



# Move Ahead to Choice Eastway

Strategically located in the GTA east, at the heart of Ontario's fastest-growing municipality, Choice Eastway Industrial Centre brings 850,000 square feet of multi-use industrial space to the region. Move to Choice Eastway to take advantage of its access to major highways, a forward-thinking design ethos that's focused on both sustainability and flexibility, and much more.

Choice Eastway Industrial Centre offers an unprecedented opportunity for businesses like yours to grow, in whichever way you choose.



## 850K sq. ft.

Leasable space over 154 developable acres



## Flexibility

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



## 40' Ceilings

Offering 40% more pallet positions compared to standard warehouse spaces



# Masterfully Planned

Choice Properties and Rice Group will take a multi-phased approach to developing the site.

**Phase 1**  
Leased

**1.2M**

sq. ft. of generic modern logistics space dedicated to Loblaw

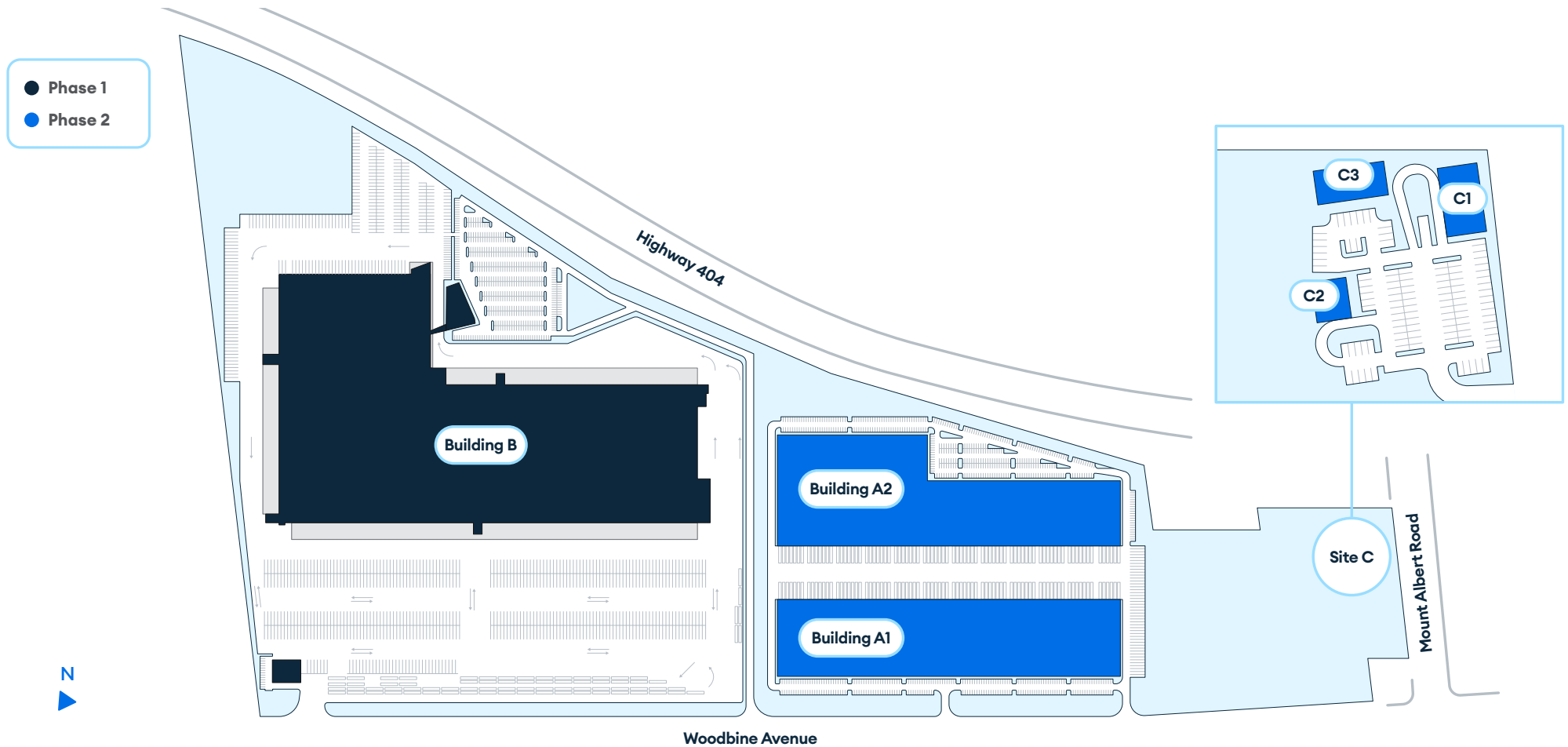
**Phase 2**  
Available Q4 2025

**850K**

sq. ft. of high-quality generic logistics space available to tenants

Each phase will see the development of modern, flexible spaces that meet the needs of a variety of businesses. Take advantage of this opportunity to tailor your space to your specific requirements.

Choice Properties is committed to sustainability. As such, we offer resources to our tenants to help meet your company's ESG goals.





# Positioned for Success

Choice Eastway Industrial Centre is your first choice for modern, flexible industrial space in this key Greater Toronto Area location. Enjoy all the benefits of operating from within this rapidly growing community, while taking advantage of its connections to the world beyond.

## Drive Times



**Highway 404**  
2 minutes



**Pearson Airport**  
50 minutes



**Highway 400**  
23 minutes



**U.S. Border**  
1 hour 50 minutes



**Highway 407**  
26 minutes



**Downtown Toronto**  
55 minutes

## Amenities Within a 10-Minute Drive



**13**  
Shopping Locations



**3**  
Banks



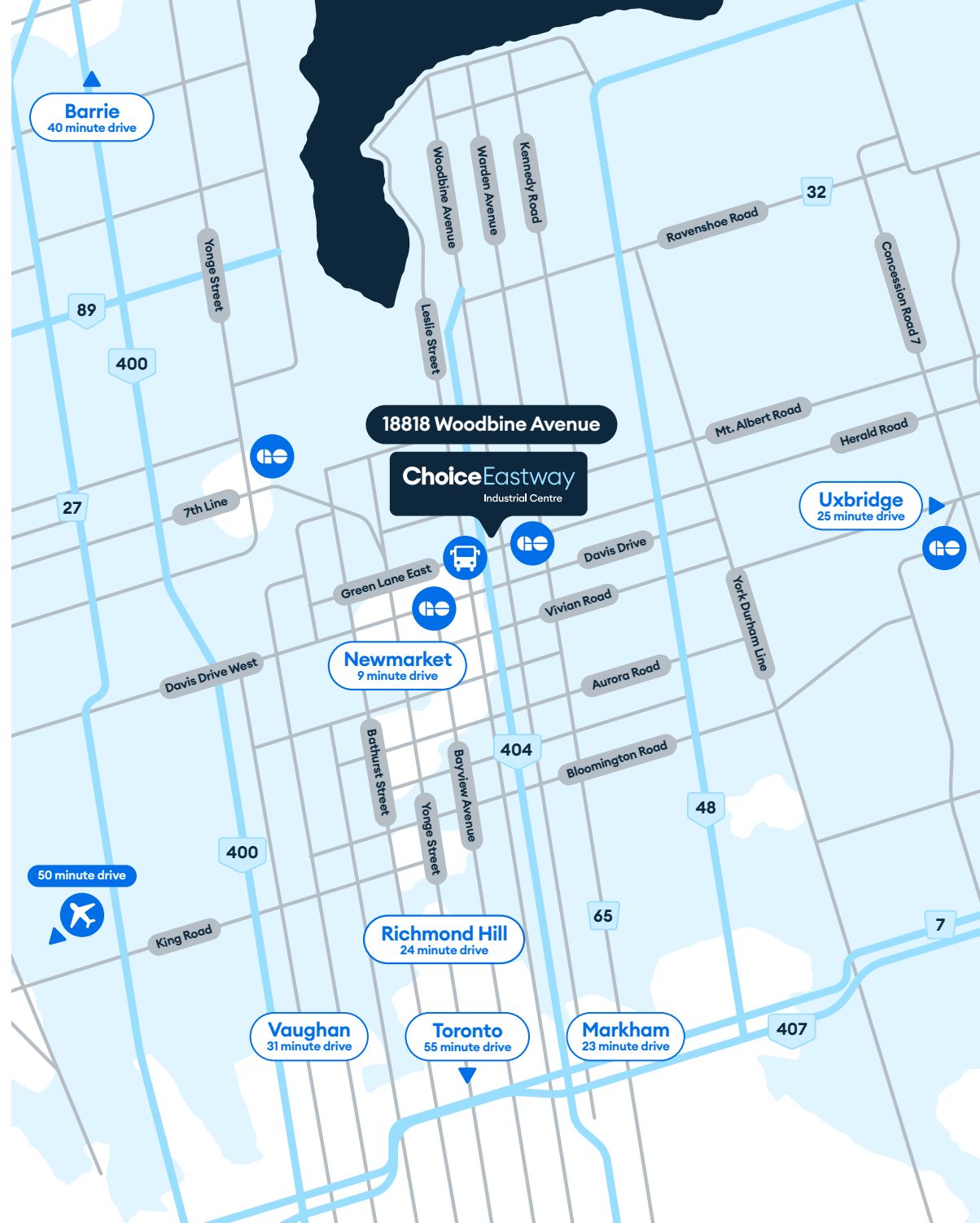
**16**  
Restaurants & Cafes



**2**  
Hotels



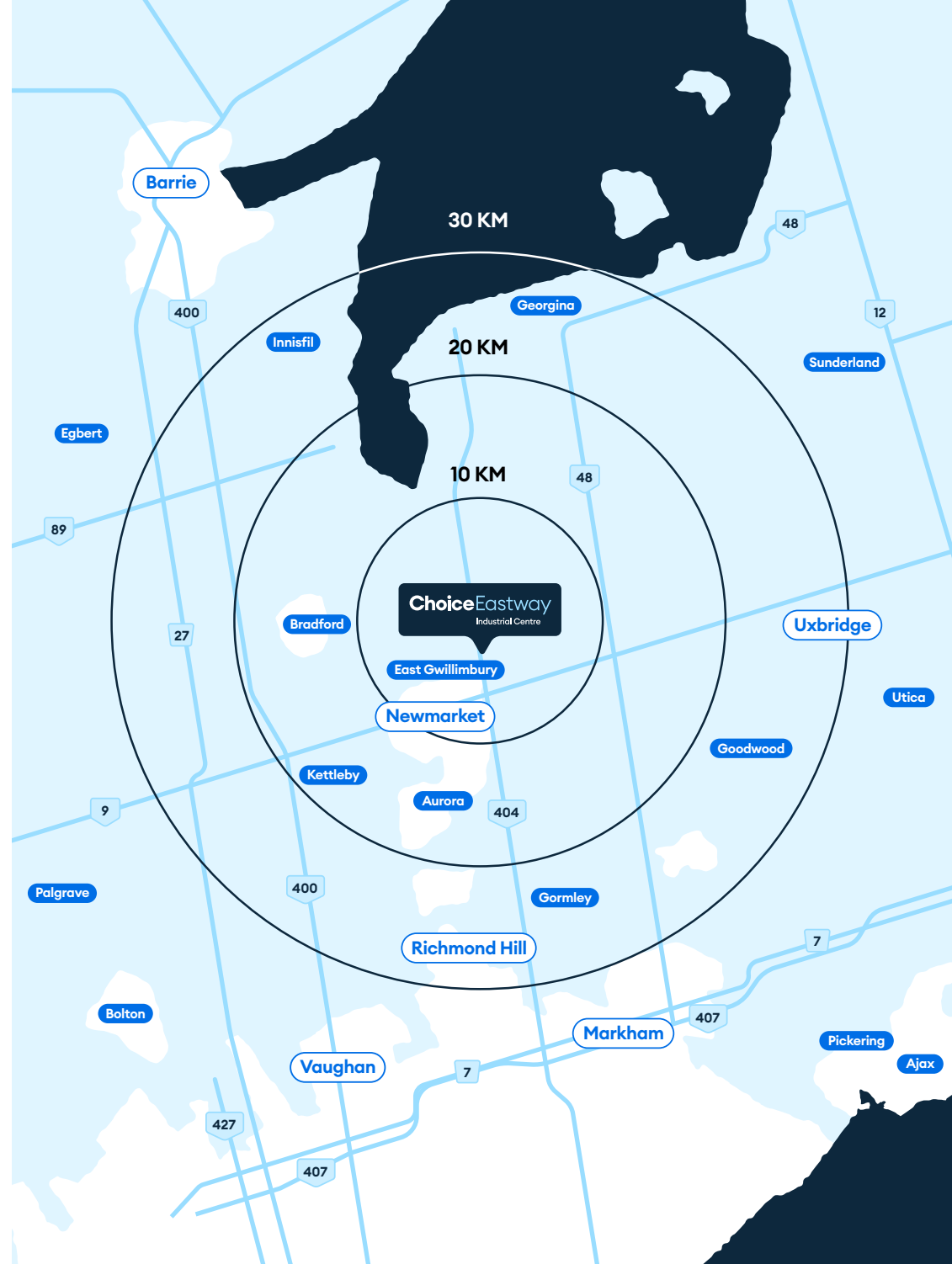
**4**  
Gas Stations



# Easy Access to Your Workforce

The East Gwillimbury area boasts a large labour pool, with a population of skilled workers that is ever-increasing, year over year. As one of the major industrial parks in the region, Choice Eastway Industrial Centre will naturally be a draw for employees seeking new and better opportunities in the industry.

	10 KM	20 KM	30 KM
Total Population	<b>134,193</b>	<b>342,373</b>	<b>976,702</b>
Labour Force	<b>70.9%</b>	<b>70.4%</b>	<b>67.9%</b>
Median Age	<b>41.7</b>	<b>41.1</b>	<b>41.3</b>



# Partnering for Success

## ChoiceProperties

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.

### **Living our values. While adding value.**

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 totalling over 60 million square feet of gross leasable area, including 110+ industrial properties comprising over 17+ million square feet.

[choicereit.ca](http://choicereit.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.

[ricegroup.ca](http://ricegroup.ca)





# Contact Us for Leasing Opportunities

[chpleasing@choicereit.ca](mailto:chpleasing@choicereit.ca)

18818 Woodbine Ave  
East Gwillimbury, Ontario

**ChoiceEastway**  
Industrial Centre

**ChoiceProperties**

