

INDUSTRIAL FOR LEASE



DEFINING THE NEW STANDARD

The Largest Zero Carbon Building – Design Standard Industrial Development in the GTA

King Road & Jane Street, King City, ON

A NEW STANDARD BUILT ON INNOVATION AND SUSTAINABILITY

As the GTA's largest Zero Carbon Building – Design Standard industrial business park, KingJane is on a league of its own.

This 1.7 million square foot business park is changing the industrial landscape. KingJane Business Park features five cutting-edge industrial buildings with flexible sizes ranging from 132,000 SF to 560,660 SF. With environmental priorities at its core, KingJane provides both energy and cost efficiencies, embodying the concept of a modern industrial space.



KingJane opens its doors for occupancy for Phase 1, Q1 2026, signaling the new era of industrial development.

KEY FEATURES



1.7M SF Across
Five Buildings



Flexible Sizes From:
132,000 SF - 560,660 SF



Zero Carbon Building
– Design Standard



40' Clear
Height

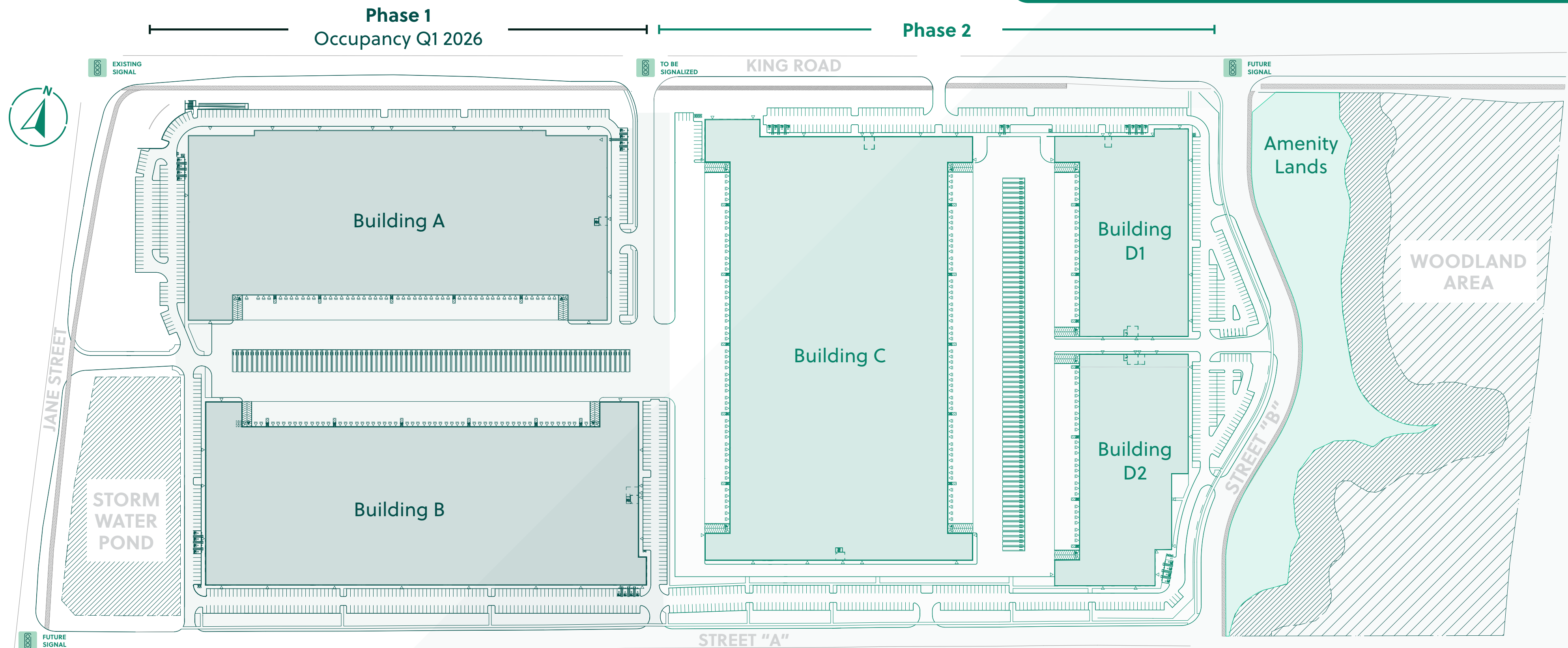


Phase 1 Occupancy
Q1 2026



Trailer Parking
Available

CLICK ON A BUILDING
FOR MORE DETAILS



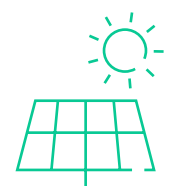
BEST-IN-CLASS SPECIFICATIONS for a Next-Generation Development

All buildings will be constructed to Zero Carbon Building
– Design Standard



Exterior

Insulated Metal Panels with a minimum value of R-35 and upgraded overhead doors to R-18



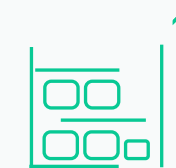
Upgraded roof system

R-40 to allow for solar array



Power

26.7kv or 47 kVA (as available), to 347/600-volt 3 phase 4 wire system



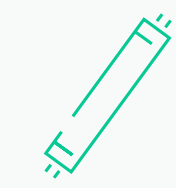
Clear height

40 ft



Staging Bay

60 ft



Lighting

30-foot candle LED



Slab Thickness

8"



Drive-In Size

12' x 14' automatic



Dock level Size

9' x 11' automatic with 40,000 lb portable dock leveller

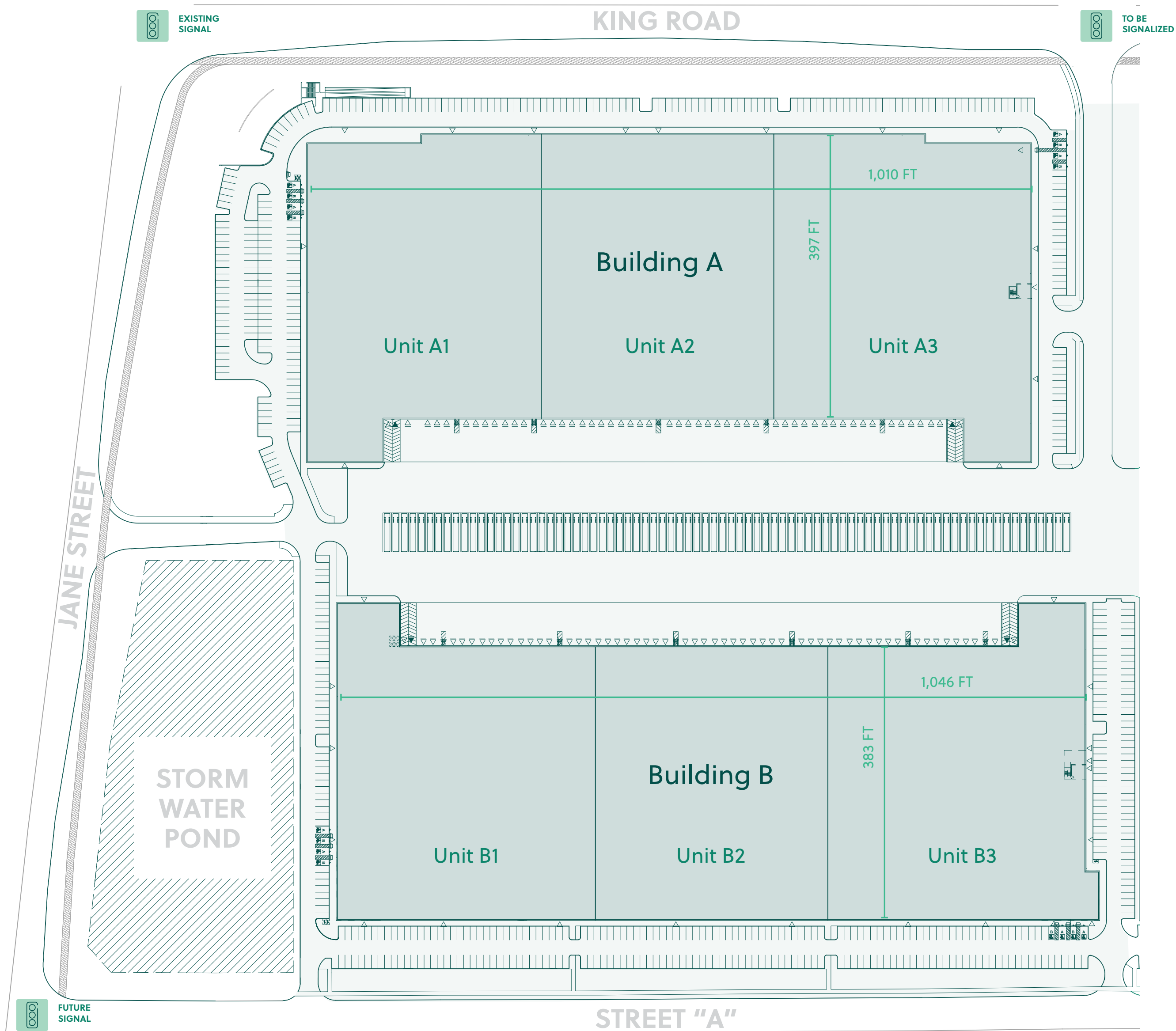
SET TO BE THE EPITOME OF SUSTAINABILITY AND INNOVATION

Become part of the visionary businesses choosing KingJane Business Park as their industrial cornerstone



PHASE I BUILDING A & B DEMISING OPTIONS

CLICK ON A BUILDING FOR MORE DETAILS










ADDING UP THE BENEFITS OF ZERO CARBON BUILDING – DESIGN STANDARD

WHY CHOOSE KINGJANE OVER CODE COMPLIANT WAREHOUSES?

KingJane incorporates several zero carbon design upgrades to future proof the building and allow for a clear path to achieve Zero Carbon Building – Design Standard operations without costly renovations and tenant disruptions.

TENANT BENEFITS BY CHOOSING KINGJANE BUSINESS PARK

- | | |
|---|---|
|  <p>Avoid immediate costly and disruptive renovations to eliminate remaining gas consumption</p> |  <p>Increased access to financing as banks/lenders focus on ESG risk in their borrowing pool</p> |
|  <p>Marketable building that aligns with ESG goals</p> |  <p>Improved envelope offers extra occupant thermal comfort</p> |
|  <p>Lower operating costs</p> |  <p>“Solar Ready” roof for future PV panels</p> |
|  <p>HVAC equipment with summertime cooling capability</p> |  <p>Hybrid gas & electric heating provides flexibility/redundancy</p> |
|  <p>Risk avoidance for future carbon emissions cap</p> |  <p>Contributes towards green building certifications (LEED, BOMA)</p> |

CAGBC














The Canada Green Building Council® has released a report on Zero Carbon Building – Design Standard certification

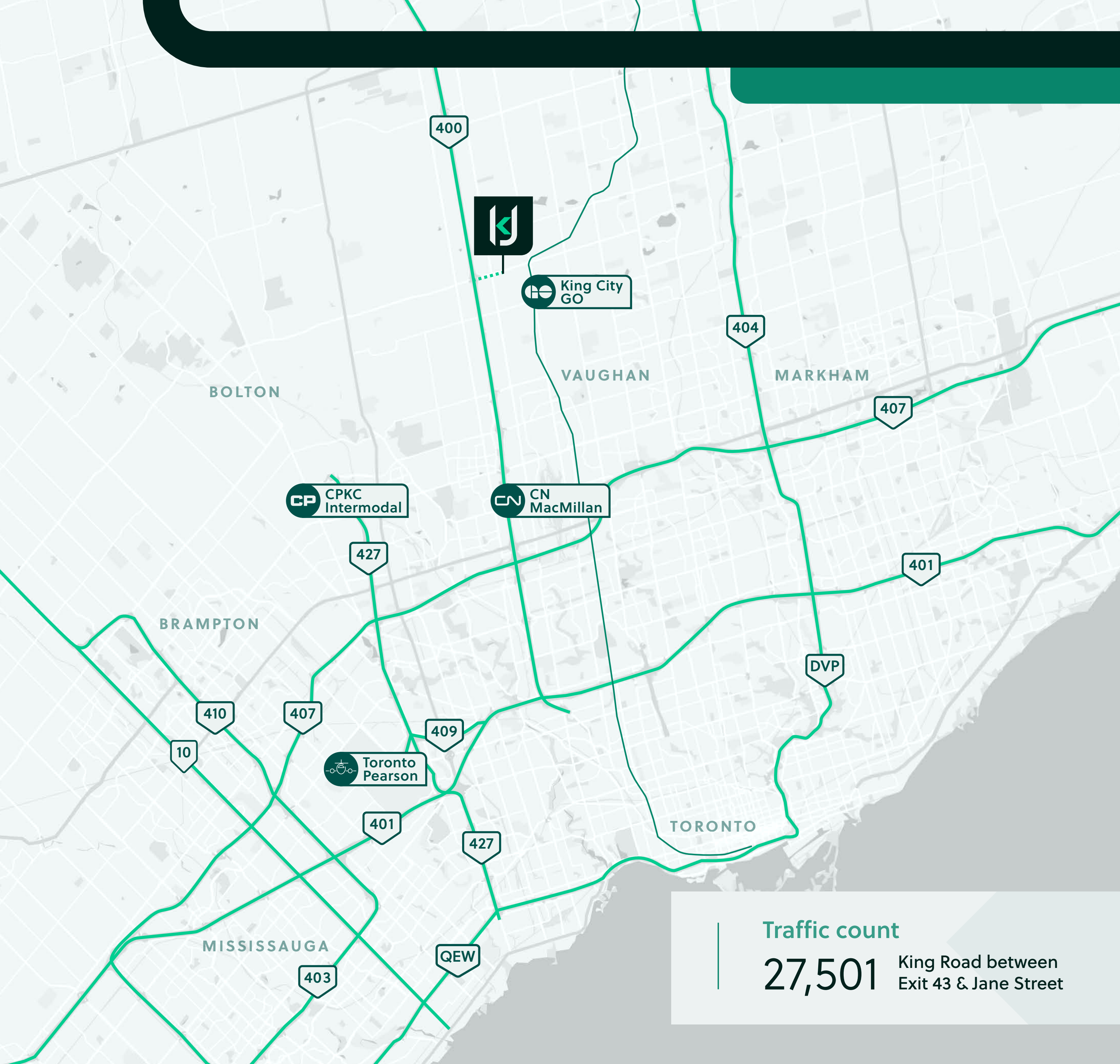
Find out why going Zero Carbon is the right move for your business.

QUICK CONNECTIVITY TO THE ENTIRE GTA

Strategically located at the crossroads of King Road and Jane Street, KingJane Business Park facilitates connectivity, productivity, and innovation.

DRIVE TIMES

 Highway 400 1 KM 2 Minutes	 Highway 427 19 KM 21 Minutes
 Highway 407 16 KM 15 Minutes	 Highway 401 24 KM 22 Minutes
 Toronto Pearson International Airport 32 KM 30 Minutes	 CPKC Railway Vaughan Intermodal 20 KM 29 Minutes
 CN MacMillan Yard 15 KM 20 Minutes	 King City GO 2.5 KM 4 Minutes
 Toronto 58 KM 60 Minutes	 Brampton 44 KM 39 Minutes
 Markham 37 KM 30 Minutes	 Vaughan 9 KM 13 Minutes
 Bolton 16 KM 24 Minutes	



Traffic count
27,501 King Road between
Exit 43 & Jane Street

COMMUNITY HIGHLIGHTS

KingJane places you within easy reach of local cafes, restaurants and shops. Discover the convenience of being at the heart of it all.

DEMOGRAPHICS

15 MINS (Drive)	30 MINS (Drive)
Population	Population
264,113	1,781,178
(8.2% increase from 2017)	(8% increase from 2017)
Labour force	Labour force
281,074	1,929,486
(70% labour force participation rate)	(65% labour force participation rate)

Employed Population

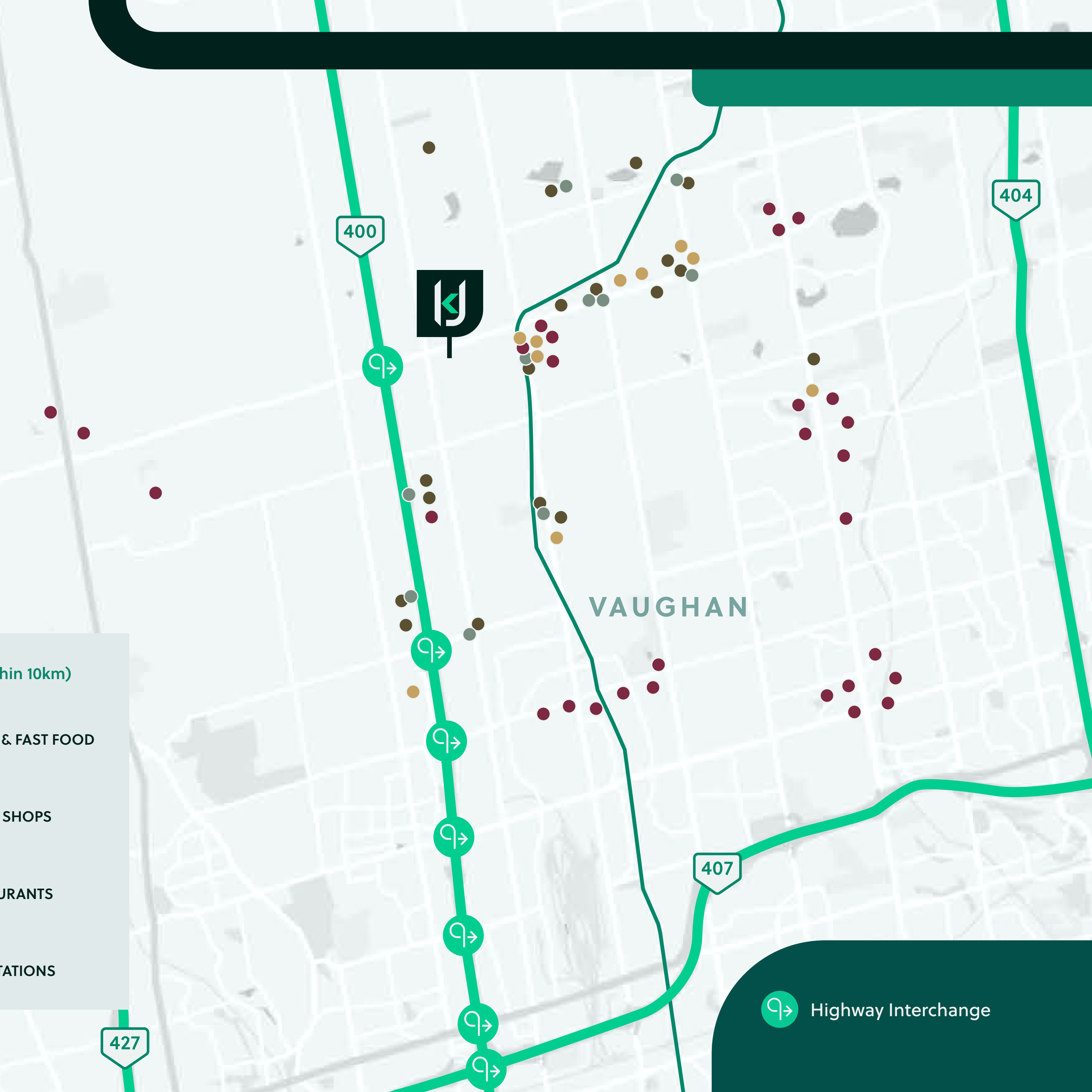
637,203 (69.3%)	184,319 (20%)
By car as driver	By public transit

92 Manufacturing Businesses	465 Construction Businesses
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Manufacturing and Construction industry are one of the top sectors in King City, including the production of machinery, fabricated metals and transportation equipment. With 206 acres of designated employment land and excellent transportation infrastructure, it is an ideal location to support the continued growth of the this sector.

Amenities (within 10km)

	18 CAFES & FAST FOOD
	30 RETAIL SHOPS
	10 RESTAURANTS
	10 GAS STATIONS



 Highway Interchange

PROJECT TEAM

Developed by



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