ChoiceProperties RICE GROUP CBRE

At the Crossroads of Commerce and Opportunity

ChoiceCaledon

Business Park

Building D For Lease

5762 Mayfield Road, Caledon, ON

From ~504,608 Sq. Ft.
Up To ~1,009,216 Sq. Ft.

Available Q1 2026

State-of-the-Art New Generation Logistics Centre

Choice Caledon Business Park brings ~6 million sq. ft. of multi-use industrial space to the region with a forward-thinking design focused on sustainability and flexibility. The Park is strategically located in South Caledon in close proximity to major transportation routes and multi-modal transport with access to a robust and skilled labour pool. This development will provide tenants with state-of-the-art specifications including 40' clear height, ESFR sprinklers, ample loading doors, trailer parking stalls and power.

Speak with the CBRE Leasing Team for details on the various opportunities available within Choice Caledon Business Park.

Total ~6M Sq. Ft.

Leasable space on over 380 developable acres

Flexibility

Generic space designed to meet the needs of a wide range of businesses and uses

40' Clear Height

Offering 40% more pallet positions compared to standard warehouse spaces

Masterfully Planned

988,857

Bldg	Phase	Size (Sq. Ft.)	Bldg	Phase	Size (Sq. Ft.)	Bldg	Phase	Size (Sq. Ft.)
D	2	~1,009,216 Now Leasing	F	3	~797,500	J2	4	~22,400
C	2	~922,350	I	4	~382,500	J3	4	~28,400
E	3	~1,008,900	J1	3	~16,000	J4	4	~44,000

Occupancy

- **Phase 1** 2025
- **Phase 2** 2026
- **Phase 3** 2027
- **Phase 4** 2028

Watch Property Video

Download Full Park Plan

Building D Details

988,857

186

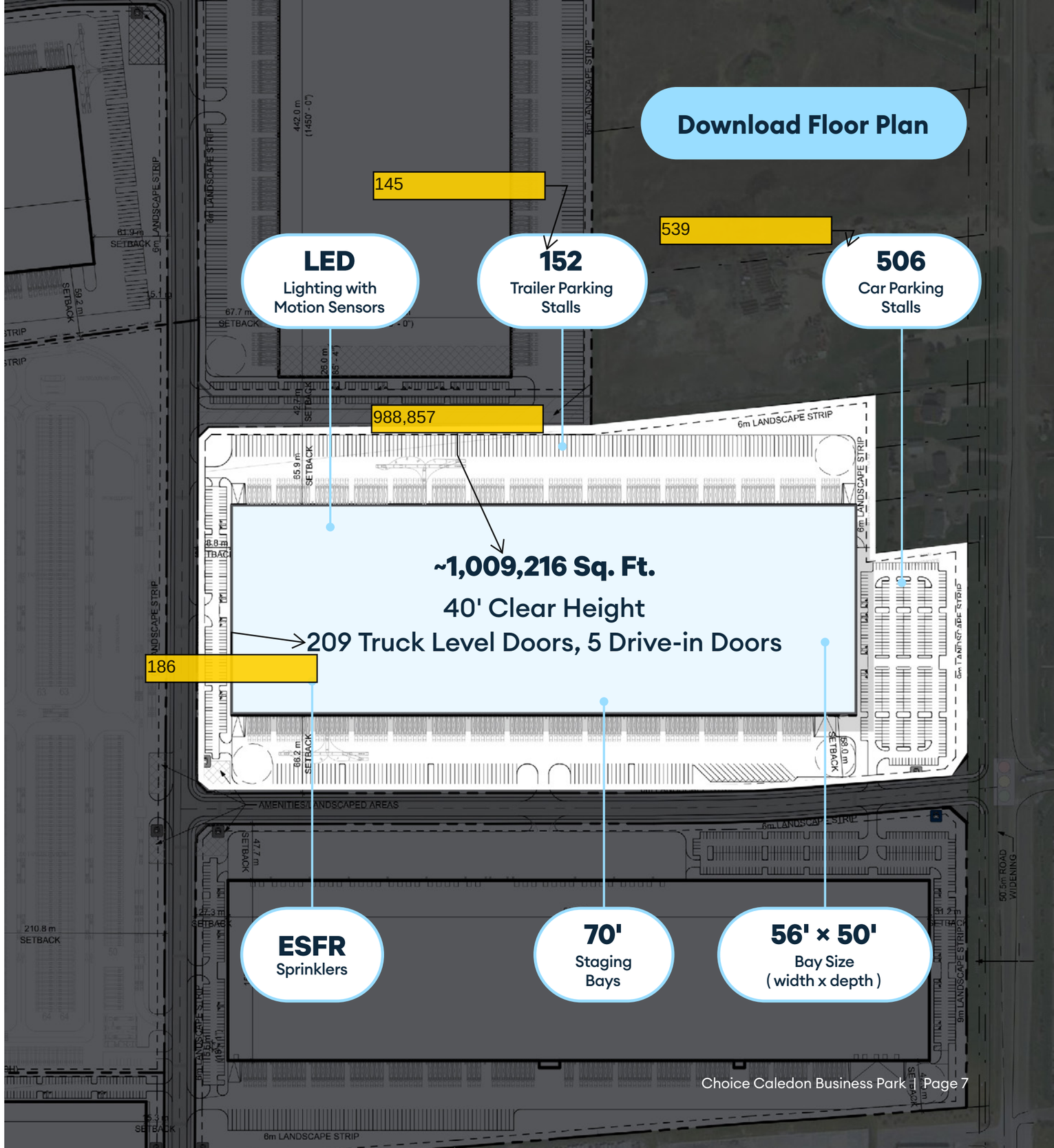
Total Area	~1,009,216 Sq. Ft.
Office Area	2% (Built to Suit)
Shipping	209 Truck Level Doors, 5 Drive-in Doors
Clear Height	40’
Bay Size	56' w x 50' d with 70' staging bays
Trailer Parking Spaces	152 stalls
Car Parking Spaces	506 stalls
Lighting	LED with motion sensors
Power	3,000 Amps
Sprinklers	ESFR
Sustainability	Zero Carbon Provisions “Ready”
Occupancy	Q1 2026

145

Spring/Summer 2027

Asking Rate	$18.95 Net Per Sq. Ft.	
Additional Rent (Est. 2023)	CAM[1]	$0.40 Per Sq. Ft.
	Taxes	$1.70 Per Sq. Ft.
	Building Insurance	$0.05 Per Sq. Ft.
	Property Management	$0.32 Per Sq. Ft.
	Total	$2.47 Per Sq. Ft.

[1]This estimate assumes that the Tenant will complete snow removal. Landlord's estimated cost is $0.13 PSF and can be added to the CAM charge.



Building Specifications

Clear Height	• 40’ under steel joints
Shipping	• Dock doors are sectional, 9’x10’ opening size, vertical lift and manually operated with vision light • Drive-in doors are 12’x14’ opening size, vertical lift, electrically operated • All doors are insulated
Dock Equipment	• At each dock door: – Dock leveler 40,000 lb. capacity 7' x 8' electro-hydraulically operated; includes auto return-to-dock – Lip extension: 460mm (18 inches) – Dock seals with adjustable curtains – Rubber dock bumpers – Rubber weather seals, molded rubber bumpers – Electrical rough ins for future truck restraints and signalized lights – ~~110-volt electrical outlet in the warehouse area at every other overhead door~~
Floor Slab	• 8” steel fiber reinforced concrete slab with Euclid Diamondhard, Ashford or approved liquid densifier • Maximum point load of 12,500 lbs
Roof	• TPO roof system to minimum long-term thermal resistance of R40 • Roofs shall have 20 year membrane guarantee and 5 year systems guarantee from the manufacturer
Warehouse Fire	• ESFR wet pipe system
Warehouse HVAC	• Warehouse is designed to maintain 18 C in winter using gas-fired, forced air Cambridge heating units or approved equivalent • ~~Suspended gas fired unit heaters or radiant heat at Overhead doors~~ • High velocity, slow speed fans in staging bay
Warehouse Lighting	• LED lighting with motion sensors • Designed for 30 FC at 30" above the floor
Paving	• Heavy duty pavement at truck and fire routes • Light duty pavement at vehicle parking • ~~Reinforced~~ dolly pads at truck dock area

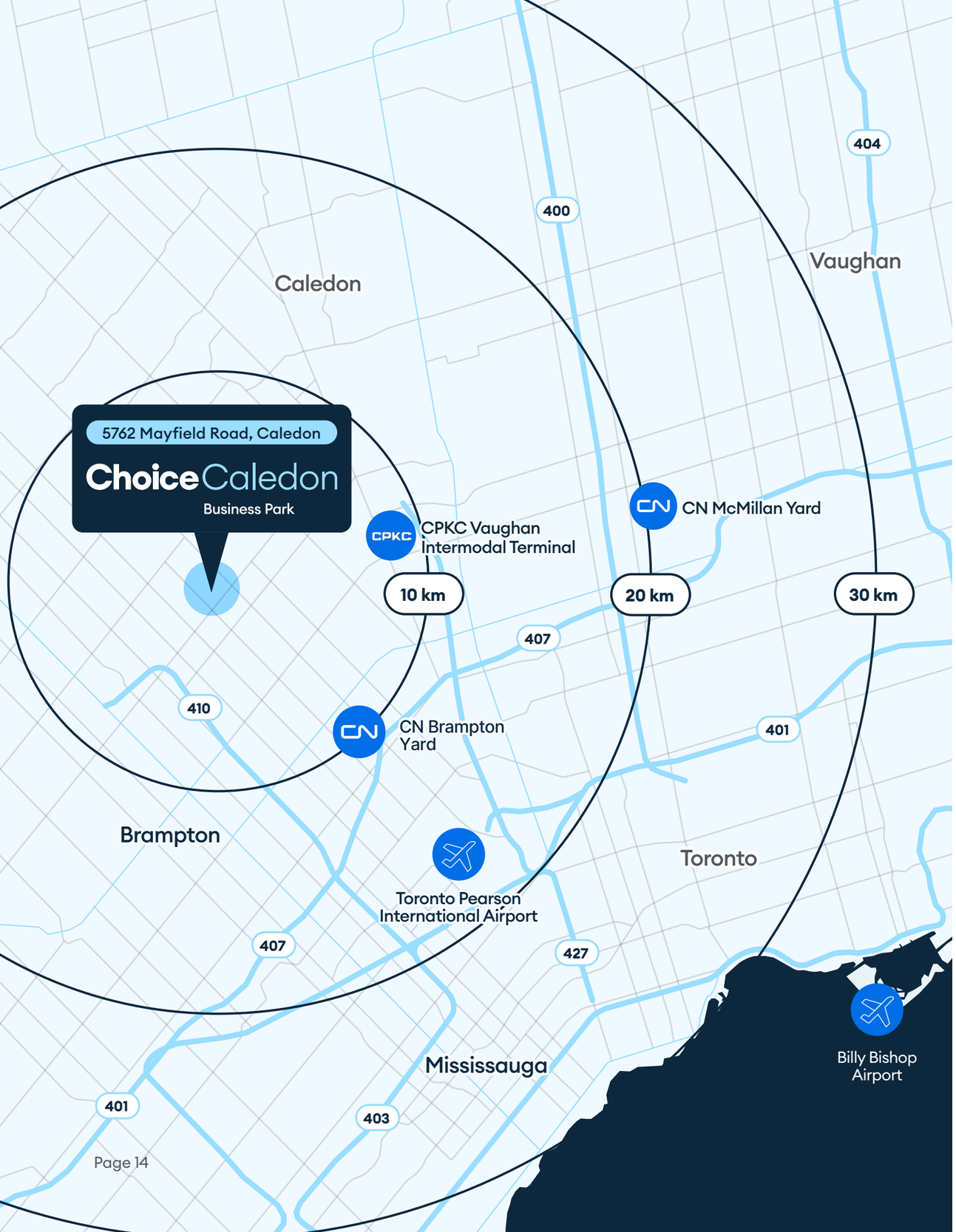
Zero Carbon Provisions “Ready”

Sustainability Features

Roof	• R40 Insulation - 60 ml single ply TPO roof • Allowance for structure reinforcement to support extra 7psf of dead load for future solar panels for min 50% of the roof area
Exterior Walls	• Insulated metal panels R28.8 with polyisocyanurate core or approved equivalent
Overhead Doors	• Insulation – 2" insulated (R-18 nominal)
Electrical	• Conduit rough ins for future electric vehicles and trucks (EV) chargers at designated parking area • ~~Allowance of up to 2 watts / SF of power for the electrification of the mechanical system or as per engineer's recommendation~~ • Switchboards, duct banks, transformer pads, and electrical rooms upsized to accommodate the future service, if capacity is available
~~20%~~ Embodied Carbon Reduction	• ~~Source steel from plants using an electric arc furnace as per market availability~~ • ~~Low carbon ready-mix concrete and as per structural engineer's specifications~~
HVAC (Optional)	• High efficency dual core ERV & cold climate air source VRF pump • Drive-in door electric infrared heated • Office RTU - dual fuel rooftop heat pump with ERV
Insulation	• All rigid insulation to be prescriptive specified as Sopra XPS by Soprema or approved equivalent wherever possible

Site Work Commencing!

Site Progress April 2024



Unmatched Location

Dimension Map

Robust Workforce

Skilled labour force working in a number of key sectors

Connectivity

Existing infrastructure allows businesses to connect easily with suppliers and customers by rail, air, or direct access to Provincial and Regional road networks

Top Industries

# of People Employed in Sector in Caledon	
Construction	4,785
Retail Trade	4,780
Manufacturing	4,510
Transportation & Warehousing	4,010
Education	3,365
Professional, Scientific & Technical Services	3,360

Demographics by Radius

10 km	Population	384,231
	Labour Force	68.7%
	Median Age	36.4
20 km	Population	1,077,672
	Labour Force	68.5%
	Median Age	37
30 km	Population	2,967,557
	Labour Force	67.1%
	Median Age	39.1

Drive Times

Highway 410	5.4 KM / 7 Min
Highway 407	11.0 KM / 16 Min
Highway 427	13.0 KM / 17 Min
Highway 401	22.9 KM / 18 Min
Highway 400	23.5 KM / 32 Min
CP Intermodal	13.8 KM / 19 Min
CN Intermodal	11.4 KM / 18 Min
Downtown Toronto	51.5 KM / 50 Min
Toronto Pearson International Airport	20.9 KM / 25 Min

Amenities & Transit

Transit

Brampton Transit Route # 30 - Airport Road

Amenities Within a 10-Minute Drive

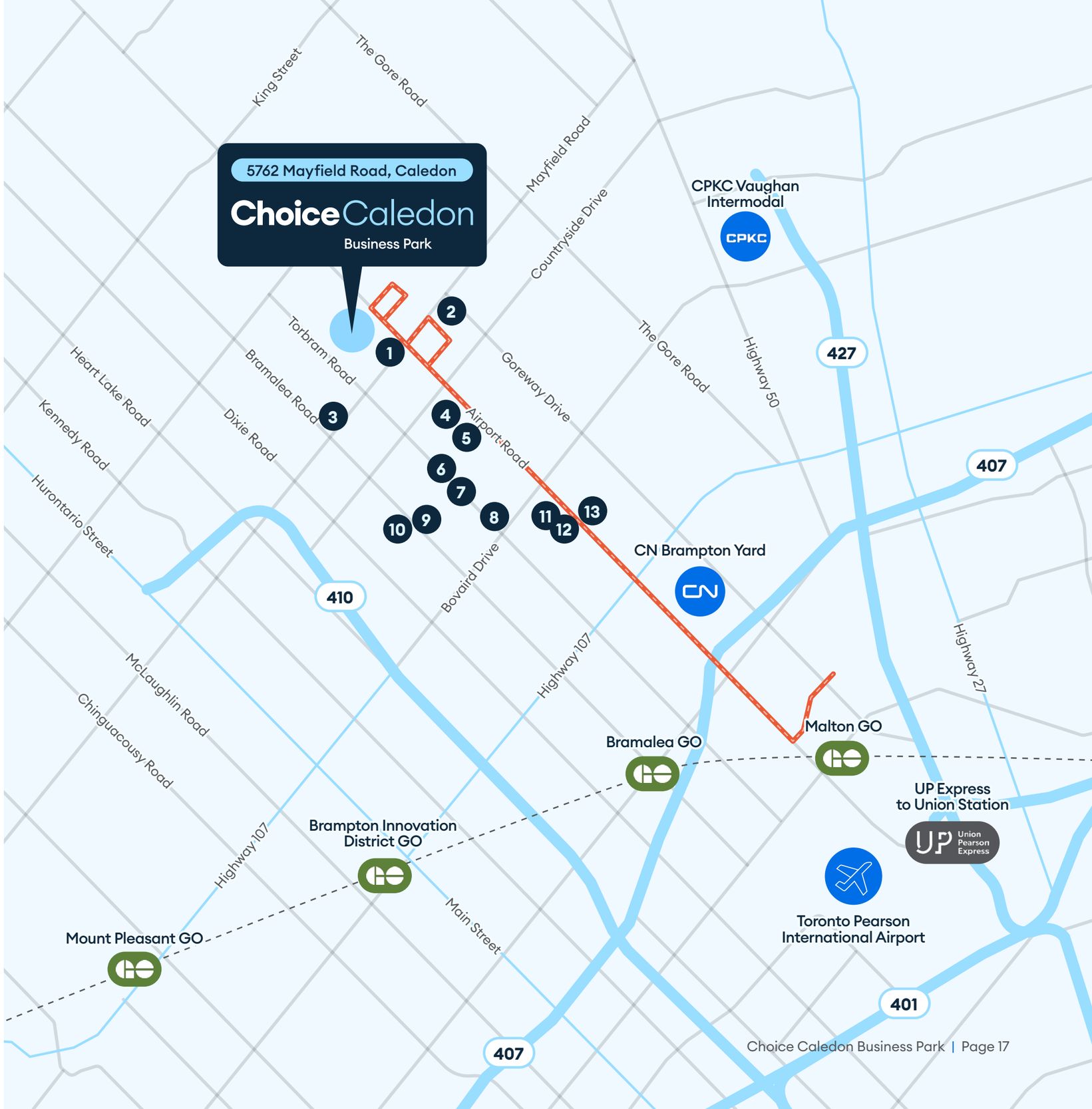
16 Shopping Locations

6 Gas Stations

21 Restaurants & Cafes

12 Banks

1. Shell, Tim Horton's, Esso
2. Popeyes
3. LCBO, Walmart, Pizza Pizza, Pet Valu, RBC Bank, Scotiabank, CIBC Bank, McDonald's, Dollarama, The Brick
4. TD Bank, Pizza Pizza, FreshCo, Shoppers Drug Mart, Subway
5. Scotiabank
6. Wild Wing, TD Bank, Tim Horton's
7. Dairy Queen
8. Shoppers Drug Mart, Fortinos, Tim Horton's, Scotiabank, Pizza Pizza, Mr.Sub, Pet Valu, TD Bank
9. FreshCo, Shoppers Drug Mart, The Beer Store, McDonald's, BMO Bank, RBC Bank, Popeyes, Scotiabank, TD Bank, Shell
10. Domino's Pizza
11. LA Fitness, CIBC Bank, Dollarama, LCBO, Bulk Barn, BMO Bank, Swiss Chalet, KFC, Tim Horton's
12. No Frills, Wendy's
13. Harvey's, Subway



Project Team

ChoiceProperties

Developer/Owner
choicereit.ca

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through the ownership, operation and development of high-quality commercial and residential properties.

We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard. We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability.

In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence. Choice Properties owns over 700 properties totaling over 60 million square feet of gross leasable area, including 115+ industrial properties comprising over 17+ million square feet.

RICE GROUP

Developer/Owner
ricegroup.ca

The Rice Group is a leading private company specializing in land management and development. With a vast portfolio of over 1,800 acres primarily located in the Greater Toronto Area, we are committed to meeting the increasing demand for employment, retail, and residential land.

Our portfolio currently includes around 6 million square feet of industrial and commercial space, and we have over 10 million square feet in the development pipeline. Our primary focus is on holding long-term land assets and creating exceptional, high-quality developments.

CBRE

Leasing
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CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

ChoiceProperties

RICE GROUP

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