

557 & 587 AVONHEAD ROAD – MISSISSAUGA, ONTARIO

# AVONHEAD

ZERO CARBON INDUSTRIAL CAMPUS



Mississauga's Zero Carbon speculative industrial development  
with units from 100,000 SF

**PHASE I LEASED / PHASE II DELIVERY Q2 2027**

*Carterra*

**CBRE**

# Avonhead Industrial Campus

Ontario's fully Zero Carbon industrial campus, in one of the most connected areas in the GTA - Mississauga. We're not just ready, we're zero carbon from day one.

587 Avonhead Road (Phase I) was the first Zero Carbon certified industrial building in Ontario and is now leased. Targeting the same LEED Gold and Zero Carbon certification, 557 Avonhead Road (Phase II) will be a highly-energy efficient building outfitted with robust infrastructure and systems intended to reduce carbonization, gas emissions and energy costs.

**Join us in shaping the future of industrial real estate.**

PHASE II:

## 557 Avonhead Rd

378,000 SF | DELIVERY Q2 2027

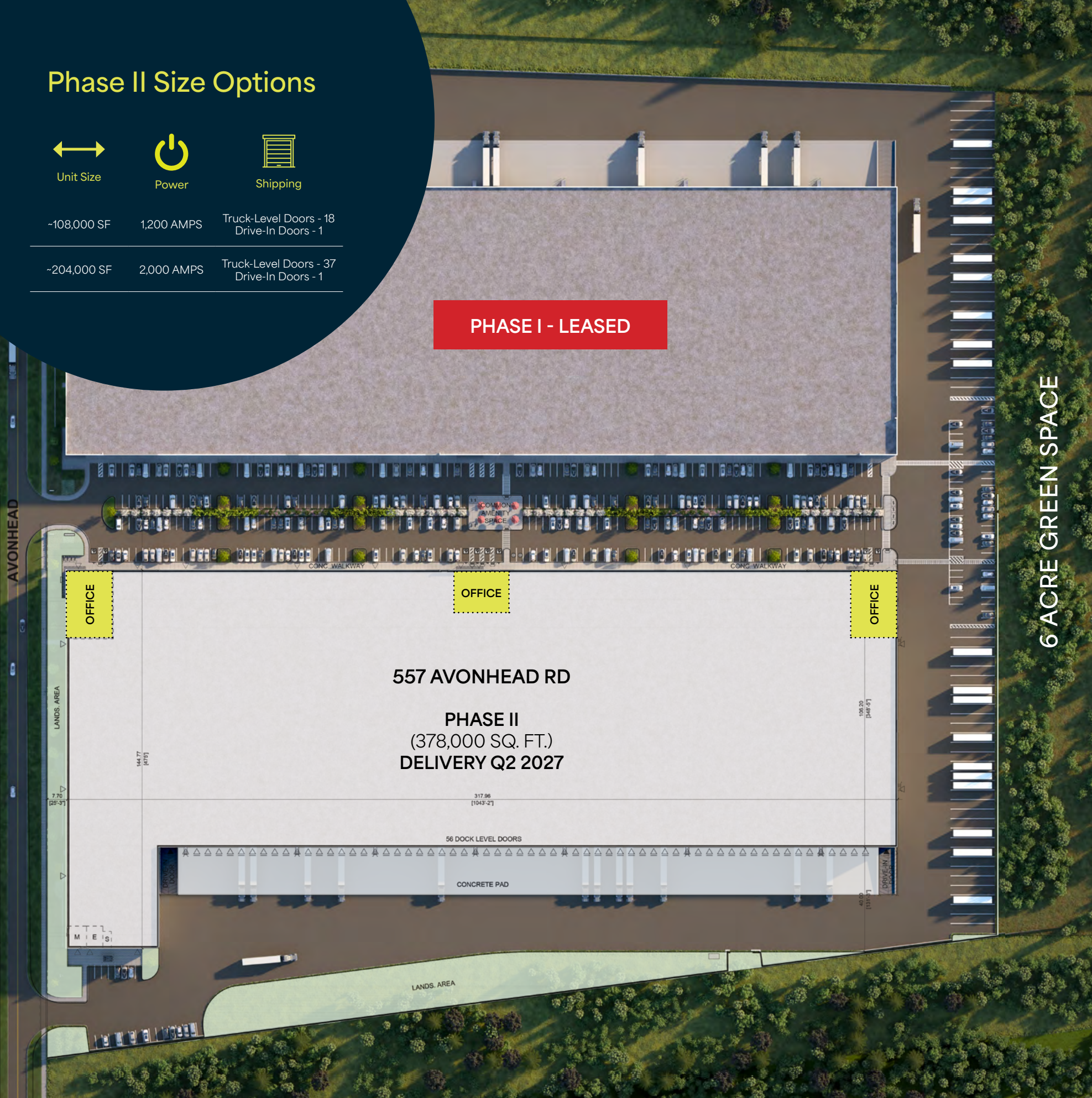
TARGETING:



## Phase II Size Options



Unit Size	Power	Shipping
~108,000 SF	1,200 AMPS	Truck-Level Doors - 18 Drive-In Doors - 1
~204,000 SF	2,000 AMPS	Truck-Level Doors - 37 Drive-In Doors - 1



557 Avonhead Road

# Phase II Specifications

Building Size	378,000 sq. ft. (Delivery Q2 2027)
Pricing Guide	Please Contact Listing Agent
Office Area	Build-to-Suit
Sustainability	Zero Carbon & LEED Gold Certified Solar Ready R40 Roof
Wellness	6-acre green park, outdoor amenity space & 110 tons of installed cooling capacity
Zoning	E3 - Industrial
Power	5,000 AMP 347/600 Volt per building 3 phase 4 wire main service
Clear Height	40'
Car Parking	246 Surface Parking
Excess Trailer Parking	32 stalls per building with concrete dolly pad
Loading Doors	55 dock level doors 40,000 lbs hydraulic levelers 2 drive-in doors per building
Bay Size	56' wide x 45' deep 60' at staging bay
Slab	8" Concrete reinforced with steel fibres

### Key Building Features



Ability to Securitize Shipping & Trailer Areas



Heavy Power - 5,000 amps Per Building



55 Dock Doors & 2 Drive-In Per Building



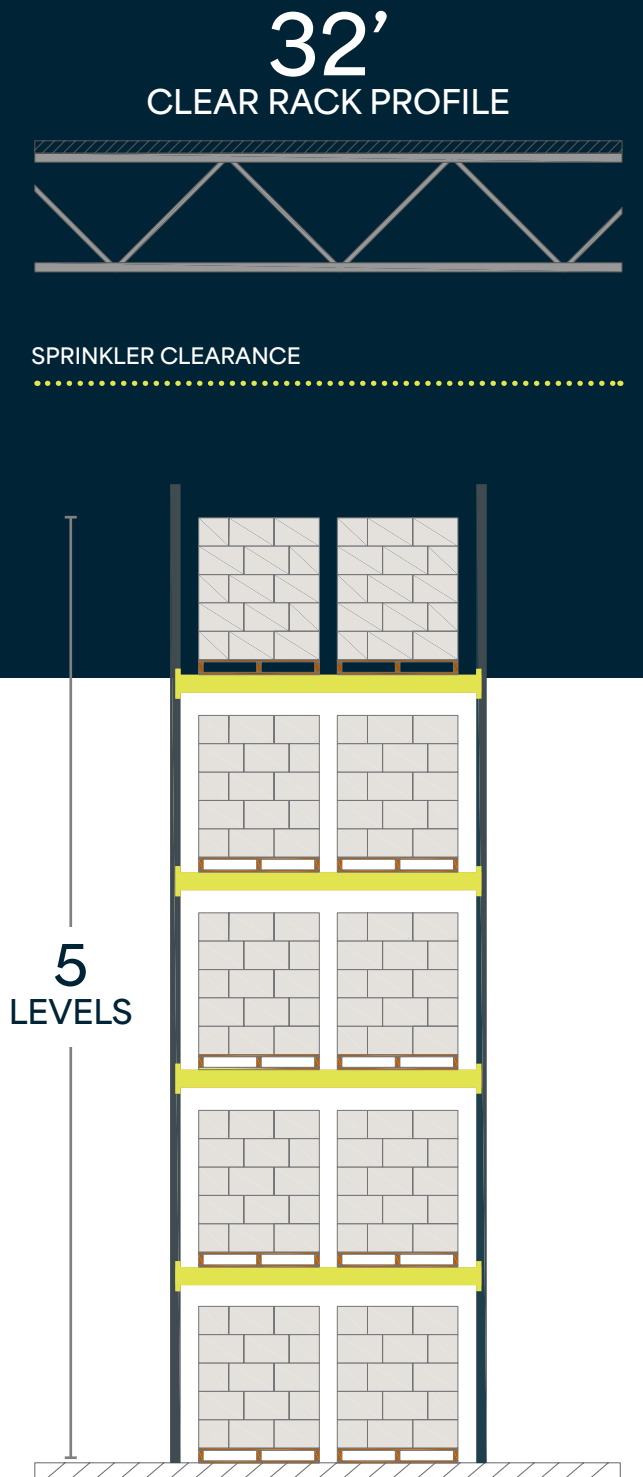
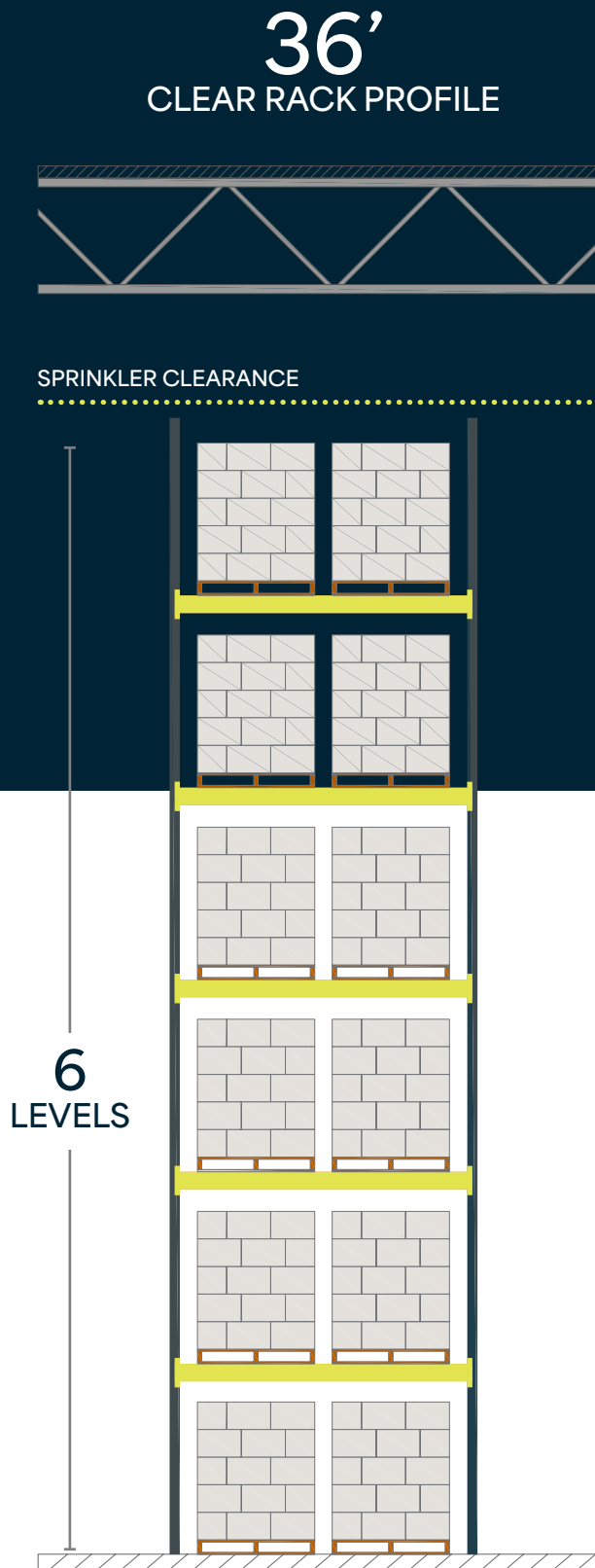
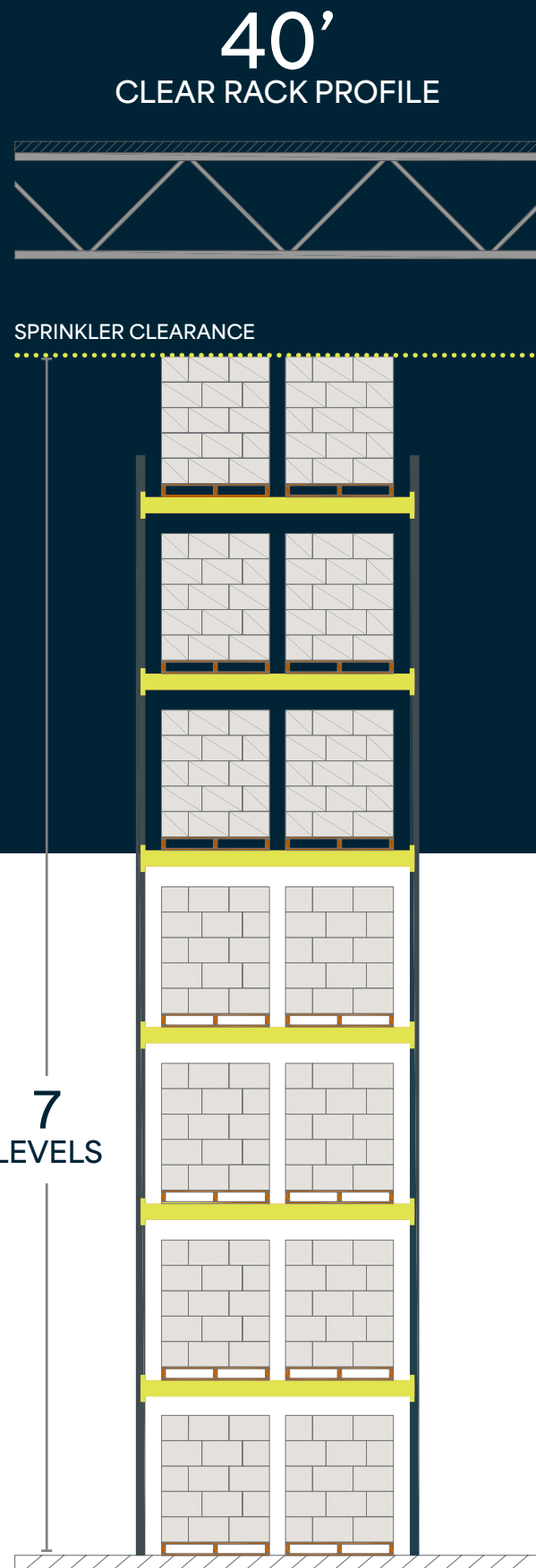
Electrical Air Supplied Heat Pump System

\*All specifications and sizes are subject to change without notice.

# The 40' Clear Height Advantage

Avonhead's 40' clear height allows for 7 full levels of storage offering approximately **41.2% increase in the overall cubic storage capacity** in comparison to a 32' clear height building.

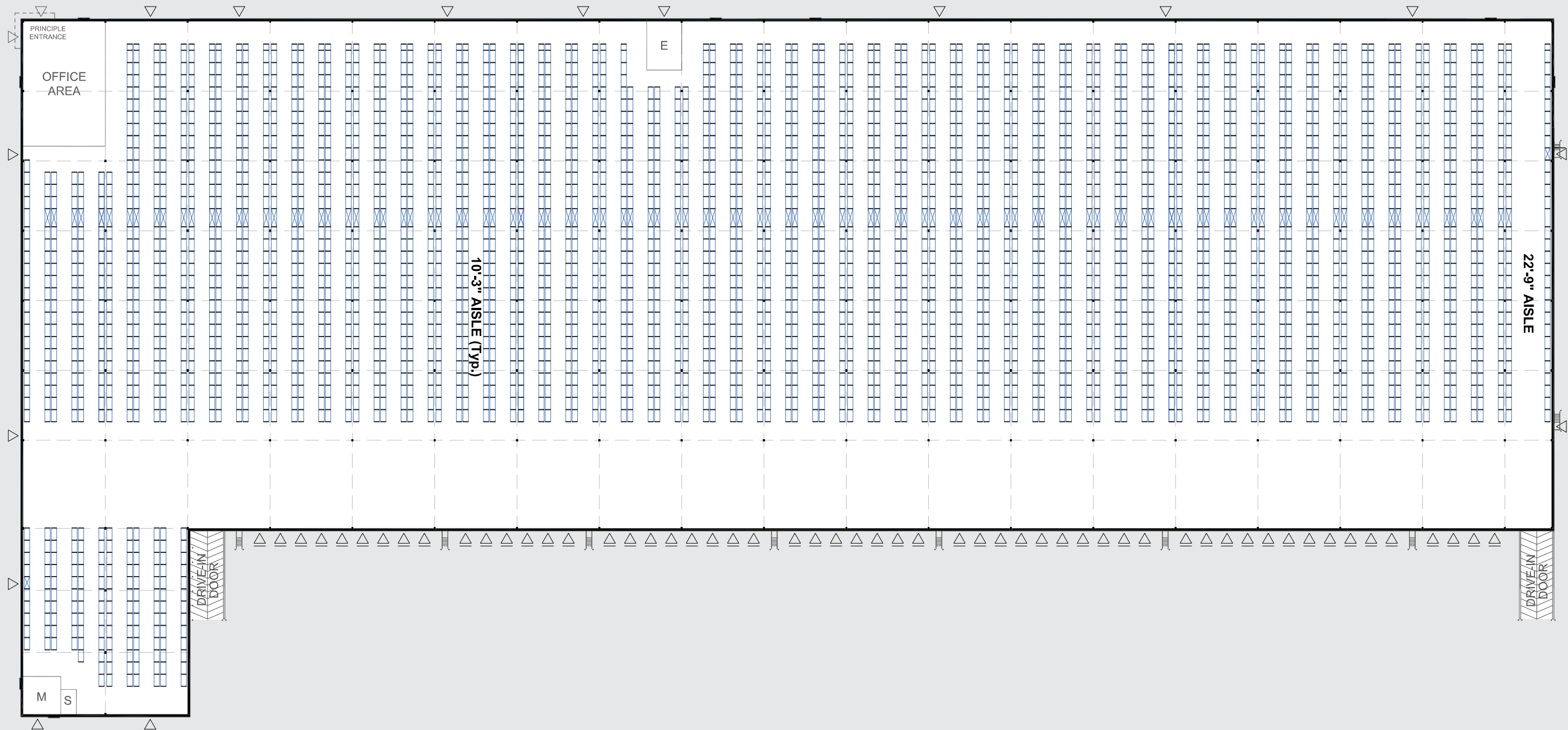
CLEAR HEIGHT	# OF PALLET POSITIONS
40'	48,616
36'	41,527
32'	34,438



# Sample Racking Layout

PHASE I - 587 AVONHEAD ROAD

The single deep racking layout provides a total of **48,616 pallet positions** at **7 levels of storage**. It includes 3 wide x 4 high tunnel sections with no column interference loss.



# We are Zero.

A Zero Carbon Building is a highly energy efficient building that produces onsite, or procures, carbon-free renewable energy in an amount sufficient to offset the annual carbon emissions associated with building materials and operations.

Energy Use Reductions\*

50%

\*above code built equivalent building

Greenhouse Gas Reductions Savings\*

60%

Less Heating Demands\*

50%

Increased savings as a direct result of Zero Carbon design compared to code built equivalent buildings



90% Efficient Energy Recovery Ventilators & Cold Climate VRF Air Source Heat Pumps



Upgraded Exterior R29 envelope for enhanced insulation



Solar Ready R40 Roof Structure for future solar panel installation

# Partnership & Sustainability Goals

We're innovating the future of industrial assets with a deeper focus on designing a sustainable future. For clients, customers, employees and stakeholders, we are joining in the commitment to build a more sustainable supply chain. From reducing energy consumption to eliminating carbon footprint, to providing improved wellness for employees, let's join to create a better world.

Interested? Contact our listing team for more information on how to achieve sustainability goals.



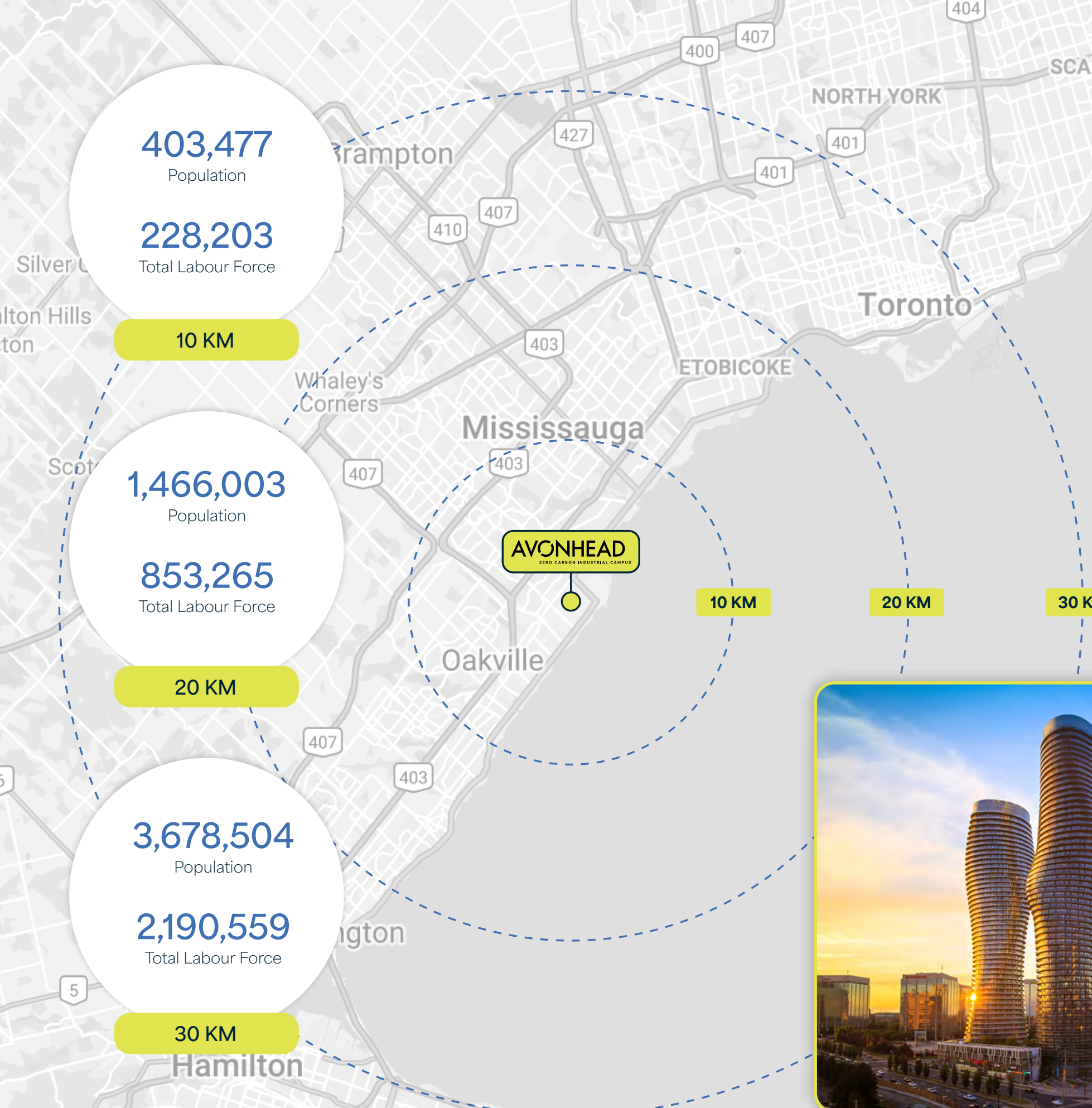
# An Active Neighbourhood

Avonhead Industrial Campus offers an opportune time to plant your roots in an active area poised with new and future developments.

## NEW & FUTURE DEVELOPMENTS

- |   |                            |                 |   |                            |                 |
|---|----------------------------|-----------------|---|----------------------------|-----------------|
| 1 | 880 Avonhead Rd            | 275,447 sq. ft. | 5 | 759 Winston Churchill Blvd | 750,349 sq. ft. |
| 2 | 2645 Royal Windsor Dr      | 333,261 sq. ft. | 6 | 772 Winston Churchill Blvd | 647,002 sq. ft. |
| 3 | 2510-2520 Royal Windsor Dr | 297,193 sq. ft. | 7 | 2226 Royal Windsor Dr      | 76.4 acres      |
| 4 | 560 Winston Churchill      | 635,919 sq. ft. | 8 | 668 Southdown Rd           | 91.6 acres      |






# Abundant, Diverse Labour Pool

 Occupation in Warehousing & Logistics

**12,538**  
10 KM

**53,057**  
20 KM

**140,585**  
30 KM

 Occupation unique to Manufacturing & Utilities

**6,777**  
10 KM

**26,792**  
20 KM

**77,328**  
30 KM



- Mississauga is one of the largest logistics sector in the Greater Toronto Area (GTA) and Canada.
- Mississauga's logistics sector has grown by 20% over the past five years and is considered one of the fastest growing logistics sectors in Canada.
- Mississauga has more than 1,700 businesses and 81,000 employees in the advanced manufacturing industry
- Mississauga has more than 1,080 businesses and 56,000 employees in the logistics industry

- Site Location
- GO Transit Routes & Stops
- MiWay Stops
- Highway 403 & QEW Access Points



# Unparalleled Location

Connecting you to more places, people and possibilities.

 +  + Major 400-Series Highways

Avonhead Industrial Campus has a strategic location in Mississauga with ease of access to the 400-series highways, close proximity to Downtown Toronto and the U.S. Border. The area boasts a growing array of amenities, including connections to MiWay and GO Transit.

## Drive Times

Highway 403	5 minutes – 5.0 km
Highway 407	12 minutes – 11.1 km
Highway 410	23 minutes – 26.6 km
Highway 427	14 minutes – 16.7 km
Highway 400	20 minutes – 31.6 km
Highway 401	16 minutes – 21.8 km
QEW	5 minutes – 5.0 km
Downtown Toronto	20 minutes – 29.9 km
U.S. Border (Rainbow Bridge)	1 hour – 99.7 km
Toronto Pearson International Airport (YYZ)	20 minutes – 30.8 km
CN – Brampton Intermodal	26 minutes – 39.3 km
CPR – Vaughan	35 minutes – 42.9 km



# In Good Company

Proximity to neighbouring businesses, resources and customers.

Nearby amenities within 2 km:


# The team behind it all

*Carttera*

## Developer

Carttera provides a real estate development platform to top-tier pension funds and institutional investors, executing on an urban intensification strategy for both commercial and residential assets in the Toronto and Montreal markets. Over the past 15 years, the firm has executed on over \$7.5B worth of projects, with \$4.3B currently in development.

[www.carttera.com](http://www.carttera.com)

**CBRE**

## Leasing & Marketing

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.

[www.cbre.ca](http://www.cbre.ca)



PHASE I LEASED



PHASE II DELIVERY Q2 2027

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# AVONHEAD

ZERO CARBON INDUSTRIAL CAMPUS

[www.AvonheadCampus.com](http://www.AvonheadCampus.com)

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