

INTRODUCING

WYECROFT PARK

SUSTAINABILITY STARTS HERE




67,000 sf & 208,000 sf of First-Class Industrial Space | Q4 2023 Occupancy

AVISON
YOUNG

Carterra

WP

WYECROFT PARK

-  Brand new state-of-the-art industrial park
-  Lease options starting from 20,000 sf
-  Excellent corner location with high exposure

Avison Young, in partnership with Cartera, is pleased to introduce **Wyecroft Park**: a brand new, state-of-the-art industrial development targeting **LEED Silver Certification 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 20,000 sf and up to a full building of 208,000 sf available. Targeting Q4 2023 completion.



Targeting LEED Silver Certification



3540 & 3560
Wyecroft Road

DISCOVER

THE PINNACLE OF NEW CONSTRUCTION



Total 275,000 sf Available



Various Size Configurations



Targeting LEED Silver Certification



Zero Carbon Ready Standards

BUILDING 1: 3540 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA
67,000 sf

OFFICE
5% (build out to be provided)

CLEAR HEIGHT
24'

SHIPPING
9 D/I

POWER
1000 Amps

T.M.I. (2023)
To be assessed

Leasing options starting from 20,000 sf up to the full building of 66,930 sf

BUILDING 2: 3560 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA
208,000 sf

OFFICE
2% (build out to be provided)

CLEAR HEIGHT
40'

SHIPPING
29 T/L, 1 D/I

POWER
2500 Amps

T.M.I. (2023)
To be assessed

Leasing options starting from 100,000 sf up to the full building of 208,000 sf

Building Highlights:



Targeting Q4 2023 Completion



Speak to Listing Agents for Pricing



Minutes to Highway QEW



Adjacent to Big Box Retail Plaza



Building 1: 67,000 sf

3540 Wycroft Road

Building 2: 208,000 sf

3560 Wycroft Road

Site Plan



WYECROFT PARK



Click to View Full Site Plan



Zero Carbon Ready Standards

Commitment to upholding sustainability best practices

40' Clear Height

Zoning: E2 & E4

Building 2: 208,000 sf

Building 1: 67,000 sf

Total Lot Size: 12.5 acres

24' Clear Height

BURLOAK DRIVE

WYECROFT ROAD

Sustainable Construction

Wycroft Park is targeting LEED Silver Certification 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:

Targeting



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.



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



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



On-site electric charging stations



Environmentally friendly sourced building materials



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

Swiss Chalet Sunrise Caribbean Teriyaki Experience Tim Hortons

Gas Stations:

Esso
 Petro Canada

Shopping & Entertainment:

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

Accommodations:

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

5 SmartCentres Burlington North
 Walmart
 Boston Pizza
 Scotiabank
 CIBC
 Starbucks
 Tim Hortons
 Shoppers Drug Mart
 LA Fitness
 Petro Canada
 Fortinos

3 Abbey Plaza
 Baskin-Robbins
 BMO
 CIBC
 Esso
 McDonalds
 Mr. Sub
 Sobeyes
 Symposium Cafe
 TD
 The Beer Store

6 RONA
 Tim Hortons
 Popeye's
 Turtle Jack's
 LCBO
 Metro
 TD
 McDonald's

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

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:



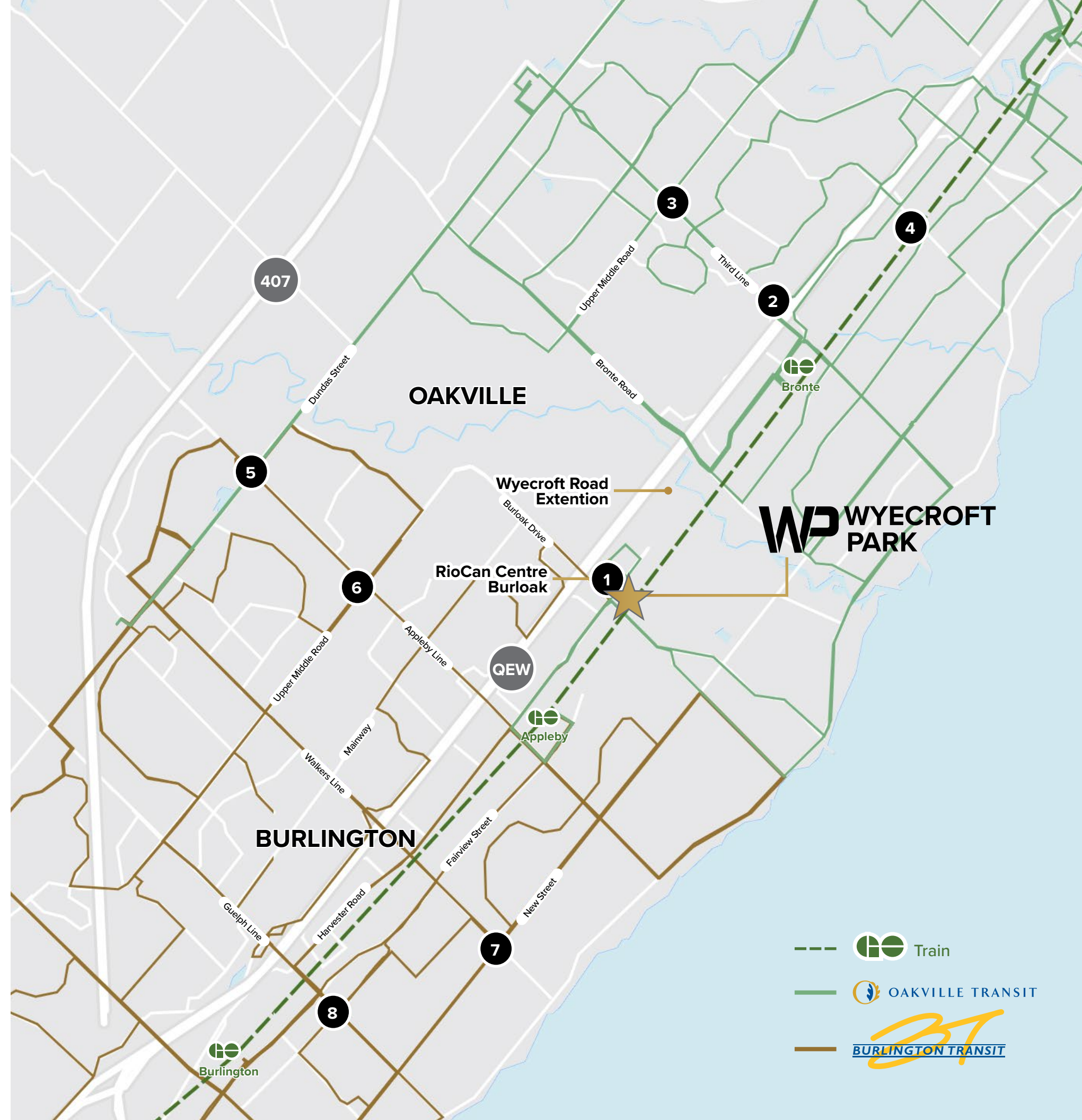
30 Minutes to Pearson International Airport



40 Minutes to Downtown Toronto



45 Minutes to Niagara-US Border

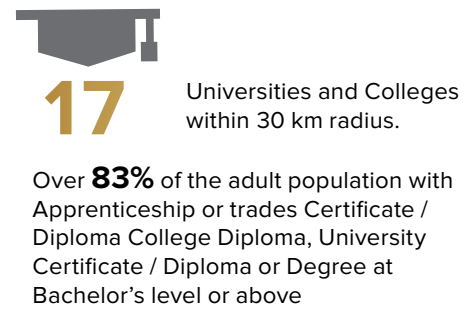
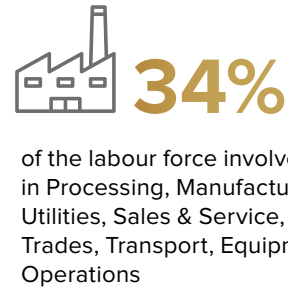
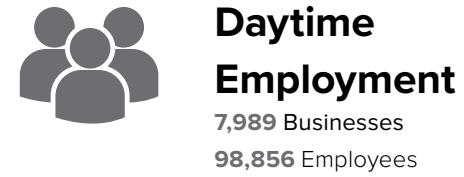
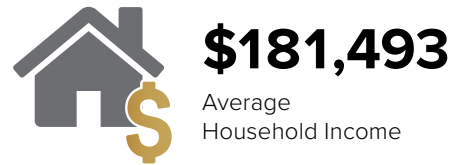
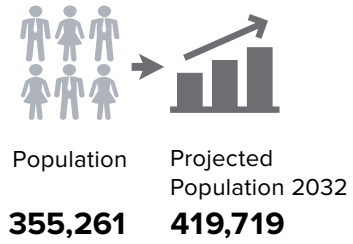


CONNECTED

TO A DYNAMIC LABOUR POOL

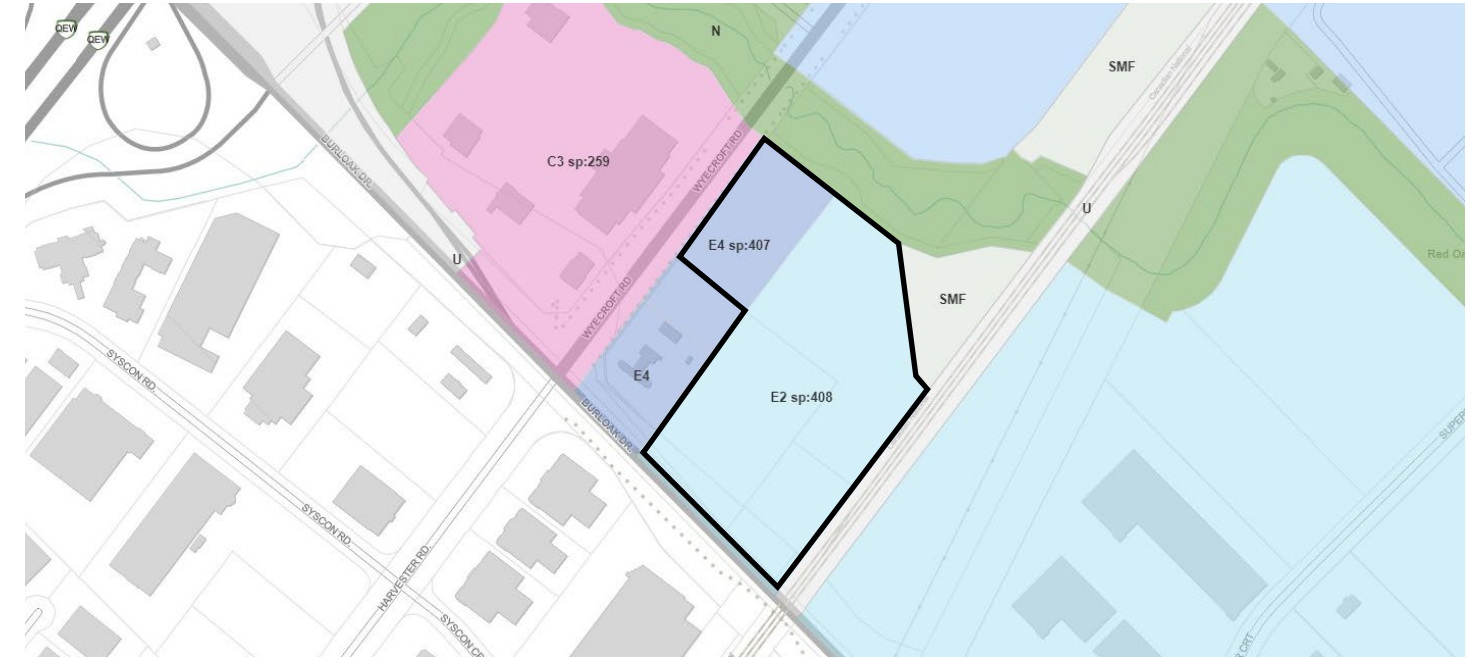
Demographics Overview

Oakville, Ontario



Permitted Uses

Employment Zone | Zoning: E2 & E4



Permitted Uses

- Adult entertainment establishment
- Art gallery
- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning/laundry establishment
- Emergency service facility
- Financial institution
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Outside display and sales area
- Outside storage
- Park, public
- Parking area, heavy vehicle
- Place of worship
- Public hall
- Public works yard
- Rental establishment
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, private
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehousing
- Wholesaling

MEET THE PROJECT TEAM



Developer



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

Carterra 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.carterra.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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