



11101 COLD CREEK ROAD

VAUGHAN, ON

HUNTINGTON ROAD

NASHVILLE ROAD

COLD CREEK ROAD

78.73 ACRE FUTURE INDUSTRIAL
DEVELOPMENT OPPORTUNITY

CBRE

PROPERTY OVERVIEW

CBRE Limited (“CBRE”) is pleased to offer for sale 78.73 acres of Employment land at 11101 Cold Creek Road (the “Property”, “Site” or the “Offering”) in the City of Vaughan. Strategically located minutes away from Highway 50 and other highway networks, the Site benefits from its interconnectivity to major transportation networks and it’s proximity to local amenities. As of November 2022, the Property is designated as an Employment Area under the York Region’s Official Plan. The site provides investors and users alike, an outstanding opportunity to acquire future development land.

Vaughan remains one of the Greater Toronto Area’s (GTA) most highly sought-after municipalities emphasized by its continual lack of inventory and strong per acreage pricing. Given the Property’s newly adopted Employment Area land designation, size and proximity to major highways, the Site offers a rare opportunity for a large-scale investment in the robust Vaughan market.

Environmental

The Vendor has commissioned a Phase 1 Environmental Site Assessment from Fortis Environmental. The Phase 1 ESA has been completed and is available in the document centre.

PROPERTY DETAILS

Lot Dimensions	Frontage: : ±1,420.44 ft Depth: ±2,286.07 ft
Site Area	78.73 ac. 54.26 useable ac. per Beacon Environmental Report
York Region Urban Structure	Urban Area
York Region OP Land Use	Employment Area
Vaughan Urban Structure	Natural Areas and Countryside
Vaughan OP Land Use	Agricultural and Natural Areas
Zoning	Agriculture (A) and Environmental Protection (EP)

House & barn structure on site



INVESTMENT HIGHLIGHTS



Designated Employment Area

In November 2022, York Region approved the property as Employment Area. The City of Vaughan is currently conforming its Official Plan to the York Region and is expected to be designated as a New Employment Area as of March 2024.



Prime Connectivity to Major Highways

The Property is situated in a prime location with convenient access to Highways 427, 7, 407, 401, & 400. This strategic positioning makes transportation and commuting easy for residents or businesses at this location.

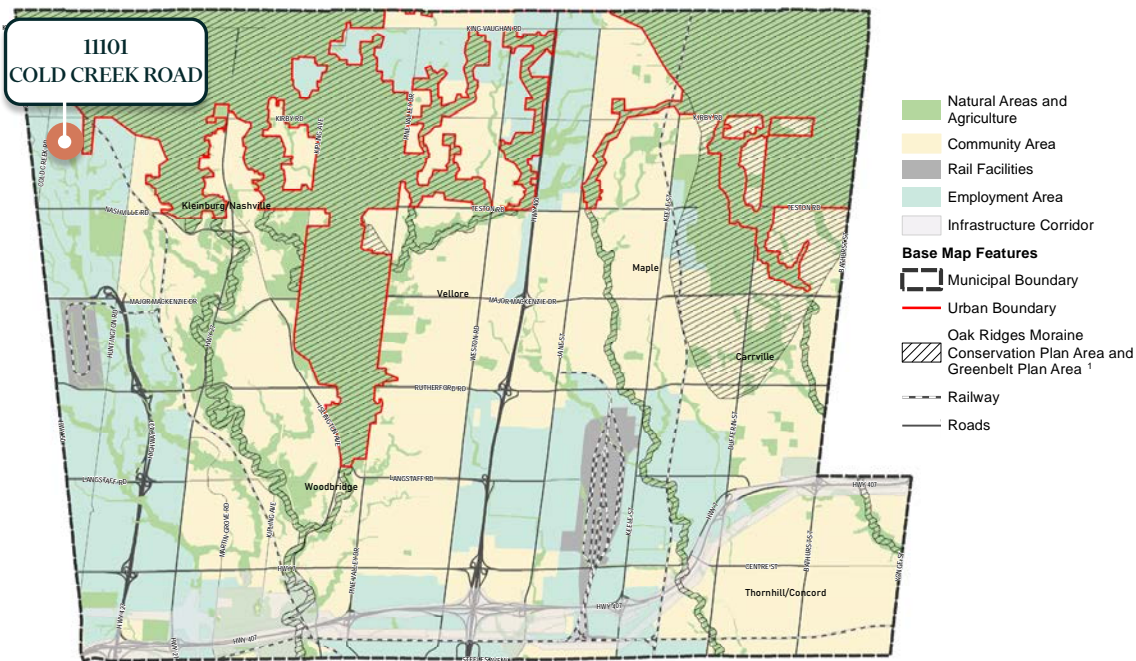


Nearby Industrial Developments

Demand for industrial land and properties has increased dramatically over recent years. In the immediate area of the Site, there are currently 8 development applications signifying growth, and continued interest for development as demand continues to outpace supply.

PLANNING OVERVIEW

VAUGHAN DRAFT OFFICIAL PLAN



The subject property is designated as an Employment Area under the Vaughan Draft Official Plan. The property falls within the “West Vaughan” Employment Area and has a density target of 30 jobs per hectare. It is expected that as part of the City’s updated Official Plan, the subject lands will be brought into their Urban Boundary to reflect the Region’s newly approved Official Plan. The City of Vaughan is likely categorize the land as one of, or a mix of the following designations:

1. General Employment
2. Prestige Employment



DEVELOPMENT APPLICATIONS

1. 9701 HIGHWAY 50, VAUGHAN	4.2KM*
Application Type	Site Plan
Date Submitted	06/14/2022
Status	In Progress
Site Area	15.25 ac.
GFA	136,303 sq. ft.
FSI	0.20
Description	An application for a single storey warehouse with a two-storey office component at the south end of the facility with 36 loading docks.

3. 0 SIMPSON ROAD, CALEDON	5.4KM*
Application Type	Site Plan
Status	Recirculation
Description	The applicant is proposing to construct a contractor’s facility which will consist of a two-storey office with an attached maintenance shop and cleaning shop, totaling 14,585.10 sq. ft. in size. The applicant has also proposed an open storage area situated in the rear of the subject lands. Landscaping and vehicle parking is proposed along the frontage of the site.

5. 11470 COLERAINE DRIVE, BRAMPTON	2.6KM*
Application Type	Official Plan & Zoning by-law Amendment
Date Submitted	09/08/2023
Status	In Review - Pre-Public Meeting
Site Area	46.42 ac.
Truck Parking Area	1,714,580 sq. ft.
Description	Proposal for the temporary use of truck parking and outdoor storage. 845 truck parking spaces are proposed.

7. 5200 COUNTRYSIDE ROAD, BRAMPTON	2.9KM*
Application Type	Site Plan
Date Submitted	07/06/2023
Status	In Review
Site Area	40.35 ac.
GFA	848,970 sq. ft. - Total GFA 384,043 sq. ft. - Building A 464,926 sq. ft. - Building B
Description	Proposal for two industrial warehouse buildings with a total GFA of 848,970 sq. ft.

*From subject site

2. 8522 MAYFIELD ROAD, CALEDON	3.7KM*
Application Type	Site Plan
Status	Recirculation
Description	Application to construct a one storey industrial building (55,918 sq. ft.) with accessory offices, landscaping, grading, parking and additional site works.

4. 171 PARR BOULEVARD, CALEDON	4.4KM*
Application Type	Site Plan
Status	Recirculation
Description	Proposal to construct a 39,374 sq. ft. industrial warehouse building with an accessory office. Property to also have parking, landscaping and additional site works.

6. 11462 COLERAINE DRIVE, BRAMPTON	2.7KM*
Application Type	Official Plan & Zoning by-law Amendment
Date Submitted	09/08/2023
Status	In Review - Pre-Public Meeting
Site Area	25.0 ac.
Truck Parking Area	51,717.38 sq. ft.
Description	Proposal for the temporary use of truck and trailer parking for a period of 3 years. 272 truck and trailer parking spaces are proposed.

8. 5556 COUNTRYSIDE DRIVE, BRAMPTON	1.9KM*
Application Type	Site Plan
Date Submitted	3/30/2023
Status	In Review
Site Area	6.94 ac.
GFA	8,983 sq. ft. - Total GFA
Description	The proposal includes 74 employee truck parking spaces, an outdoor storage area and a salt dome.

LOCATION OVERVIEW

2 MIN

Drive to Highway 50

8 MIN

Drive to Highway 427

12 MIN

Drive to Highway 407

16 MIN

Drive to Highway 409

18 MIN

Drive to Highway 401

22 MIN

Drive to Highway 400

24 MIN

Drive to Toronto Pearson Airport

45 MIN

Drive to Downtown Toronto

-  INDUSTRIAL COMPANIES
-  RETAIL AMENITIES
-  BOLTON GO AND ZUM ROUTE



11101 COLD CREEK ROAD

VAUGHAN, ON

78.73 ACRE FUTURE INDUSTRIAL
DEVELOPMENT OPPORTUNITY

Asking Price: \$65,000,000

CONTACT US

Jordan Earls

Sales Representative
416 495 6244
jordan.earls@cbre.com

Pat Viele*

Executive Vice President
416 495 6258
pat.viele@cbre.com

Frank Protomanni P.Eng, MBA**

Senior Vice President
416 495 6299
frank.protomanni@cbre.com

Alex Protomanni*

Associate Vice President
416 495 6284
alex.protomanni@cbre.com

*Sales Representative **Broker

All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

OFFERING PROCESS

Offers to be reviewed upon submission

DOWNLOAD CA

Click to download CA

AVAILABLE REPORTS

- Phase 1 Environmental Survey
- Natural Heritage Study
- Planning Letter, Weston Consulting

CBRE