



404 LOGISTICS PARK

Woodbine Ave. & Glenwoods Ave., Keswick ON

PHASE 1 UNDER CONSTRUCTION



INDUSTRIAL LAND AVAILABLE

Phase 1 Available Q4 2023 | 370,000 sq. ft.

- ◆ A rare 200 acre site that can accommodate buildings in excess of 1 M sq. ft.
- ◆ Zoned for employment uses & BP-3 zone permits outside storage.
- ◆ Approximately 3 km from a Hwy. 404 interchange.
- ◆ Abundant areas for trailer parking and/or employee parking.
- ◆ Timing to market & flexibility in size set this site apart.



VIEW PROPERTY VIDEO

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific marketing condition, imposed by our principals.

SITE PLAN

Woodbine Ave. & Glenwoods Ave., Keswick ON

CONCEPTUAL SPEC. DEVELOPMENT PARK PLAN

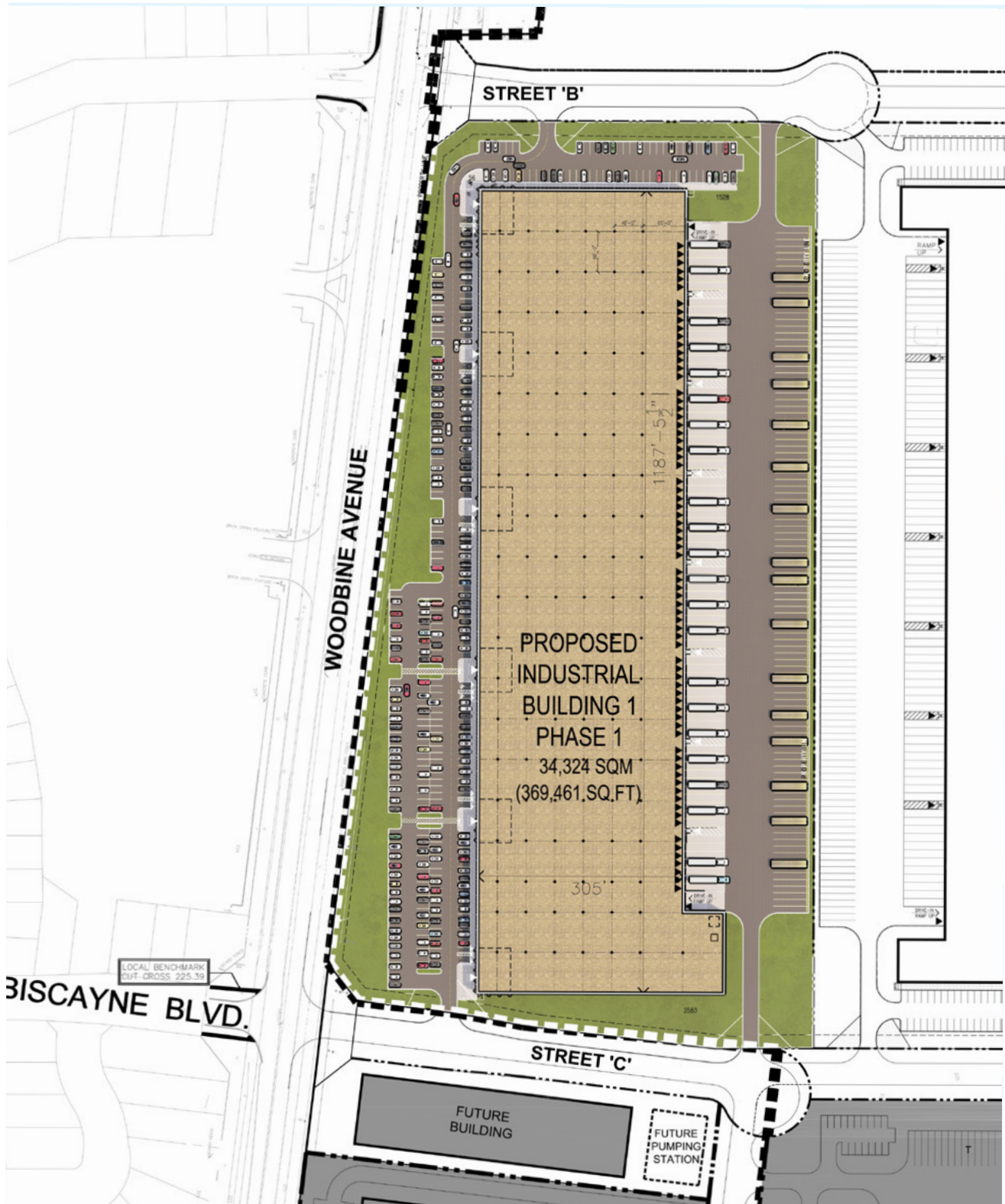


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PHASE 1 SPEC. DEVELOPMENT PLAN



RENDERINGS

Woodbine Ave. & Glenwoods Ave., Keswick ON



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LOCATION OVERVIEW

Woodbine Ave. & Glenwoods Ave., Keswick ON



- ◆ Situated 3 km from the Highway 404 interchange north of Ravenshoe Road.
- ◆ 30 minutes from Hwy. 401.
- ◆ 40 minutes from Pearson Airport.
- ◆ Glenwoods Avenue to be improved & realigned.
- ◆ The Bradford Bypass will connect Hwy. 400 to Hwy. 404.
- ◆ Proposed Hwy. 404 extension to bring the highway north, passing along the eastern boundary of the site and joining up with highway 12 (timing TBD).
- ◆ Proposed future Hwy. 404 clover leaf interchange directly at the site.

LABOUR & DEMOGRAPHICS OVERVIEW

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DID YOU KNOW?

- ◆ York Region has been identified through provincial legislature and planning as a population growth area through 2031.
- ◆ The site will benefit from the exponential projected growth of neighbouring municipalities, particularly East Gwillimbury, which is expected to grow by +/-189% by 2031 (26,900 to 77,800).
- ◆ The site's close proximity to major residential centers of Markham and Vaughan (<30 mins) will also be of a great benefit for accessing labour and customers.
- ◆ Within a 60 km radius there is a total population of over 4.5 million people, positioning the site to serve the GTA.
- ◆ The average age of York Region residents is 39.9 years, lower than the national average.
- ◆ 70% of York Region residents have a post-secondary degree, with 25% of residents having obtained a college degree or trade specialization and 45% being university.

ABOUT THE DEVELOPER

Woodbine Ave. & Glenwoods Ave., Keswick ON

Panattoni Development Company, Inc. is an industry leading, privately held commercial real estate development company. With over 35 offices in Canada, the United States and Europe, they are responsible for over 444 million square feet of development, with a specialization in industrial speculative and build-to-suit projects.

Panattoni Canada has offices located in Toronto, Ontario and Edmonton, Alberta and their depth of experience spans throughout the central and western areas of Canada. With projects completed throughout the Greater Toronto Hamilton Area (GTHA), Calgary and Edmonton, their expertise in the local Canadian markets in which they operate, is unsurpassed.

Winners of the 2019 NAIOP Investment Deal of the Year award, the 2022, 2018, 2015 and 2014 NAIOP Industrial Development of the Year awards and the 2022, 2018 and 2016 NAIOP Industrial Lease of the Year awards - Panattoni is uniquely qualified and experienced having developed industrial facilities for some of Canada's most sophisticated users.

Panattoni's core values focus on delivering high quality product to clients, which is achieved through the company's culture of excellence, teamwork, strong local market knowledge, competency and, most importantly, personal integrity.

For more information, please visit our website: www.panattonicanada.com.

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