

# Site Plan Approved!



PROUDLY PURSUING  
**LEED**  
CERTIFICATION



**WINSTON  
CHURCHILL**  
INDUSTRIAL PARK

## THREE ZERO CARBON INDUSTRIAL FACILITIES

Building A:	174,439 Sq. Ft.
Building B:	137,677 Sq. Ft.
Building C:	323,803 Sq. Ft.

Demised Units Available – Call for Details

**JONATHAN LEARY\***  
Jonathan.Leary@cbre.com

**KYLE HANNA\***  
Kyle.Hanna@cbre.com

**DAVID MERKER\***  
David.Merker@cbre.com

**NICOLA**  
REAL ESTATE

**CBRE**

*On behalf of Nicola Real Estate,  
CBRE is proud to offer the latest  
first class Industrial Development  
in Oakville, Ontario, targeting Zero  
Carbon Building - Design Standard  
(ZCB-Design) and LEED®.*

**Winston Churchill Industrial Park** is strategically located on the southeast Oakville and Mississauga border. The Town of Oakville is a vibrant and robust community with access to a highly skilled and professional workforce of over 117,000. This site offers excellent connectivity via quick access to QEW and a variety of transit options at your doorstep which are connected to both Oakville and Mississauga transit. Located only 30 minutes from downtown Toronto, Oakville provides an ideal location for your business.

**Winston Churchill Industrial Park** is zoned, serviced and ready for construction. Targeting Zero Carbon Building - Design Standard (ZCB-Design) and LEED, this impressive three-building development is synonymous with efficiency, sustainability and first-class construction. The development offers sizes ranging from 137,677 to 323,803 square feet to accommodate a wide variety of flexible options.

**EFFICIENT**  
**SUSTAINABLE**  
**CONNECTED**  
**PRESTIGIOUS**  
**URBAN**



# STRATEGICALLY LOCATED DESIGNED FOR EFFICIENCY



## FIRST CLASS BUILDING SPECIFICATIONS

### LEASE OPTIONS

- Building A: **174,439 Sq. Ft.**
- Building B: **137,677 Sq. Ft.**
- Building C: **323,803 Sq. Ft.**

### BAY SIZES

- Building A: **52' x 44'7"**
- Building B: **52' x 38'4"**
- Building C: **56' x 46'6"**
- **60'** Marshalling bay

### ZONING

- **E2 sp:201 Business Employment**
- Wide variety of industrial uses, including but not limited to: logistics, warehousing, fulfillment and e-commerce

### SHIPPING DOORS

- Building A: **36 Truck Level, 2 Drive-in**
- Building B: **29 Truck Level, 2 Drive-in**
- Building C: **45 Truck Level, 2 Drive-in**

### OFFICE

- **Ability to finish-to-suit**
- **State-of-the-art construction**

### OCCUPANCY

- Building A: **Summer 2027**
- Building B: **Summer 2027**
- Building C: **15 - 18 months from lease signing**

### CLEAR HEIGHT

- Building A&B: **28'**
- Building C: **40'**
- Superior storage capability, high cube

### PARKING STALLS

- Ample employee parking
- Segregated employee and trucking access

### BUILDING A

**36 TL, 2 DI**  
SHIPPING

**60'**  
STAGING BAY

**115 STALLS**  
CAR PARKING

**28'**  
CLEAR

### BUILDING B

**29 TL, 2 DI**  
SHIPPING

**60'**  
STAGING BAY

**147 STALLS**  
CAR PARKING

**28'**  
CLEAR

### BUILDING C

**45 TL, 2 DI**  
SHIPPING

**60'**  
STAGING BAY

**137 STALLS**  
CAR PARKING

**40'**  
CLEAR



**Dedicated truck court;  
separate access for cars**

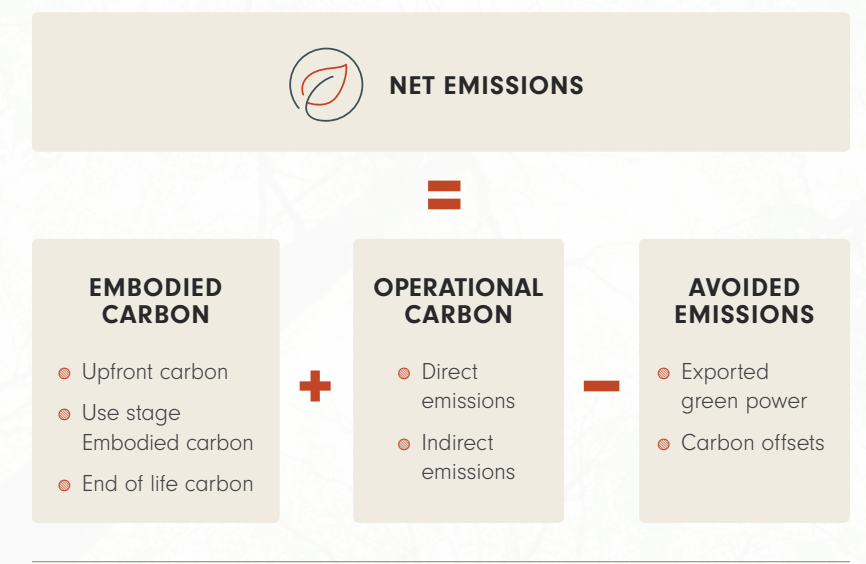
# ZERO CARBON DESIGN PERFORMANCE UPGRADE

## BUILDING GREEN FOR THE FUTURE

Winston Churchill Industrial Park is targeting Zero Carbon Building - Design Standard (ZCB-Design) and LEED certifications. All three buildings will be constructed with a reinforced roof, solar panel system, advanced heating system, and upgraded building envelope, windows and overhead doors. This will provide tenants with improved energy efficiencies throughout their business operations.

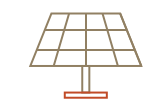
### WHAT IS A ZERO CARBON BUILDING?

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



### ROOF

- 70% of roof structurally reinforced
- White roof



### SOLAR ARRAY

- Supply and install solar panel system (min. 5% of anticipated annual total energy load, gas + hydro)

*(Note: These systems are modular and may be adjusted to accommodate Tenant's objectives and energy consumption)*



### BUILDING ENVELOPE

- Exterior wall thermal performance upgraded to R-30
- Roof thermal performance upgraded to R-40
- Overhead door insulation thermal performance upgraded to R-20
- Windows thermal performance upgraded to max U-0.24, SHGC-0.35 and VT-0.44



### NET ZERO HVAC

- Dual-Core ERVs with VRV Air-source Heat Pumps
- High Efficiency multi-stage natural gas infrared heater backup
- De-stratification Fans



**10 KM**  
 POPULATION  
 363,933  
 LABOUR FORCE  
 306,444  
 MEDIAN AGE  
 41

**20 KM**  
 POPULATION  
 1,377,705  
 LABOUR FORCE  
 1,148,014  
 MEDIAN AGE  
 39

**30 KM**  
 POPULATION  
 3,275,564  
 LABOUR FORCE  
 2,762,711  
 MEDIAN AGE  
 39

**ACCESS TO HIGHLY SKILLED AND PROFESSIONAL WORKFORCE**

## OAKVILLE • A ROBUST ECONOMY MADE FOR BUSINESS

Oakville is all about economic opportunity, growth and success, no matter what industry sector you represent.

- 3.5M** GTHA Labour Force
- 1,819 +** Professional and Financial Services Companies
- 293 +** Advanced Manufacturing Companies
- #2** in GTA for % of residents with bachelor-level or higher education
- 80%** Post-Secondary attainment

**TOP EMPLOYMENT INDUSTRIES**  
 Knowledge-based jobs make up the core of Oakville's employment market. The town has both the highest share of knowledge-based and institutional jobs, and the highest number of jobs in the Professional, Scientific, and Technical Services in all of Halton Region.

- PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES**
- FINANCE AND INSURANCE**
- RETAIL TRADE**
- HEALTHCARE AND SOCIAL ASSISTANCE**
- MANUFACTURING**

**216,076**  
 TOTAL POPULATION

**41 Yrs**  
 YOUNG POPULATION

**202,027**  
 AVERAGE HOUSEHOLD INCOME

**178,952**  
 LABOUR FORCE



- OAKVILLE IS HOME TO...**
- Many industry leaders including Ford Canada, PwC and Siemens
  - A talented community of highly specialized professionals with the skills and experience to support knowledge-based industry growth
  - Sheridan College, one of the world's premier animation and design schools, providing applied arts and technical programs
  - Many of the best private schools in Canada






# CANADA'S BEST PLACE TO GROW & LIVE

From a thriving knowledge economy to an unparalleled lifestyle, Oakville is the place to start or grow your business and ranked the Best Place to Live in Canada.



## AMENITIES

Within 5 KM Radius

 <b>52</b> Shopping Places	 <b>19</b> Gas Stations
 <b>133</b> Restaurants & Cafés	 <b>22</b> Banks

## CONVENIENTLY CONNECTED

Public transportation directly at your doorstep via MiWay, Oakville & Clarkson GO

-  MISSISSAUGA BUS ROUTES  
MiWay Route #14, #45, #29
-  OAKVILLE BUS ROUTES  
Route #4, #11

## GO TRANSIT IN OAKVILLE

Oakville's all-day, two-way GO service now offers commuters 15-minute mid-day connections to downtown Toronto.



Oakville Homecoming Trail Lighthouse



Oakville Lakeside Park



# ABOUT THE *PROJECT TEAM*

Developed and managed by a team of industry experts.



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## DEVELOPER

Nicola Real Estate provides real estate investment advisory services, asset management services and transaction management services to Canadian pension funds, foreign investors, private investors and both public and private sector companies to assist them in achieving their investment and corporate real estate objectives.

Nicola Real Estate have assembled an exceptional team of professionals combining specialized transaction capabilities and extensive commercial real estate knowledge acting for both owners and users of commercial real estate.



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## LEASING

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.



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# WINSTON CHURCHILL

INDUSTRIAL PARK

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**JONATHAN LEARY\***  
Executive Vice President

905 315 3695  
Jonathan.Leary@cbre.com

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**KYLE HANNA\***  
Vice Chairman

416 798 6255  
Kyle.Hanna@cbre.com

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**DAVID MERKER\***  
Associate Vice President

905 315 3676  
David.Merker@cbre.com

**N NICOLA**  
REAL ESTATE

**CBRE**

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**CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST | 5935 AIRPORT RD SUITE 700, MISSISSAUGA, ON L4V 1W5**

\*Sales Representative

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