



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

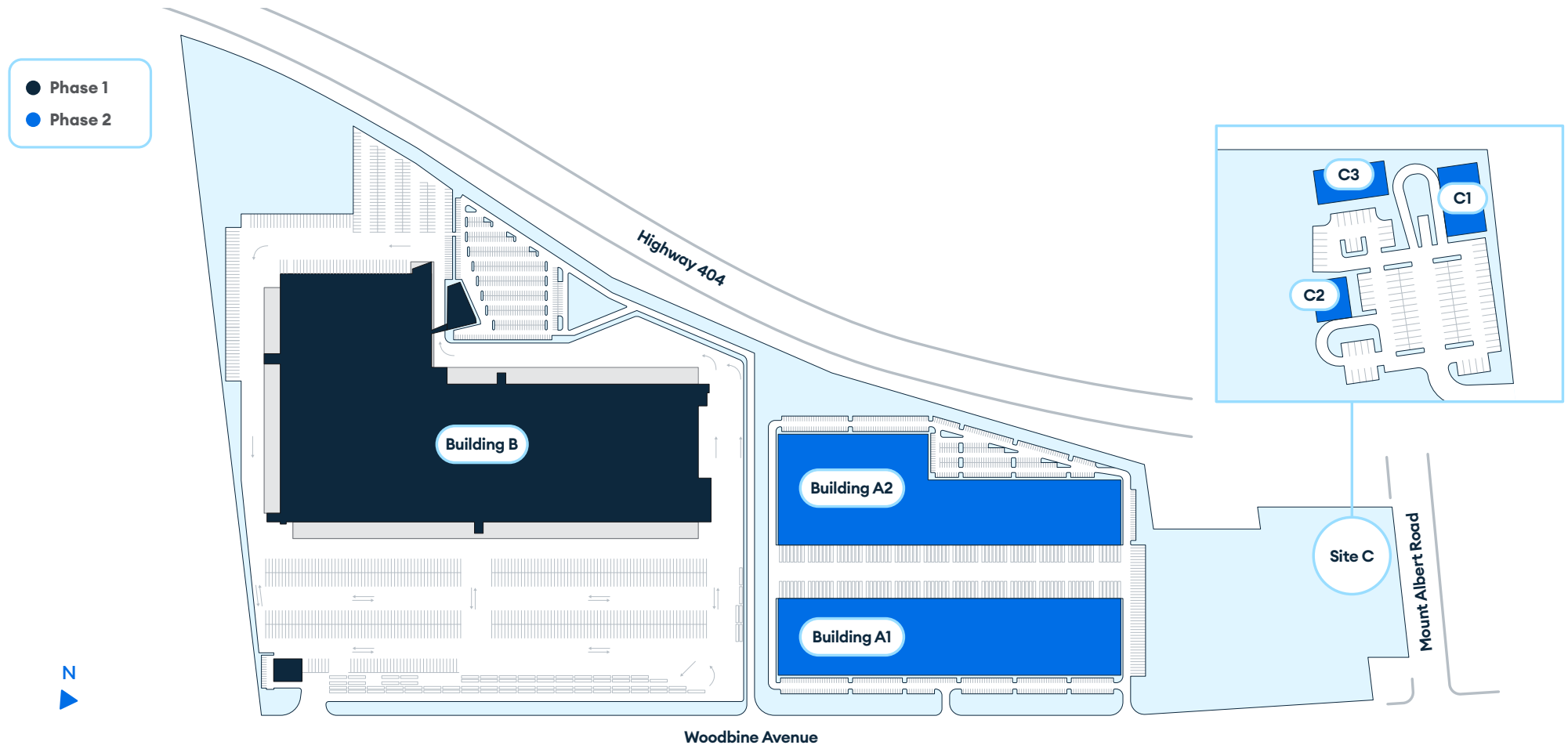
Phase 2
Available Q4 2025

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



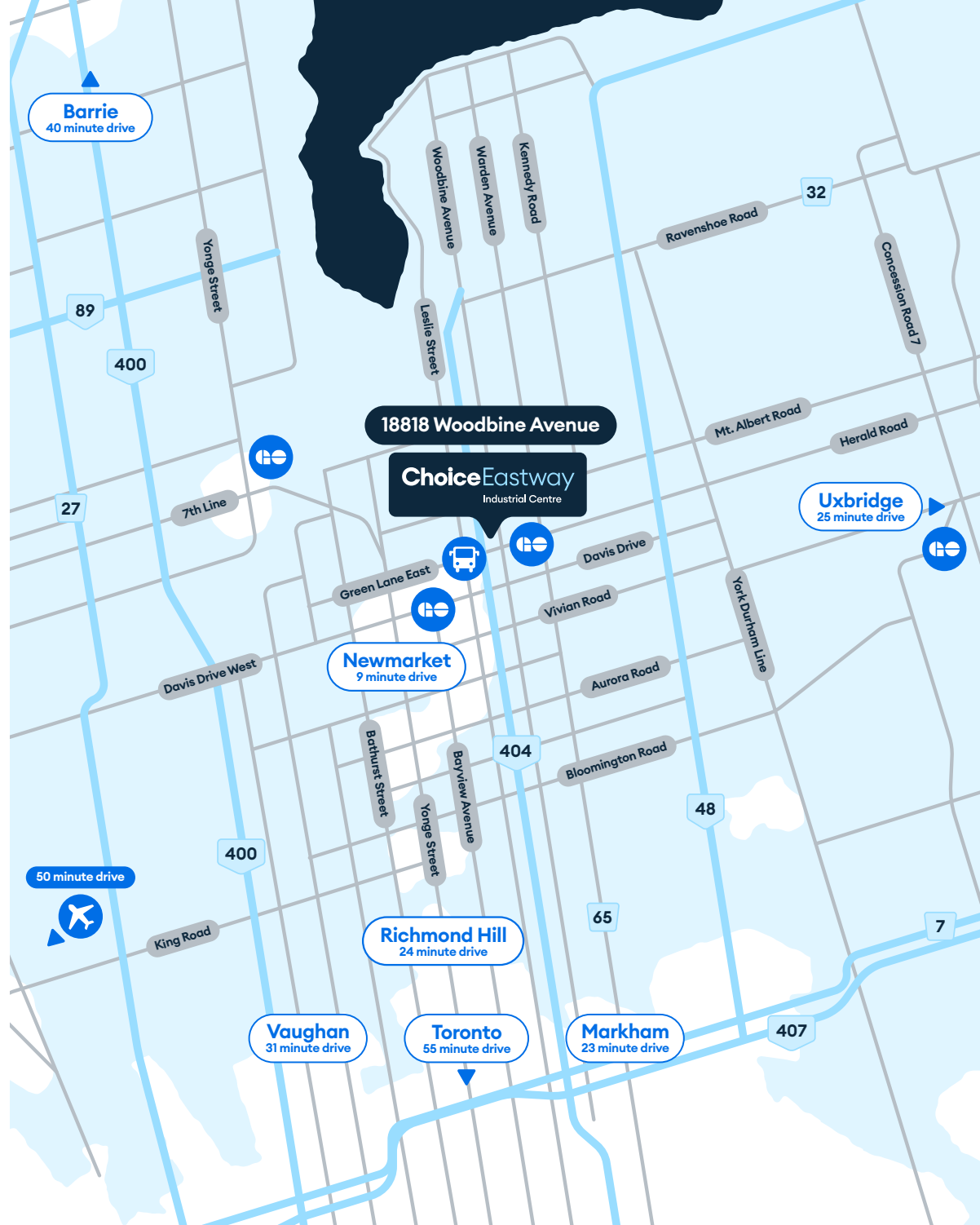
16
Restaurants & Cafes



2
Hotels



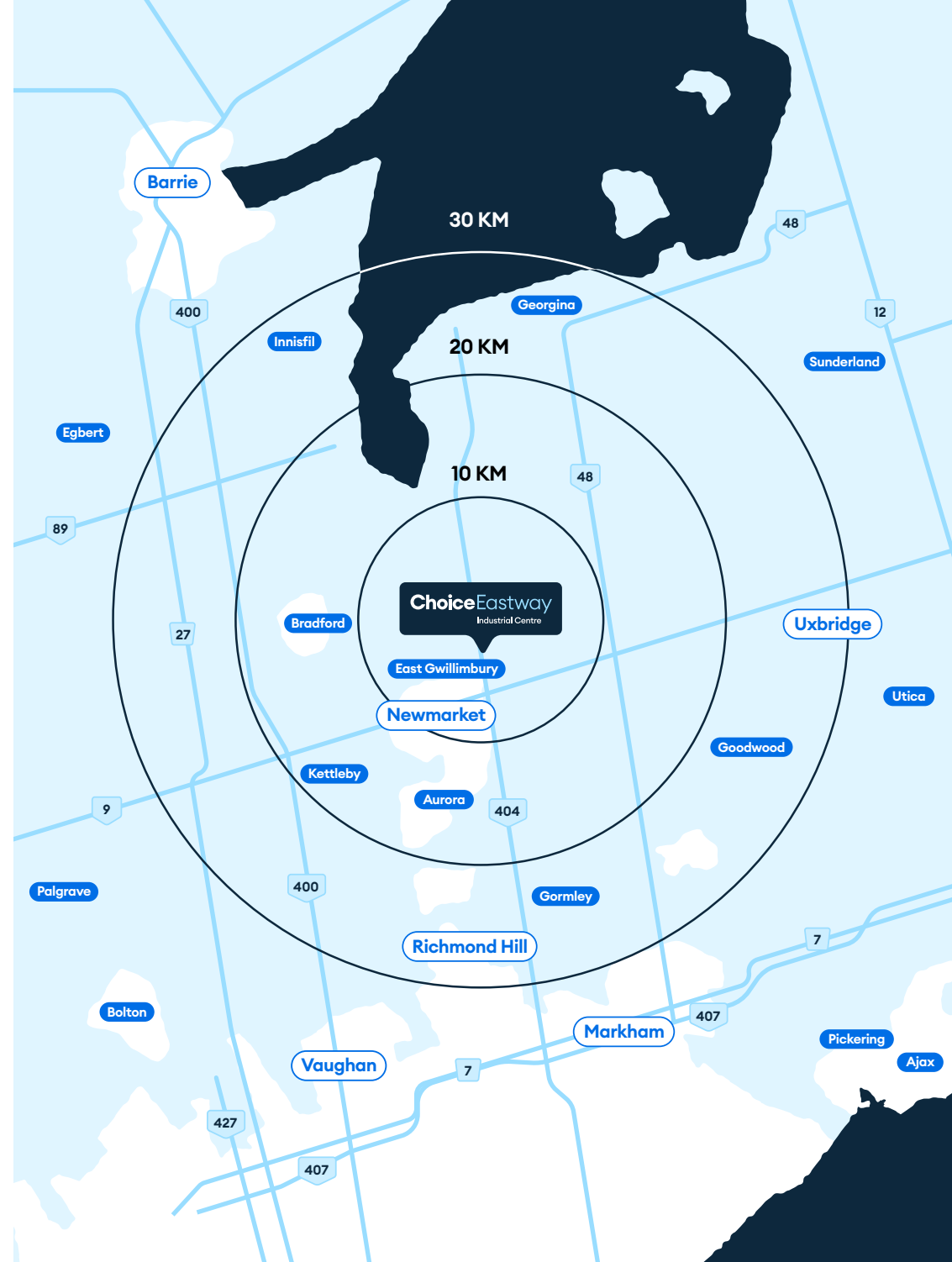
4
Gas Stations



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	134,193	342,373	976,702
Labour Force	70.9%	70.4%	67.9%
Median Age	41.7	41.1	41.3



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



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



Contact Us for Leasing Opportunities

chpleasing@choicereit.ca

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ChoiceEastway
Industrial Centre

ChoiceProperties

**RICE
GROUP**