



# BAY RIDGES

## Industrial Centre

1575 CLEMENTS ROAD  
PICKERING, ONTARIO

**270,163 SF**

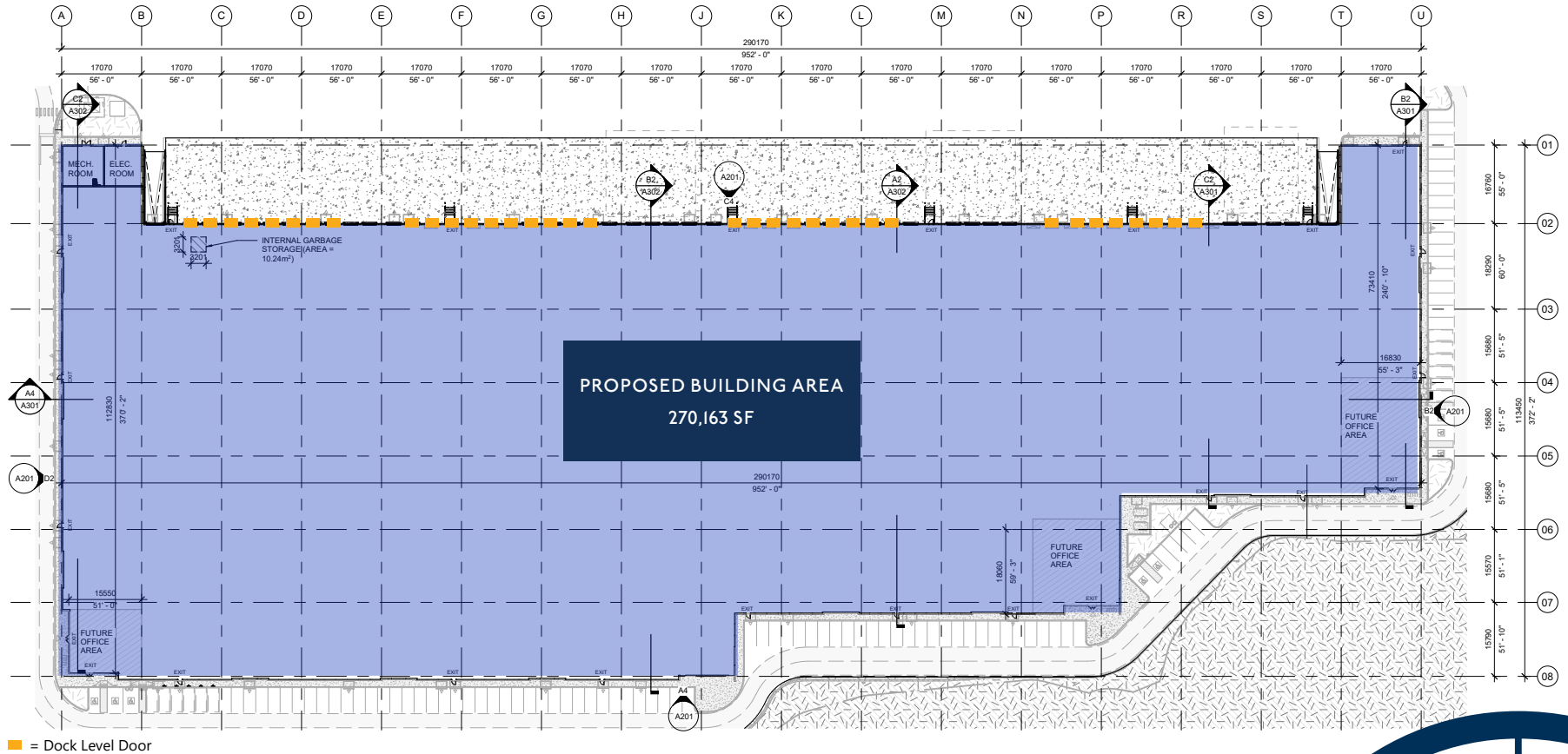
Available Q2 2025



**Trioinvest**



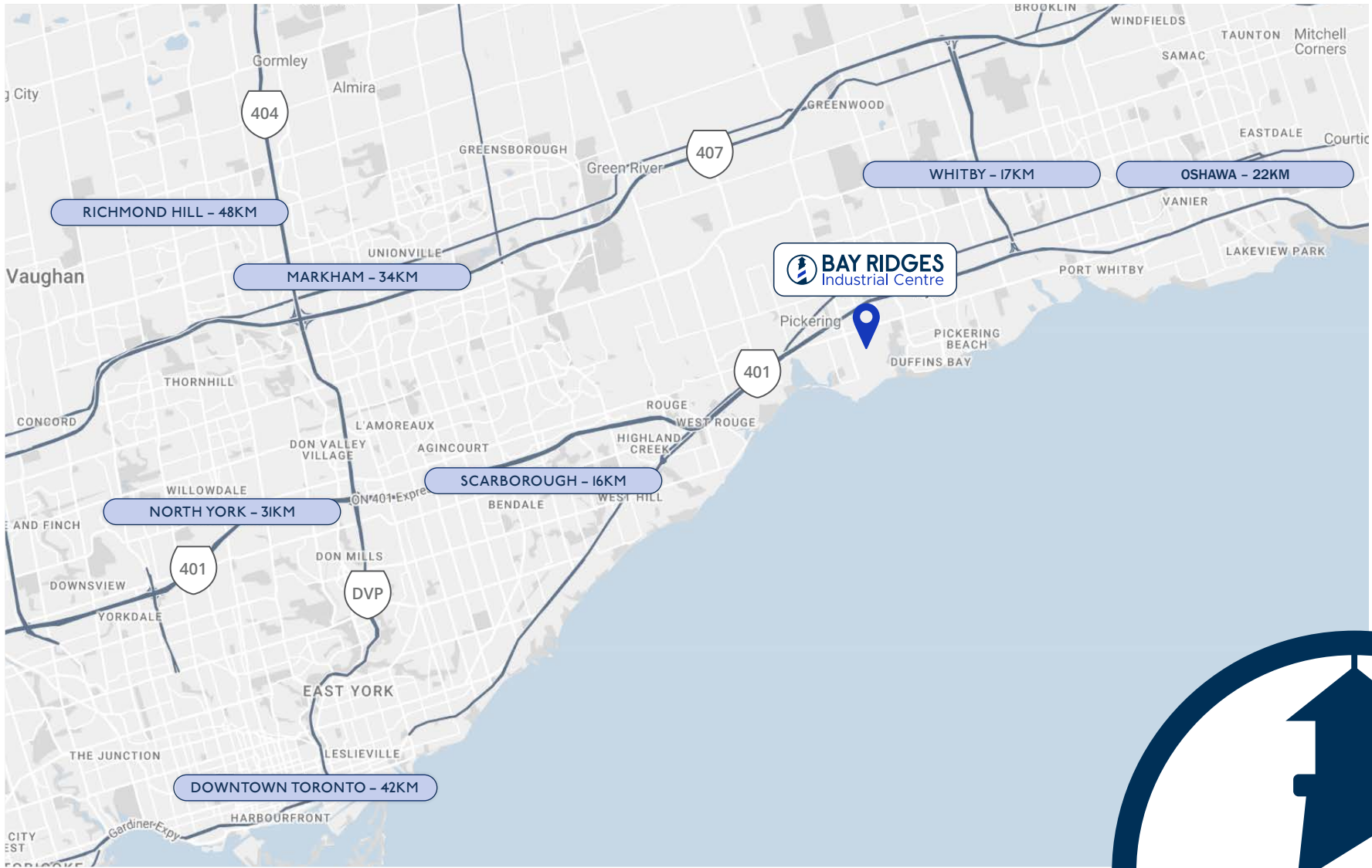
# SITE PLAN



Bay Ridges Industrial Centre is a **270,163 SF** mid-bay industrial building to be constructed on 22-acres of land in Pickering, just minutes from Highway 401. It offers flexible configurations starting at **50,000 SF**, with anticipated delivery **Q2 2025**.



# LOCATION



# TRANSIT

**Durham Region Transit  
Bus Route 101**

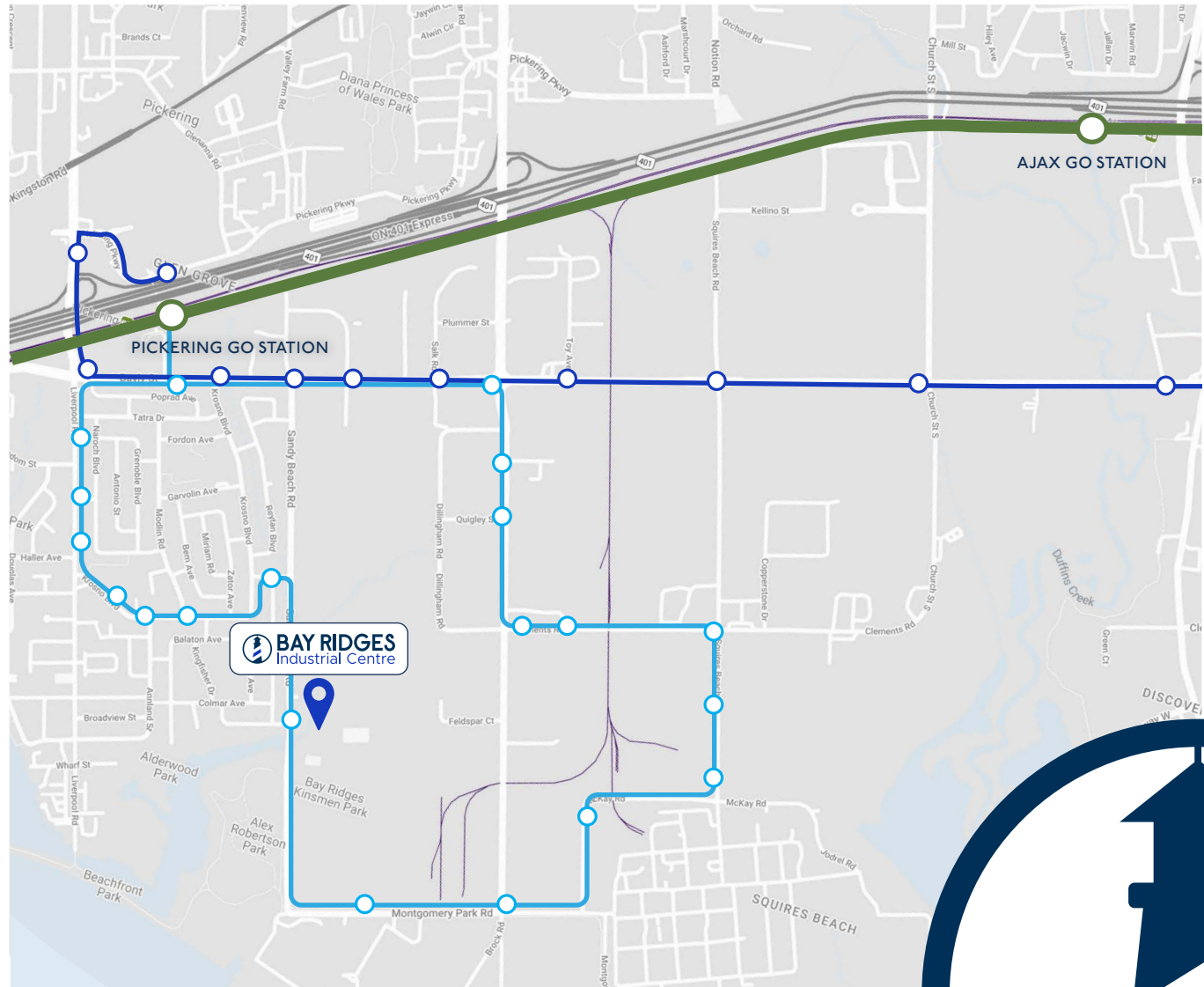
Pickering GO Station Loop

**Durham Region Transit  
Bus Route 917**

From Pickering Parkway Terminal to Oshawa Centre Terminal

**GO Train  
Lakeshore East**

From Union Station to Oshawa GO Station



## SPECIFICATIONS



### RENTABLE AREA

Up to  
270,163 sqft



### CLEAR HEIGHT

40 ft



### PARKING STALLS

177



### TRUCK LEVEL DOORS

36 doors and  
16 knockouts



### DRIVE IN DOORS

2 doors



### TYPICAL BAY SIZE

59 ft 10 in  
between grids



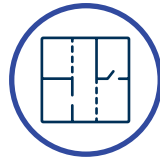
### TRUCK COURT DEPTH

130 ft



### DOCK LEVELER

50,000 lbs  
static capacity



### BUILDING DEPTH

Varies from  
191 ft to 320 ft



### LIGHTING

Sensored LED  
lights with  
10 in whips



### SLAB THICKNESS

200mm (8 in)



### BUILDING POWER

1,600 Amps



### HVAC

Rooftop mounted  
Cambridge



### WAREHOUSE

White-boxed



### MARSHALLING BAY SIZE

59 ft 10 in  
between grid



### SPRINKLERS

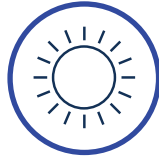
ESFR



## SUSTAINABILITY



**SEEKING LEED  
CERTIFICATION**



**LIGHT POLLUTION  
REDUCTION**



**8 ELECTRIC VEHICLE  
CHARGING STATIONS**



**LOW-EMITTING  
FINISHING MATERIALS**



**WATER EFFICIENT  
LANDSCAPING**



**POST-CONSUMER  
RECYCLED CONTENT**



**ENVIRONMENTAL  
QUALITY LED LIGHTING**

This first class industrial development will focus on an energy efficient design by increasing the building structure and “R” value rating on the base building specifications to allow a simpler conversion.



24" of R15 rigid perimeter insulation at all foundations and 48" at dock walls



7lb psf load capacity in roof structure to accommodate solar panel system occupying approx 100% of roof



Exterior Wall Thermal Performance R29 (min) for Precast Cladding and R29 for Insulated Metal Panel Cladding



Roof Thermal Performance R35 (min)



R20 Aluminum Curtain Wall System (U-0.34, SHGC-0.38 and VT-0.44)



# SUSTAINABILITY & WELLNESS

## 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 of 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**

# BUILDING OPPORTUNITIES

## DEDICATED PROPERTY MANAGEMENT TEAMS

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Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

## WE ARE WHERE YOU ARE

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Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

For more information, visit [triovest.com](http://triovest.com)

# OUR MISSION

**We create sustainable places that enhance communities and enrich relationships.**

## ABOUT TRIOVEST

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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.







# BAY RIDGES

## Industrial Centre

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