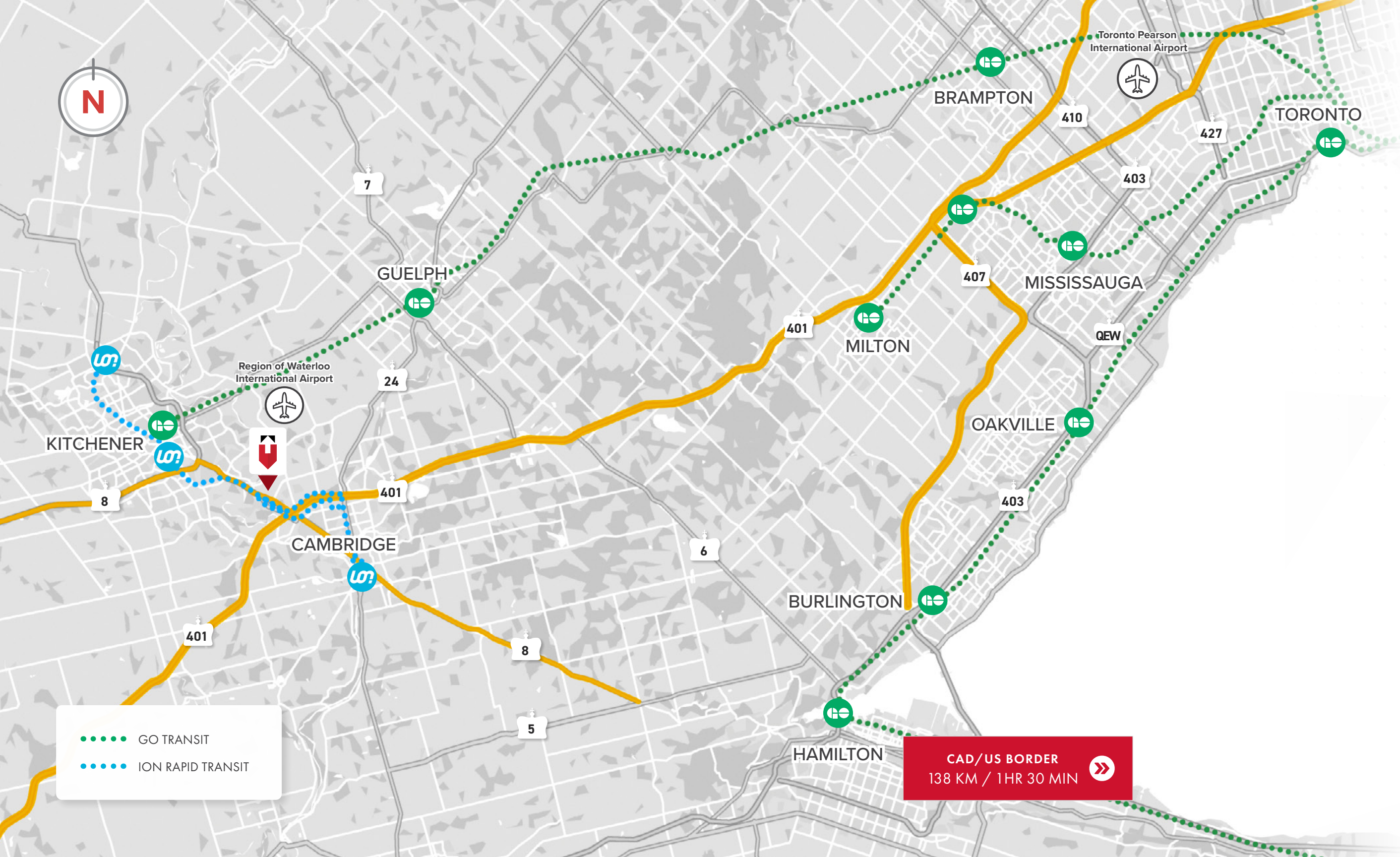
SHIPPING

- High door ratio
- Superior truck marshalling and truck circulation

OCCUPANCY

- Q2 2022





CONNECTING YOUR SUPPLY CHAIN HAS NEVER BEEN THIS SEAMLESS

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

TRAVEL DISTANCES

HIGHWAY 401 5 MIN • 5.2 KM	HIGHWAY 8 3 MIN • 3.7 KM	HIGHWAY 407 40 MIN • 57 KM	HIGHWAY 403 50 MIN • 52 KM	BUFFALO 1 HR 45 MIN • 102 MILES
DETROIT 3 HOURS • 176 MILES	WOODSTOCK 30 MIN • 51.3 KM	GUELPH 17 MIN • 20 KM	HAMILTON 35 MIN • 55 KM	MISSISSAUGA 50 MIN • 78 KM
TORONTO (TO THE WEST END) 1 HOUR • 85 KM	TORONTO PEARSON INT'L AIRPORT 1 HOUR • 82.3 KM	WATERLOO REGION INT'L AIRPORT 4 MIN • 4.3 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

CAD/US BORDER
138 KM / 1 HR 30 MIN

INFRASTRUCTURE IMPROVEMENTS TO PROVIDE **ULTIMATE** **LOCATIONAL ADVANTAGE**

INFRASTRUCTURE IMPROVEMENTS UNDERWAY

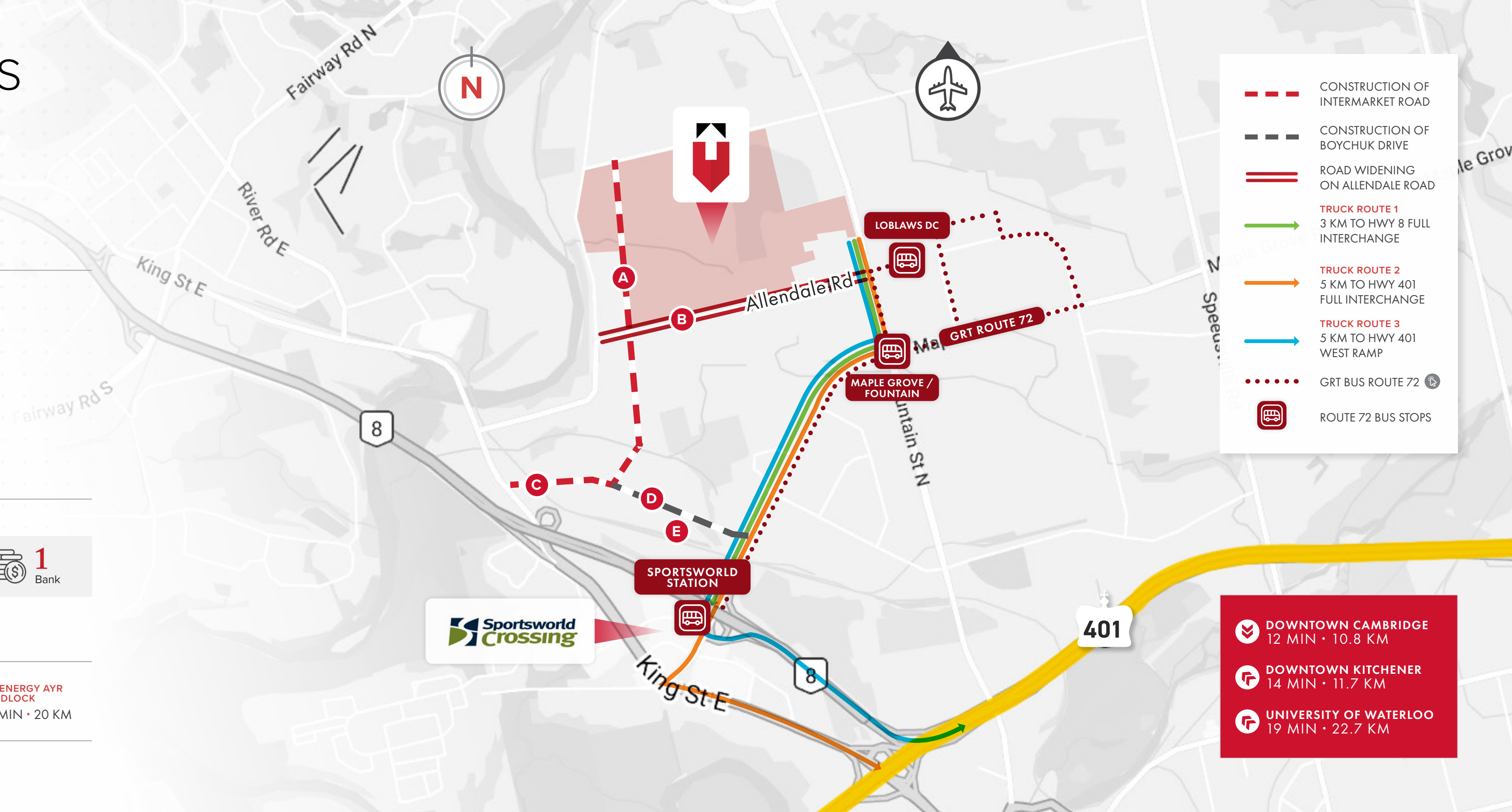
- A** Construction of Intermarket Road. North-South Collector Road connecting to King Street East. **Estimated completion 2021**
- B** Road widening of Allendale Road. **Construction now complete**
- C** Planned future underpass providing direct access to King Street. **Estimated completion 2022**
- D** Construction of Boychuk Drive. East-West Collector Road connecting to Maple Grove Road. **Construction now complete**
- E** Planned future Energy+ Hydro Transformer located just south of the site.

AMENITIES Within 5 Minute drive

-  **5** Shopping Places
-  **13** Restaurants
-  **2** Gas Stations
-  **1** Bank

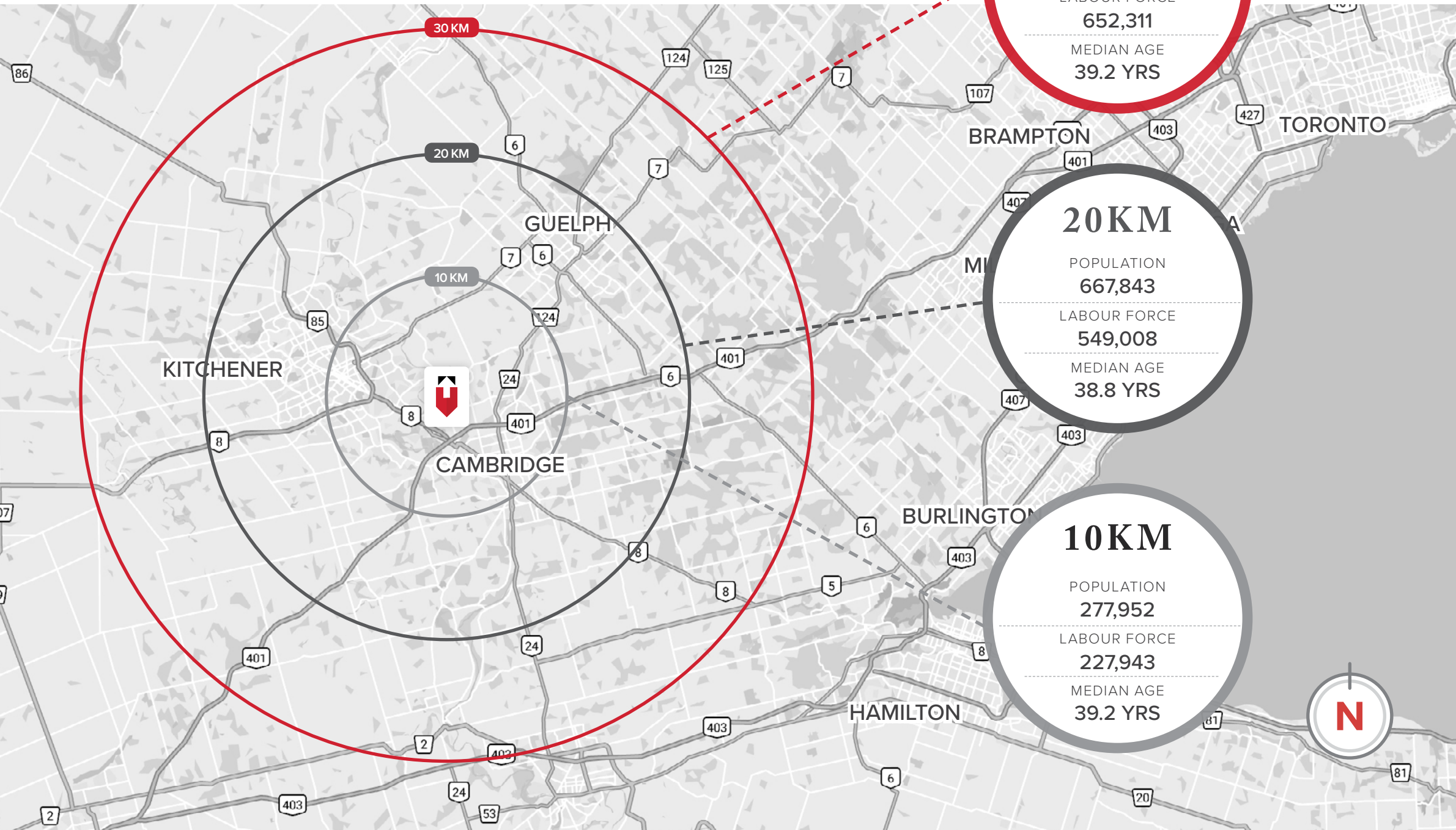
TRUCK FUELING STATIONS NEARBY

PETRO-PASS TRUK STOP KITCHENER 11 MIN • 8 KM	UPI ENERGY GUELPH CARDLOCK IPN 11 MIN • 13 KM	UPI ENERGY KITCHENER CARDLOCK 12 MIN • 7 KM	FLYING J TRAVEL CENTER AYR 14 MIN • 16 KM	UPI ENERGY CAMBRIDGE CARDLOCK IPN 17 MIN • 16 KM	UPI ENERGY AYR CARDLOCK 17 MIN • 20 KM
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-  **DOWNTOWN CAMBRIDGE**
12 MIN • 10.8 KM
-  **DOWNTOWN KITCHENER**
14 MIN • 11.7 KM
-  **UNIVERSITY OF WATERLOO**
19 MIN • 22.7 KM

ACCESS TO HIGH QUALITY, AFFORDABLE TALENT



WATERLOO • A GREAT PLACE TO DO BUSINESS

Waterloo Region is the second fastest growing CMA in Canada 600,000 + 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
1,950 +
 Advanced Manufacturing companies

4TH
 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)

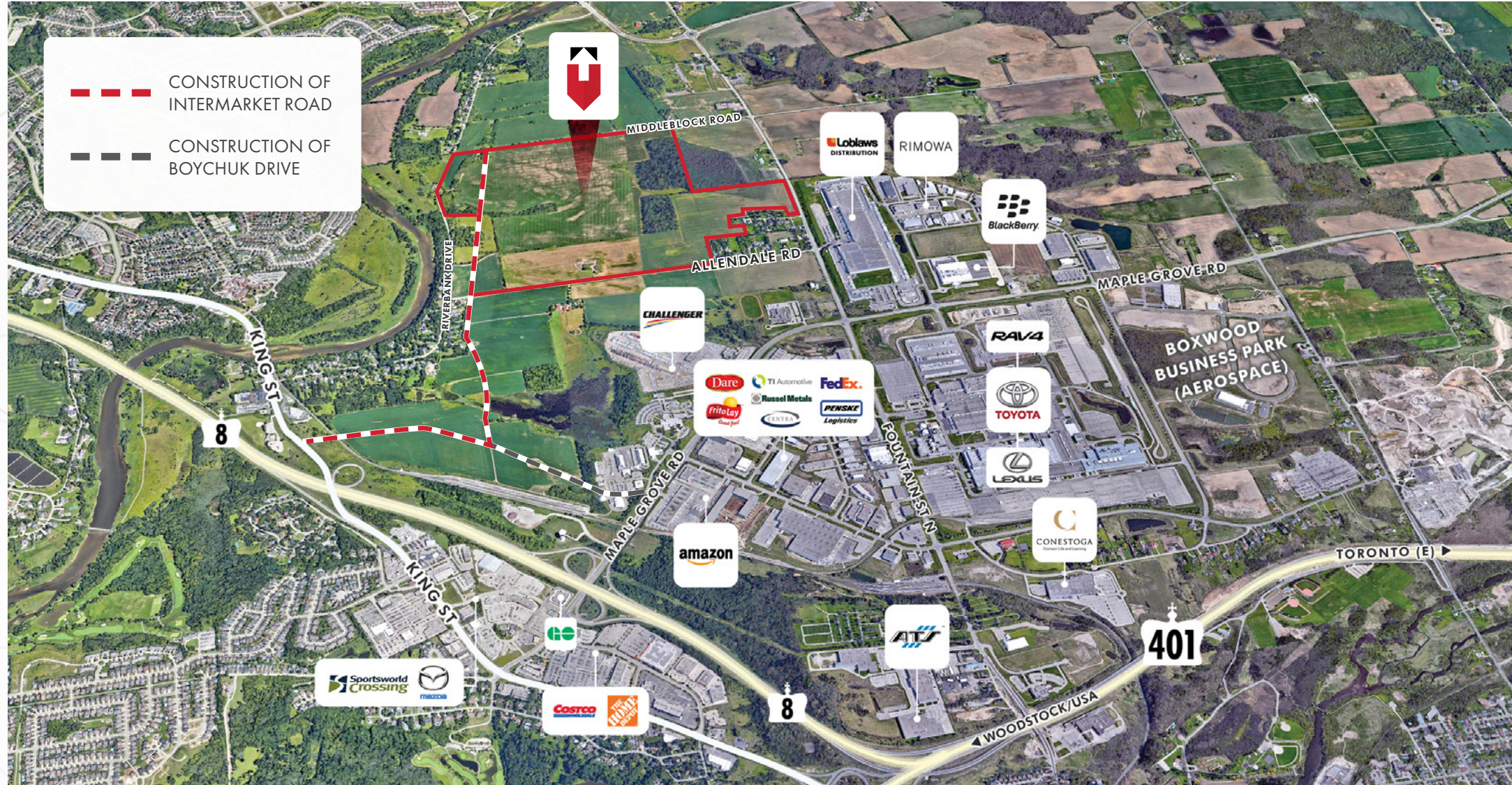
WATERLOO REGION IS HOME TO...

- 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 a multitude of the world's most recognized brands

iPort Cambridge will be a premier industrial park. With more than 4 Million square feet situated on 300 acres, the campus offers flexibility to expand and evolve with your changing business needs.



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.

PROJECT MANAGER

Triovest combines the strategic insight, range of service offerings and specialized capabilities that come from managing a Canada-wide portfolio of top-quality commercial real estate with the agility and local market expertise of a regionally focused boutique firm. For the firm's clients, this best-of-both-worlds situation is supported by Triovest's total commitment to service excellence and a well-earned reputation for value creation and superior returns.



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