



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



CATHEDRAL VIEW BUSINESS PARK

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)





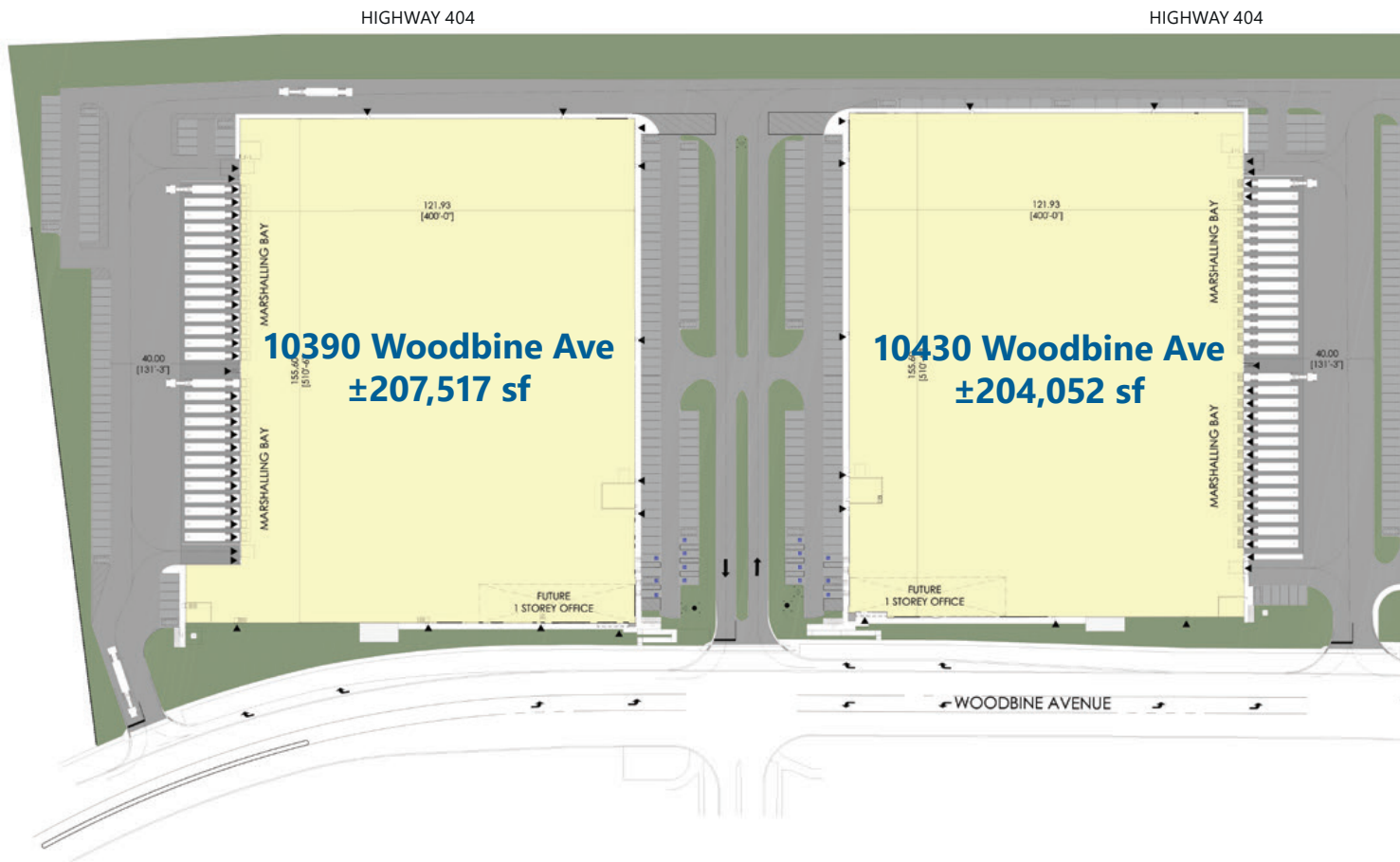
10430 Woodbine Ave
204,052 SF

10490 Woodbine Ave
479,976 SF



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

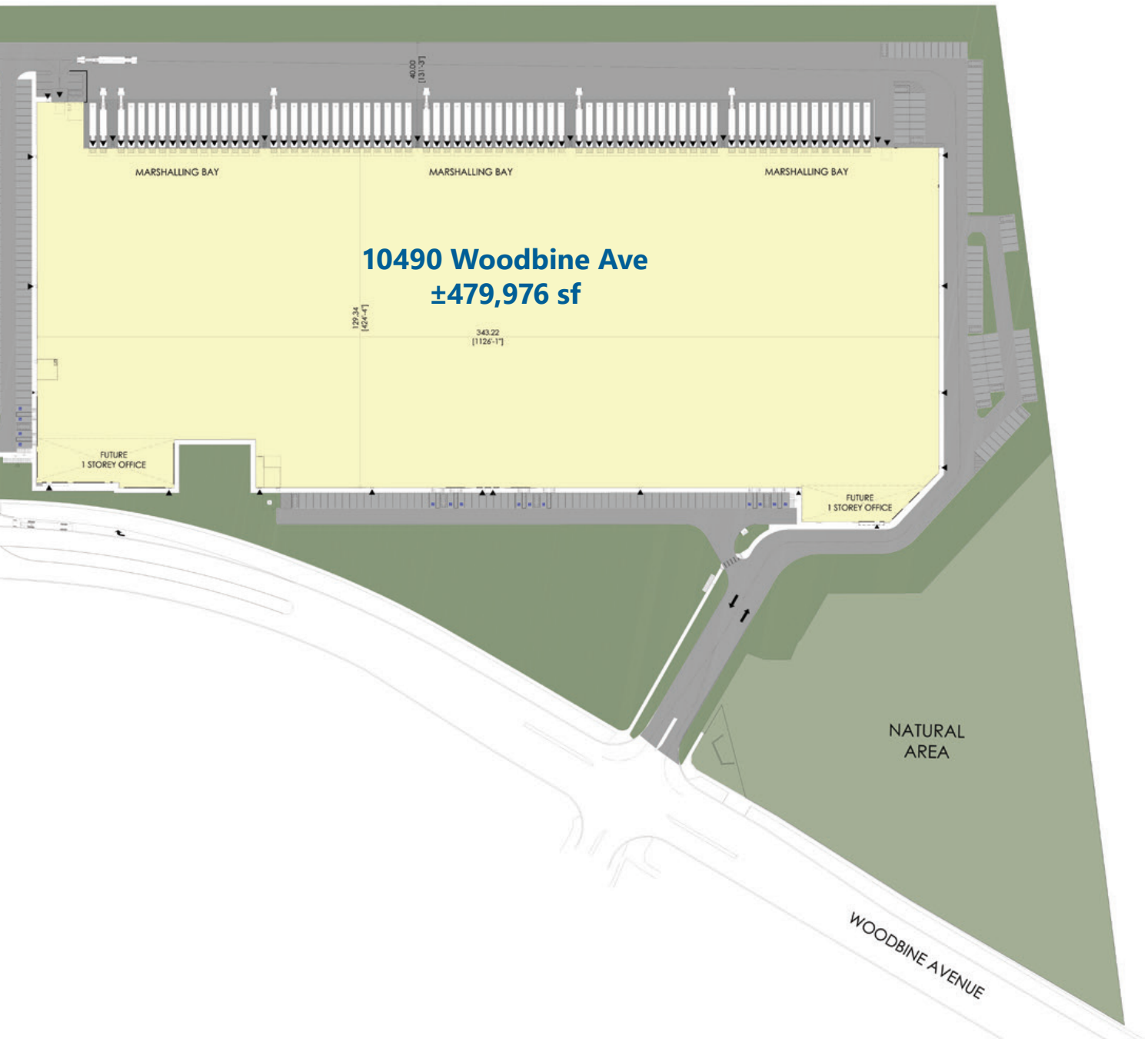


4

Total drive in doors

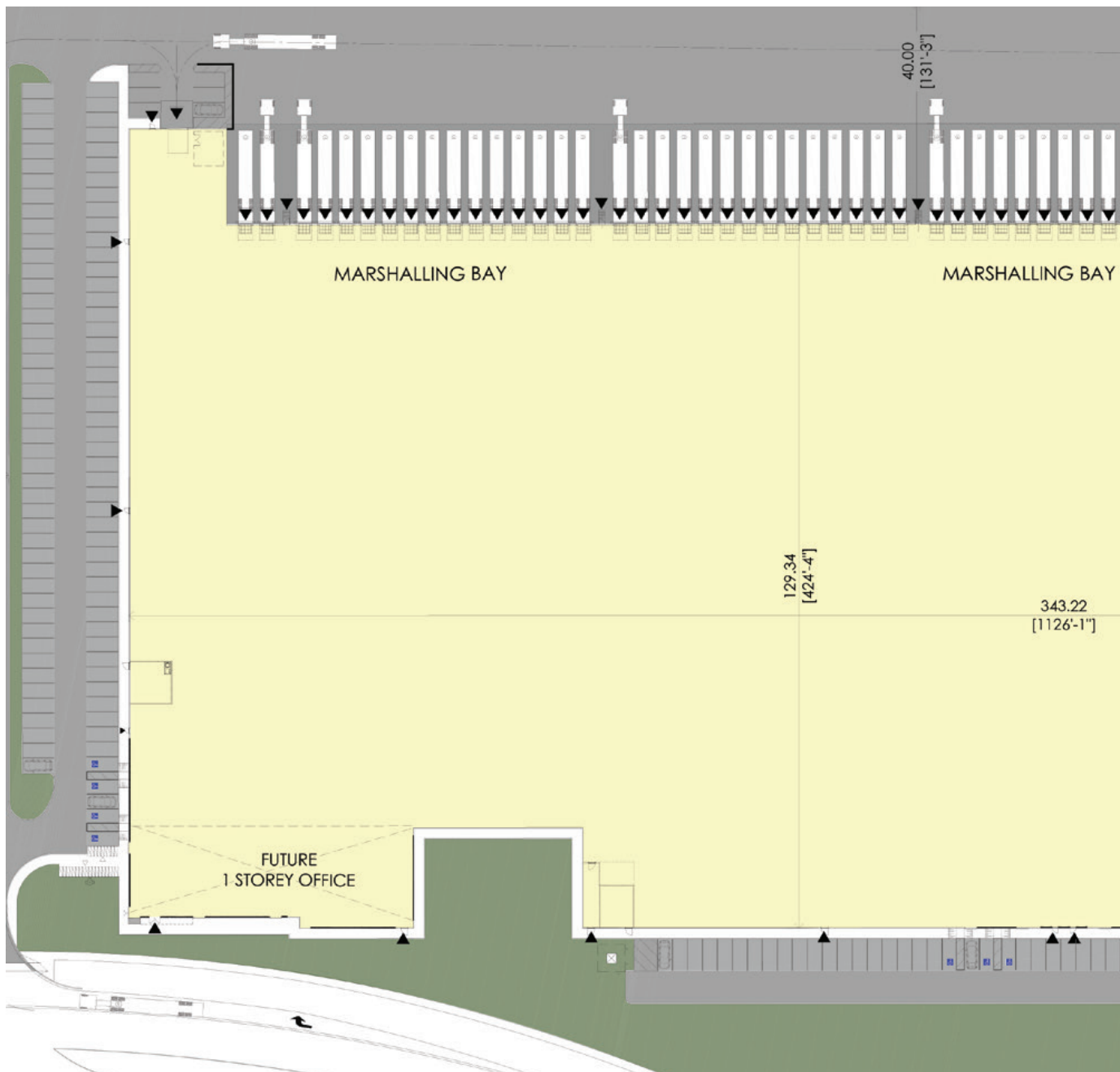
HIGHWAY 404

HIGHWAY 404



10490 Woodbine Ave

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





±479,976

Total square footage



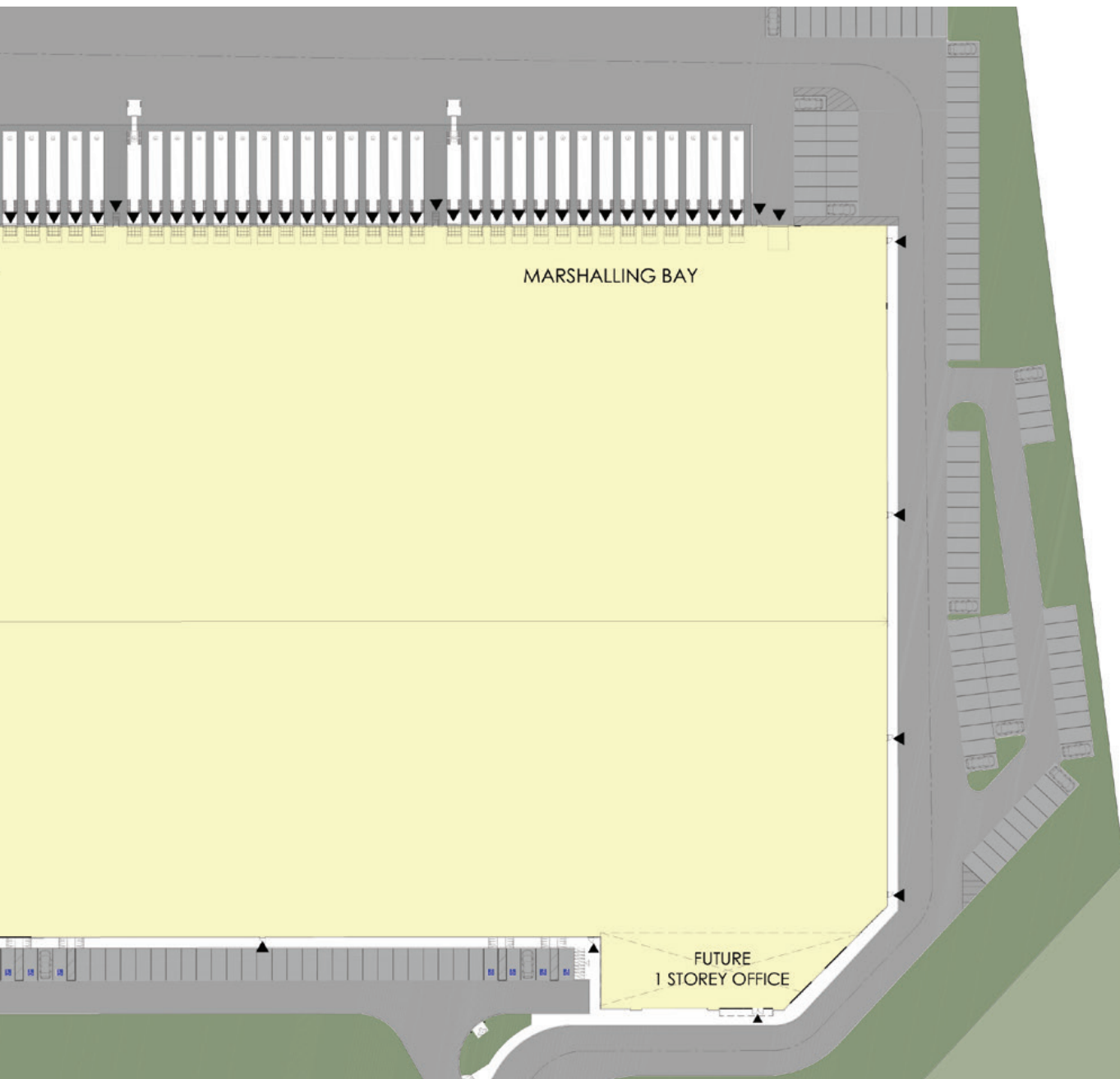
71

Total truck level doors



2

Total drive in doors



10430 Woodbine Ave

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



±204,052

Total square footage



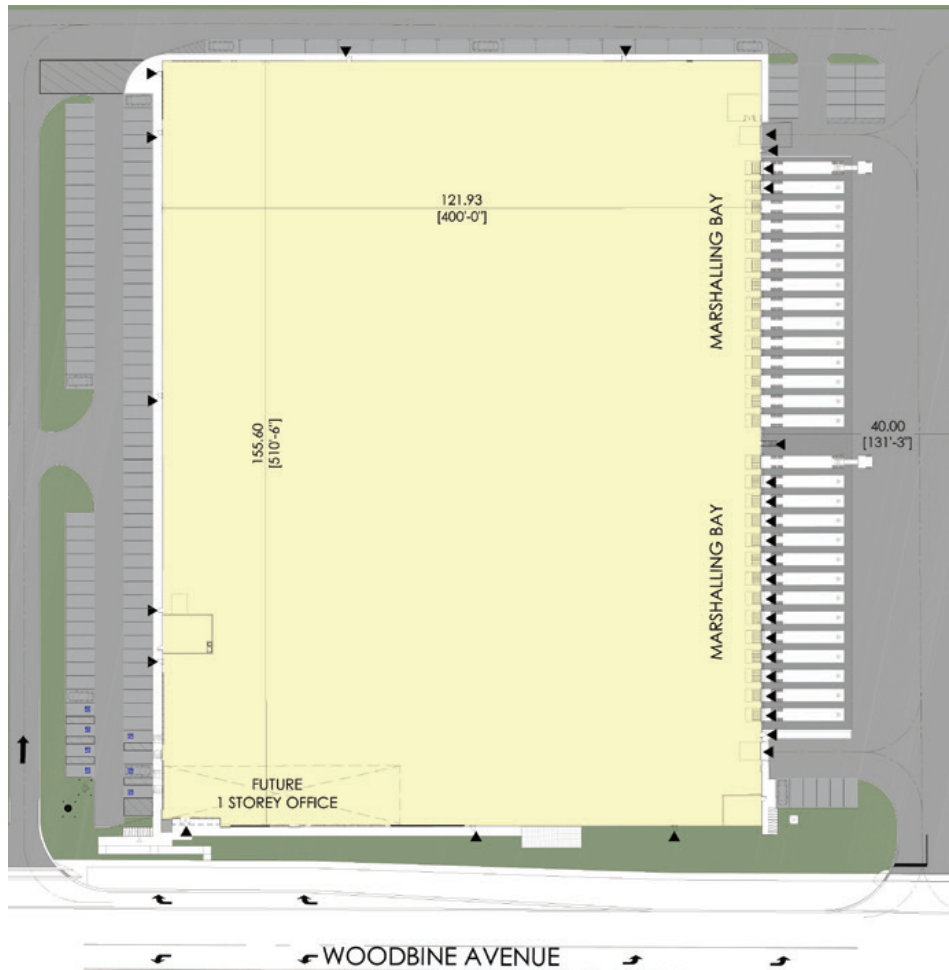
28

Total truck level doors



1

Total drive in door



10390 Woodbine Ave

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



±207,517

Total square footage



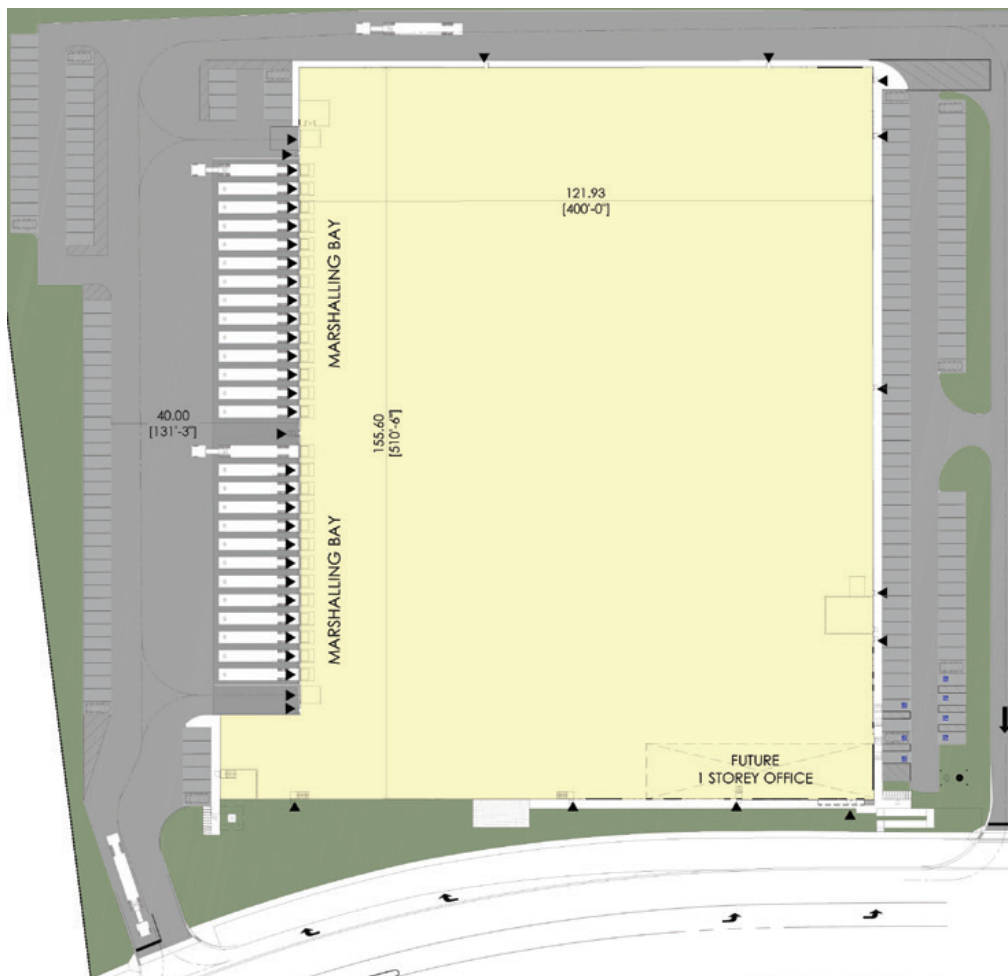
28

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

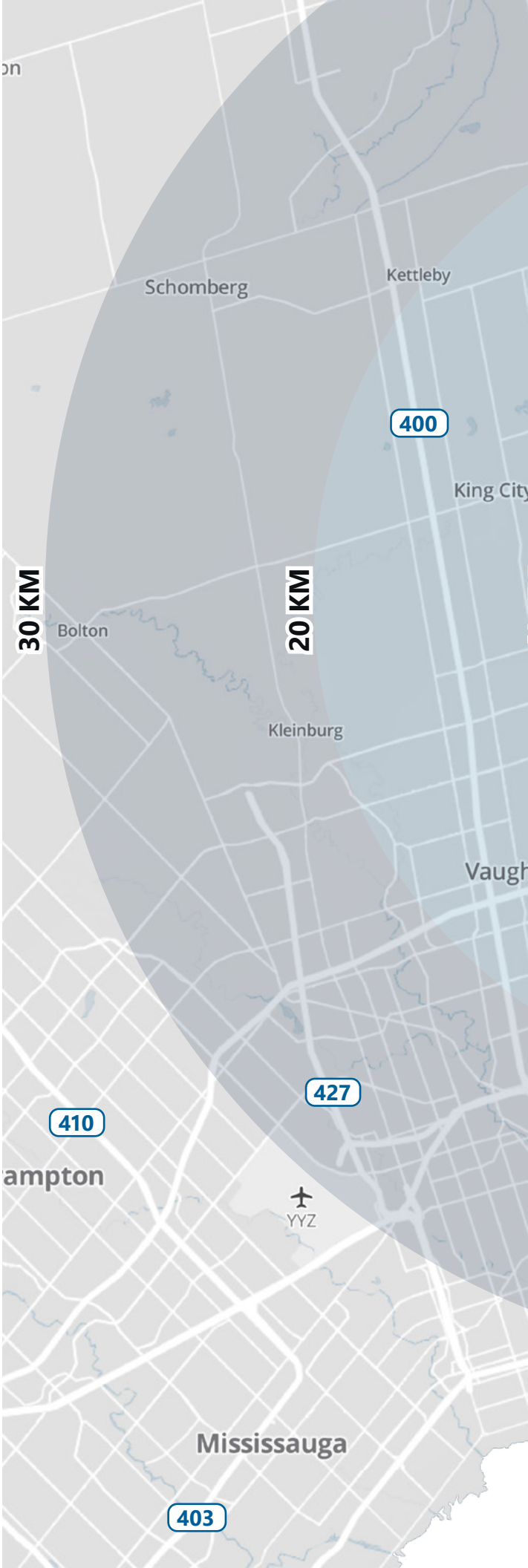
Median age within 30 KM

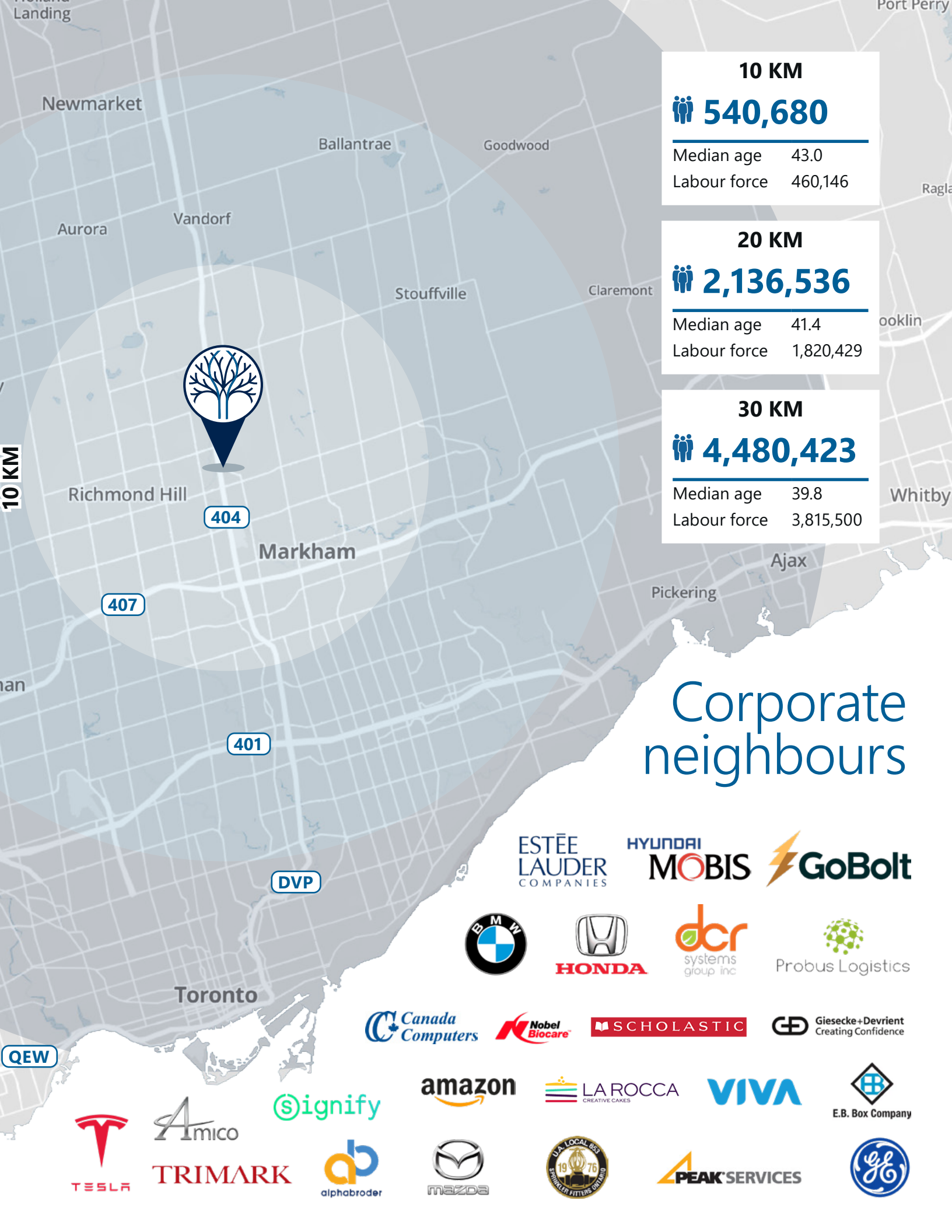


3,815,500

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



HYUNDAI





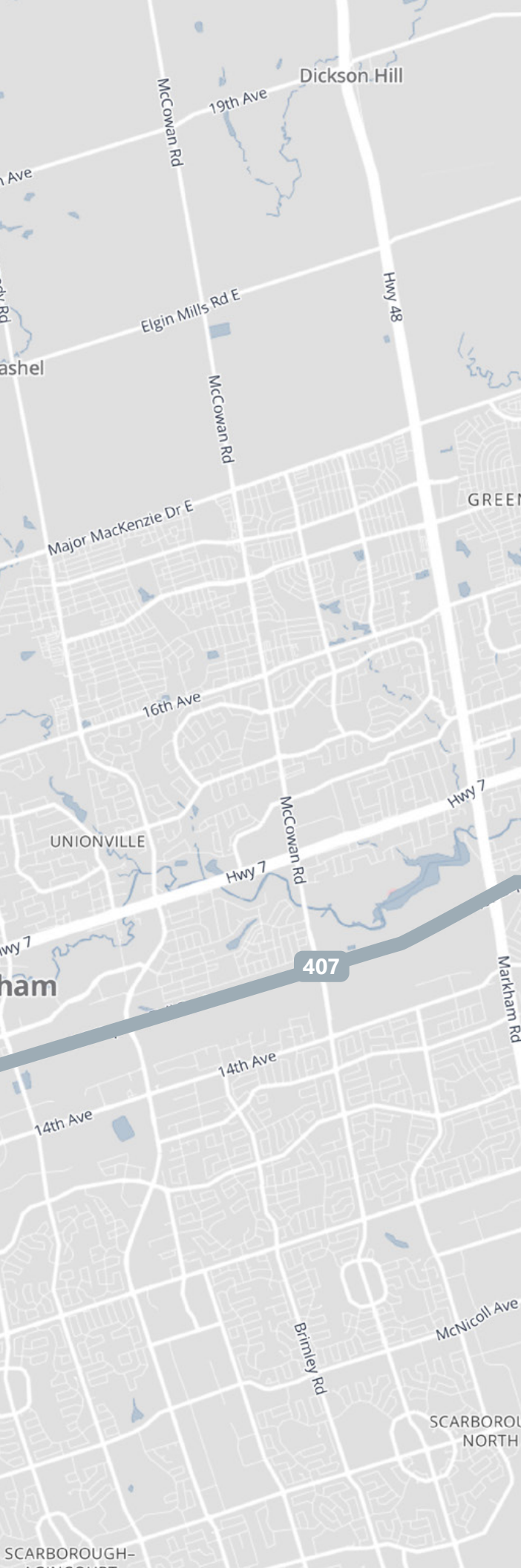
Michaels *Best Buy* *Just* **SUBWAY**
 MAKE CREATIVITY HAPPEN
 Chatime **DOLLARAMA** *barBURRITO*
COSTCO The **BRICK** **PETSMART**
Scotiabank **PI CO.** **TD**

Esso *Tim Hortons*
CIRCLE K

SWISS CHALET
 ROTISSERIE & GRILL
 CANADA POST CANADA
 STARBUCKS
HARVEYS **SHOPPERS DRUG MART**

FRESH CO Lowering food prices *Tim Hortons*
BR *baskin robbins*
LCBO **RBC** **USO**

大統華 **T&T** Supermarket *pizza pizza*
Tim Hortons **Esso** **TD**
AllSeason **SPORTCHEK**
 Chatime **SHOPPERS DRUG MART**



Amenities within 5KM

23

Gas Stations

36

Banks

12

Fitness Centers

214

Restaurants

533

Retail

6

Hotels

TTC Bus Routes

24

Woodbine

4A

Major Mackenzie

80

Elgin Mills

Travel times

Highway 404

3 minutes

Highway 407 ETR

6 minutes

Richmond Hill GO Station

7 minutes

Highway 401

10 minutes

CPKC Toronto Yard

18 minutes

Toronto Pearson International Airport

24 minutes

Downtown Toronto

24 minutes

CN Macmillan Yard

24 minutes

Billy Bishop Toronto City Airport

26 minutes

Rainbow International Bridge

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

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

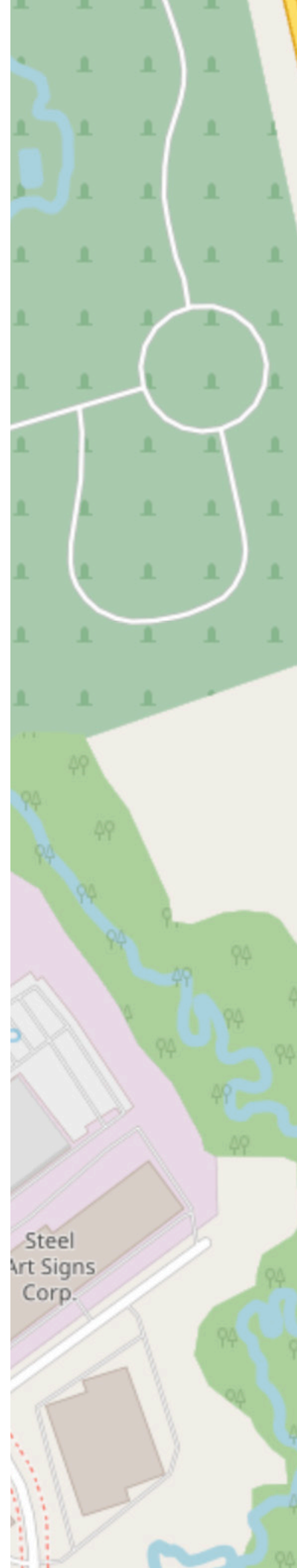
Zoning

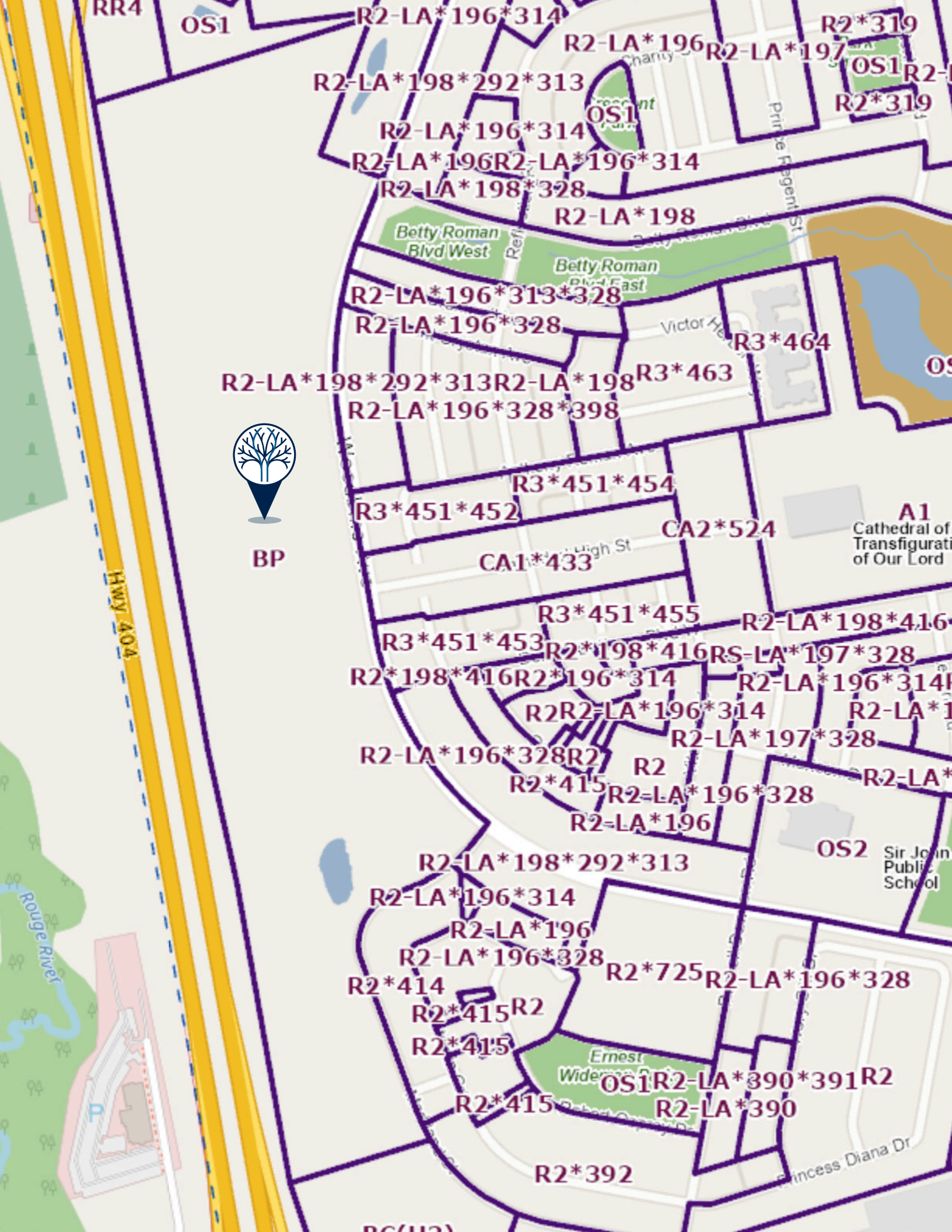
Permitted uses - Business Park zoning (BP)

- Banquet halls (3)
- Business offices
- Commercial parking lots
- Financial institutions (1)
- Hotels
- Industrial uses (2)(4)
- Medical offices
- Municipal parking lots
- Parking garages (7)
- Public parks
- Personal service shops (1)(4)
- Restaurants (1)
- Retail stores (1)(4)
- Trade and convention centres

Special provisions

1. Permitted only in the first storey of an office building or at any location within a building containing a hotel and/or a trade and convention facility provided the use is accessory to the hotel or the trade and convention centre use.
2. An accessory retail store in which goods produced and/or stored in a building containing an industrial use is permitted provided the retail store has a net floor area that does not exceed the lesser of 300 square metres or 10 percent of the net floor area of the building containing the industrial use.
3. Permitted only within a hotel or a building containing a trade and convention facility.
4. Outdoor storage and outdoor display and sales are not permitted.
7. Any portion of a parking garage that is unenclosed is not permitted within 50 metres of the Highway 7, Highway 407 and Highway 404 street lines.





RR4

OS1

R2-LA*196*314

R2-LA*196

R2-LA*197

R2*319

R2-LA*198*292*313

R2-LA*196*314

R2-LA*196

R2-LA*198*328

R2-LA*198

Betty Roman Blvd West

Betty Roman Blvd East

R2-LA*196*313*328

R2-LA*196*328

Victor Hwy

R3*464

R2-LA*198*292*313

R2-LA*196*328*398

R3*463



BP

R3*451*452

R3*451*454

CA2*524

A1
Cathedral of Transfiguration of Our Lord

CA1*433

R3*451*455

R2-LA*198*416

R3*451*453

R2*198*416

RS-LA*197*328

R2*198*416

R2*196*314

R2-LA*196*314

R2-LA*196*314

R2-LA*196*314

R2-LA*196*328

R2-LA*197*328

R2*415

R2-LA*196*328

R2-LA*196*328

R2-LA*196

R2-LA*198*292*313

OS2
Sir John Public School

R2-LA*196*314

R2-LA*196

R2-LA*196*328

R2*414

R2*725

R2-LA*196*328

R2*415

R2*415

Ernest Wideman Blvd

OS1
R2-LA*390*391

R2*415

R2-LA*390

R2*392

Princess Diana Dr

Hwy 404

Rouge River

P

RC(U2)





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



**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.

www.avisonyoung.com

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