

FIRST CLASS INDUSTRIAL COMPLEX

# WYECROFT PARK

3540 & 3560 Wyecroft Road | Oakville, ON

**SUSTAINABILITY STARTS HERE**

Ready for Tenant Fixturing | Space Available from 15,000 sf up to 208,000 sf

AVISON  
YOUNG




*Carterra*



Avison Young, in partnership with Cartera, is pleased to introduce **Wycroft Park**: a brand new, state-of-the-art industrial development targeting **LEED Silver Certification and Zero Carbon Ready Standards**. With a key focus around sustainable design, this opportunity is ideally located right on the Oakville / Burlington border.

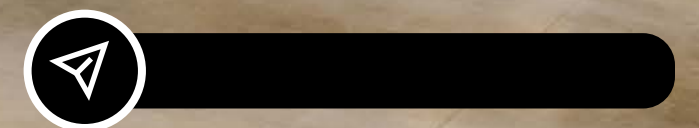
Various size configurations are possible, with lease options starting at 15,000 sf and up to a full building of 208,000 sf available.

**Ready for Tenant Fixturing!**

-  Brand new state-of-the-art industrial park
-  Lease options starting from 15,000 sf
-  Excellent corner location with high exposure



Targeting LEED Silver Certification



# DISCOVER

## THE PINNACLE OF NEW CONSTRUCTION



Total  
275,000 sf



Various Size  
Configurations



Targeting LEED Silver  
Certification



Zero Carbon Ready  
Standards

### BUILDING 1: 3540 WYECROFT ROAD, OAKVILLE, ON

<b>TOTAL AREA</b> 67,000 sf	<b>OFFICE</b> 5% (build out to be provided)	<b>ASKING NET RENT</b> \$19.50 PSF	<b>T.M.I. (2024)</b> \$3.85 psf
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<b>CLEAR HEIGHT</b> 24'	<b>POWER</b> 1000 Amps	<b>BAY SIZES</b> 51'3" x 41'4"	<b>LIGHTING</b> LED to 30 FTC
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Leasing options starting from **15,000 sf** up to **38,000 sf** remaining

### BUILDING 2: 3560 WYECROFT ROAD, OAKVILLE, ON

<b>TOTAL AREA</b> 208,000 sf	<b>OFFICE</b> 2% (build out to be provided)	<b>ASKING NET RENT</b> \$19.00 PSF	<b>T.M.I. (2024)</b> \$3.85 psf
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<b>CLEAR HEIGHT</b> 40'	<b>POWER</b> 2500 Amps	<b>BAY SIZES</b> 57'2" x 48'10"	<b>LIGHTING</b> LED to 30 FTC
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Leasing options starting from **80,000 sf** up to the full building of **208,000 sf**

### Building Highlights:



Ready for  
Tenant Fixturing



Built-out universal  
washroom in place



Minutes to  
Highway QEW



Adjacent to Big Box  
Retail Plaza



# DEMISING OPTIONS

MULTIPLE SIZE CONFIGURATIONS POSSIBLE

WYECROFT ROAD

15,000 sf

38,000 sf

LEASED

LEASED

3540 Wynecroft Road:  
38,000 sf remaining

BURLOAK DRIVE

3560 Wynecroft Road: 208,000 sf

80,000 sf

100,000 sf

128,000 sf

## 3540 WYECROFT ROAD

CONFIGURATION	SHIPPING
15,000 SF	2 DI
23,000 SF	3 DI
38,000 SF	5 DI

## 3560 WYECROFT ROAD

Size configuration illustrations on renderings are estimates only



WYECROFT PARK

# BURLOAK DRIVE GRADE SEPARATION



WYECROFT PARK



Click to View Full Site Plan

## Summary of Improvements:

- Separation of rail tracks from vehicular traffic
- Optimized traffic flow
- Enhanced public safety
- A widened Burloak Drive to accommodate 2 future additional lanes (6 in total)
- Utility upgrades/relocations
- Dedicated multi-use pathway along the boulevard and on street bicycle lanes

## Why is the road closed?

- Construction efficiency: Crews will be able to work on multiple scopes of work simultaneously
- Public Impacts: Reduced public impacts of dust and noise.
- Public Safety: Construction zone is completely separated from vehicular traffic.

This will result in the Burloak Grade Separation opening as soon as possible to vehicular traffic.

3560 Wycroft Road  
208,000 sf Available

3540 Wycroft Road  
38,000 sf Remaining

ENTRANCE

ENTRANCE

WYECROFT ROAD

BURLOAK DRIVE | ROAD CLOSURE

Spring 2023  
Construction Starts

November 2024  
Intermittent Lane Closures

March 2025  
14-month Road Closure Starts  
(Burloak Drive will be closed from Harvester Road /  
Wycroft Road to Prince William Drive /Superior Court)

Summer 2026  
Completion of Major Works

Winter 2026  
Project Completion

## Sustainable Construction

**Wycroft Park** is targeting LEED Silver Certification and Zero Carbon Ready Standards upon completion. In achieving this certification, the Project Team recognizes the importance of lowering building emissions in order to contribute to national climate commitments.

The Project Team is committed to employing sustainability best practices during construction, including:

Targeting



## Passing on the Benefits to our Tenants

The Project Team aims to deliver buildings that are industry-leading and environmentally responsible. **Wycroft Park** will offer unique flexibility for a variety of different users by creating high quality working environments and employment opportunities.

**Our Tenants can reap the benefits of sustainably-built buildings.**



**Increased R-Value in the exterior wall systems**



**Reinforced roof deck allowing for future solar power installation**



**Sufficient power supply to support future conversion to electrical heating**



**Cost Savings**  
Realized through energy & carbon savings, resulting in lower operational & maintenance costs



**Improved Efficiency**  
Innovative building design helping to reduce overall resource consumption



**Lower Carbon Emissions**  
Leading the industry in minimizing the environmental impact of industrial buildings



**On-site electric charging stations**



**Environmentally friendly sourced building materials**



**Healthier Places to Work**  
Offering employees a more comfortable & sustainable work environment



**Upholding Social Values**  
Buildings that have positive and measurable benefits on the environment

# STRATEGIC LOCATION

## Amenities - within 1 minute walking distance:

### 1 RioCan Centre Burloak

#### Food & Restaurants:

Starbucks  
Booster Juice  
Denny's  
Chop Steakhouse  
Chorizo Fresh Mex  
Harvey's  
Kelsey's Roadhouse  
Longos  
Milestones  
Grill & Bar  
Montana's  
BBQ & Bar  
Osmow's

#### Swiss Chalet Sunrise Caribbean Teriyaki Experience Tim Hortons

#### Gas Stations:

Esso  
Petro Canada

#### Shopping & Entertainment:

Carter's | OshKosh  
Cineplex  
Crunch Fitness  
Dollarama  
Home Depot  
Home Outfitters  
Mark's  
Nike Factory Outlet  
Old Navy  
Tommy Hilfiger

#### Accommodations:

Courtyard by Marriott  
Hilton Garden Inn  
Homewood Suites  
Sandman

## Amenities - within 5 km:

2 Petro-Canada  
Royal Shawarma  
Subway  
Tin Cup Sports Grill  
Wendy's

3 **Abbey Plaza**  
Baskin-Robbins  
BMO  
CIBC  
Esso  
McDonalds  
Mr. Sub  
Sobeys  
Symposium  
Cafe  
TD  
The Beer Store

4 RONA  
Chuck's Roadhouse Bar & Grill  
Tim Hortons  
A&W

5 **SmartCentres Burlington North**  
Walmart  
Boston Pizza  
Scotiabank  
CIBC  
Starbucks  
Tim Hortons  
Shoppers Drug Mart  
LA Fitness  
Petro Canada  
Fortinos

6 RONA  
Tim Hortons  
Popeye's  
Turtle Jack's  
LCBO  
Metro  
TD  
McDonald's

7 Fortinos  
Petro Canada  
CIBC  
LCBO  
RBC  
Shoppers Drug Mart  
Starbucks  
McDonald's  
Rexall

8 **Burlington Shopping Centre**  
Starbucks  
Canadian Tire  
Winners  
Pizza Pizza  
Chapters  
TD  
KFC  
Burger King  
Kelsey's  
Red Lobster

## Drive Times:



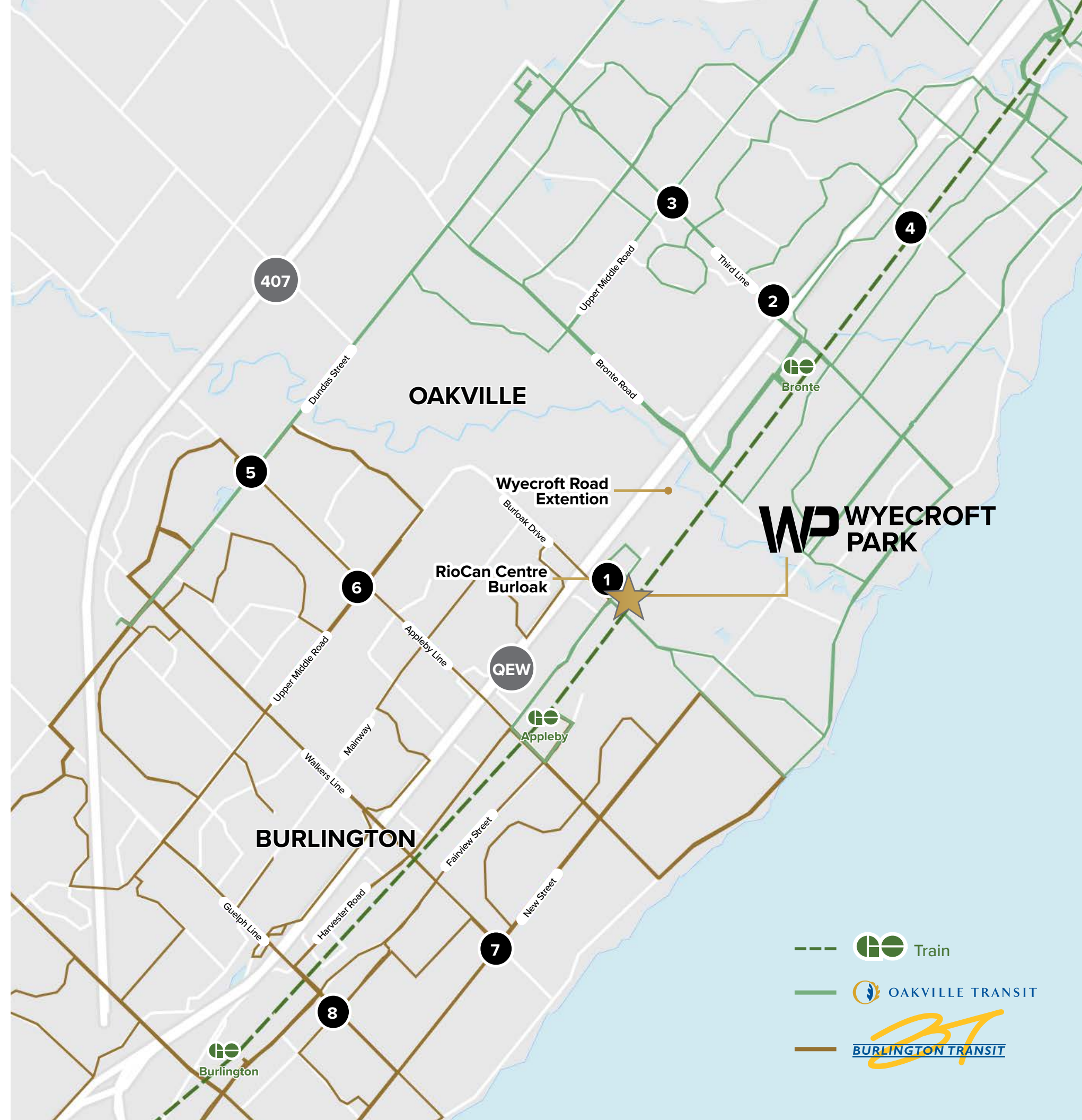
30 Minutes to  
Pearson International  
Airport



40 Minutes to  
Downtown Toronto



45 Minutes to  
Niagara-US Border

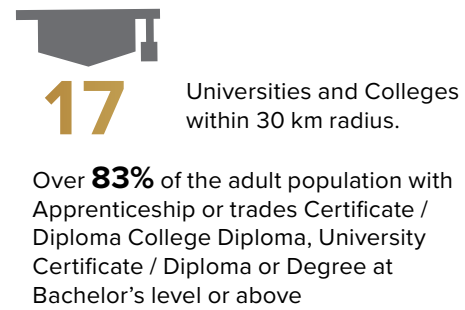
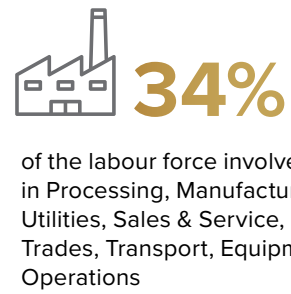
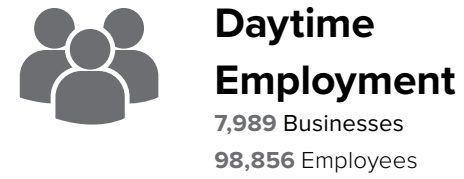
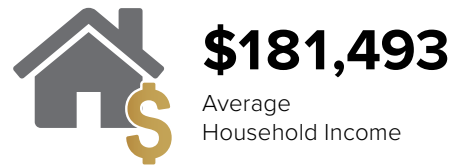
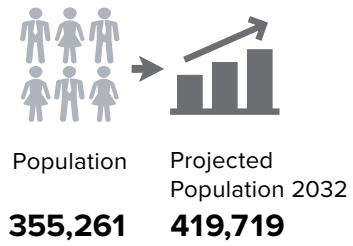


# CONNECTED

## TO A DYNAMIC LABOUR POOL

### Demographics Overview

#### Oakville, Ontario



 [Click to View Full Zoning By-Law](#)

### Zoning & Permitted Uses

#### Employment Zone | E2 & E4



#### Permitted Uses

- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractors establishment
- Financial institution\*
- Food bank
- Food production
- Manufacturing
- Medical office
- Outside display and sales area
- Outside storage\*
- Rental establishment
- Repair shop
- Training facility
- Warehousing
- Wholesaling

\*Subject to restrictions

# MEET THE

## PROJECT TEAM



### Developer



Carterra is a Canadian real estate investment fund manager, asset manager and developer. Carterra is an entrepreneurial real estate company focusing on development projects and a core portfolio of income producing properties located in the GTA and Montreal. By blending institutional capital with entrepreneurial agility Carterra creates award-winning commercial and residential developments.

Carterra has long term, collaborative relationships with tenants, owners and institutional investors, and has successfully developed multi-award-winning projects extending to over \$6 billion in total value. A proven track record, quiet achievements and integrity bear the cornerstones of our corporate mandate.

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

### Leasing



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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



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