

540

HANLON CREEK BOULEVARD

Guelph, Ontario



65,000 SQ. FT. REMAINING

Turnkey Move-in Ready Unit For Lease

DUNCAN WEBSTER**
Senior Vice President

KYLE HANNA*
Vice Chairman

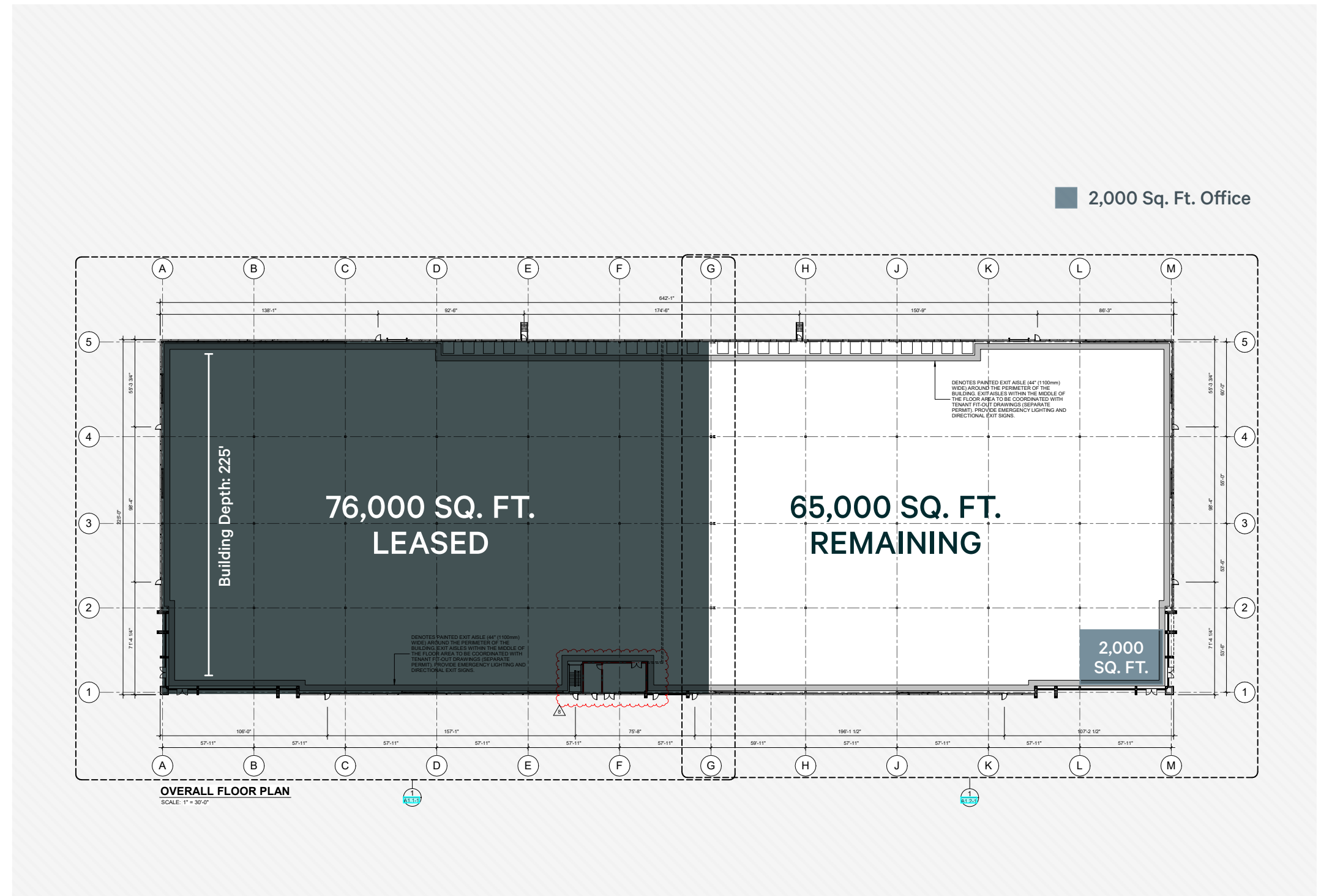
MICHAEL BLACK*
Senior Vice President

CBRE

First-Class Specifications

BUILDING A SPECIFICATIONS

| | |
|---------------------|--|
| AVAILABLE SIZE | <ul style="list-style-type: none"> 65,000 Sq. Ft. Remaining Available |
| OFFICE | <ul style="list-style-type: none"> 2,000 Sq. Ft. Under Construction |
| T.M.I. (EST. 2025) | <ul style="list-style-type: none"> \$4.38 Per Sq. Ft. |
| SHIPPING | <ul style="list-style-type: none"> 11 Truck Level Doors 1 Drive-in Doors |
| CLEAR HEIGHT | <ul style="list-style-type: none"> 36' |
| BUILDING DEPTH | <ul style="list-style-type: none"> 225' |
| BAY SIZE | <ul style="list-style-type: none"> 54' (w) x 55' (h) 60' Staging Bay |
| CAR PARKING | <ul style="list-style-type: none"> 64 Stalls |
| CAR PARKING RATIO | <ul style="list-style-type: none"> 0.70 (Per 1,000 Sq. Ft. GLA) |
| POWER | <ul style="list-style-type: none"> 1,600 Amps |
| CONSTRUCTION | <ul style="list-style-type: none"> Precast |
| CONSTRUCTION STATUS | <ul style="list-style-type: none"> Construction complete |
| ZONING | <ul style="list-style-type: none"> B.5-5 Wide variety of industrial uses, including but not limited to: logistics, warehousing, fulfillment and e-commerce |



540 Hanlon Creek Boulevard

Turnkey Move-in Ready • 65,000 Sq. Ft. Remaining Available



550 Hanlon Creek Boulevard

100% Pre-leased • Construction Complete



Hanlon Creek Business Park

Established Business Park

Home to regional and national tenants

540 Hanlon Creek Boulevard is situated within the Hanlon Creek Business Park which is well established and home to a mix of regional and national tenants. Hanlon Creek Business Park offers Tenants a corporate setting surrounded by acres of green space. The master planned park has accommodated phased growth and development offering a variety of large scale and mid-bay industrial buildings as well as office buildings suitable for a wide range of industrial and office users.

The Business Park is governed by design guidelines that ensure the highest quality standards throughout the entire project and is surrounded by a 255 acre environmental reserve in the heart of the park containing recreational trails throughout. Strategically located for targeting both Canadian and U.S. industrial and consumer marketplaces, the Hanlon Creek Business Park continues to attract both new business wishing to relocate and existing local businesses that are looking to expand.

The property is directly adjacent to many brand new corporate developments in the immediate area and is located just minutes north of a brand new 1.2 million square foot industrial and office development which is home to many well known companies such as The Co-operators, Fraser Direct, Oxibrite, Brewers Supply Group, Good Leaf, Pival, Lynden Logistics and many more.

Convenient Transit

Surrounded by Class A Industrial

Rapid Growth Market




Immediate Neighbours




- A


Mirexus Inc


- B


NatureMetrics


- C


Halwell Mutural Insurance Company


- D


Lovett Signs Inc.


- E


Compass Private Wealth


- F


Fusion Homes


- G


Regency Fireplace Products


- H

VAS
(Value Added Services)


- I

Wurth Canada Limited



The Place of Choice

The city of Guelph is situated at the heart of Ontario's manufacturing and innovation corridor, and is home to more than 130K people and a labour force of 95K people (~4% unemployment rate). It boasts affordability, vibrant neighborhoods, a range of development opportunities and terrific educational institutions like the University of Guelph (23,500 students).

The Property is strategically located in Guelph's South End at the intersection of Downey Road and Hanlon Creek Boulevard. The area benefits from convenient access to Highway 401 providing easy connection to the Kitchener-Waterloo and Cambridge areas, as well as airports and other area demand drivers. Highway 401 provides direct linkages to the Greater Toronto Area (eastbound) and Waterloo Region (westbound); both within 25 miles (40 km) of Guelph. Guelph's close proximity to major border crossings (90 miles or 150 km) also make it an ideal location for businesses to compete globally.

The Property is less than a 50-minute drive from both Pearson International Airport in Mississauga and the CN Rail Intermodal terminal in Brampton, and is a 90-minute drive from the nearest U.S. border.



**Top 10
In Americas**

For foreign direct investment

Source: fDi intelligence 2017



**2nd
Best City**

To buy real estate in Canada

MoneySense Magazine, 2019



**4th
Best City**

To start a business in Canada

Source: Canadian Federation of Independent Business, 2016



**Fastest
Growing**

Economy among mid-sized cities in Canada (2018)

Source: Conference Board of Canada, 2019



Aerial view of Guelph, Ontario downtown over the Speed River.

Central Location

Minutes to Hanlon Expressway offering quick connections to Milton and west GTA

DRIVE-TIMES

| | Distance | Time |
|-------------------------|----------|--------|
| Highway 401 | 13 KM | 11 MIN |
| Highway 403 | 41 KM | 35 MIN |
| Highway 407 | 45 KM | 27 MIN |
| Downtown Guelph | 9 KM | 12 MIN |
| Downtown Toronto | 88 KM | 1 HR |
| Mississauga | 64 KM | 40 MIN |
| Milton | 46 KM | 38 MIN |
| Hamilton | 46 KM | 38 MIN |
| Milton CN Logistics Hub | 44 KM | 32 MIN |
| CN Brampton Yard | 65 KM | 38 MIN |

WITHIN 90 MINUTES DRIVE



5 International Airports

Toronto Pearson, Billy Bishop, Waterloo, Hamilton & London



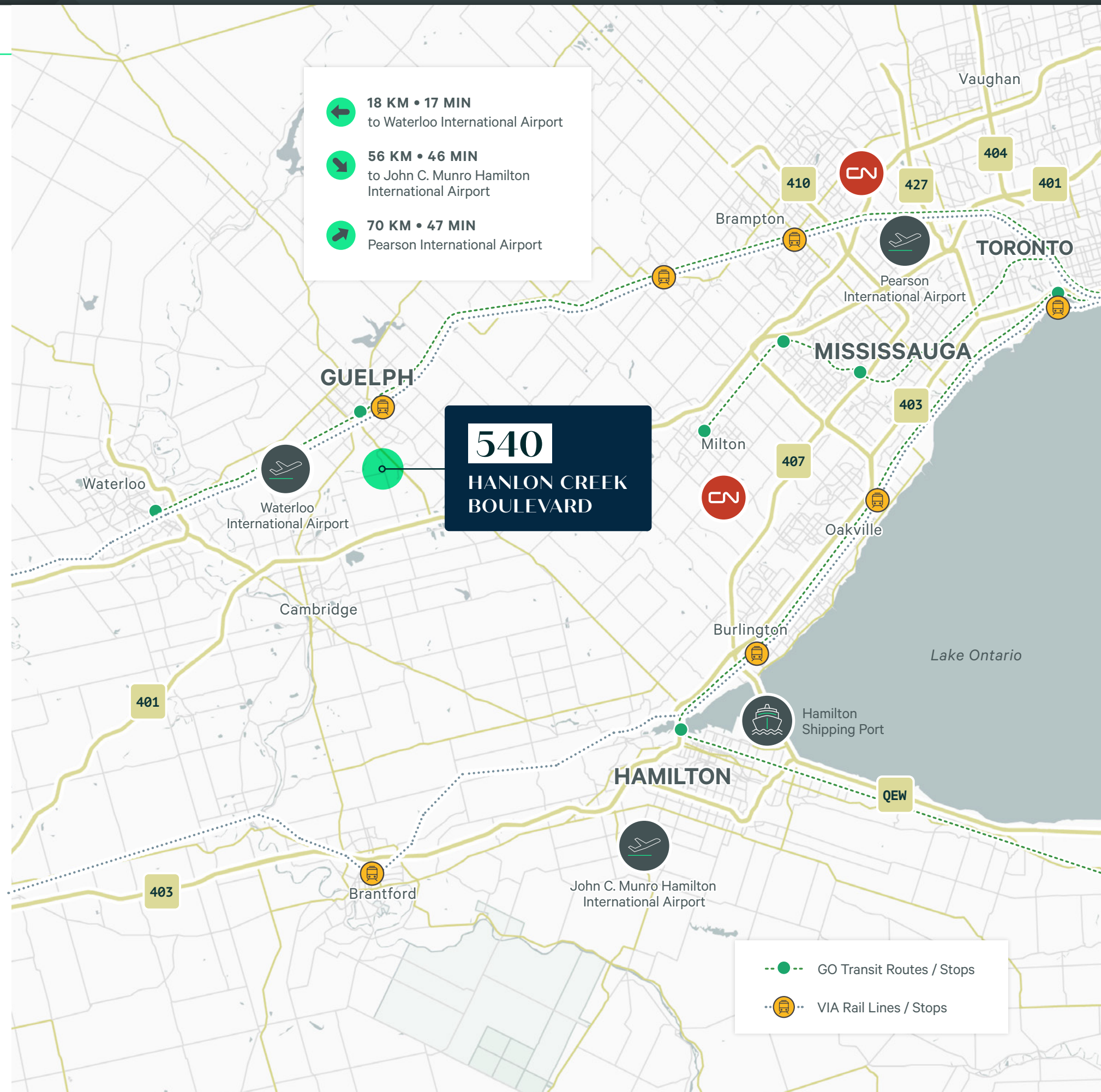
3 Shipping Ports

Toronto, Hamilton & Welland Canal



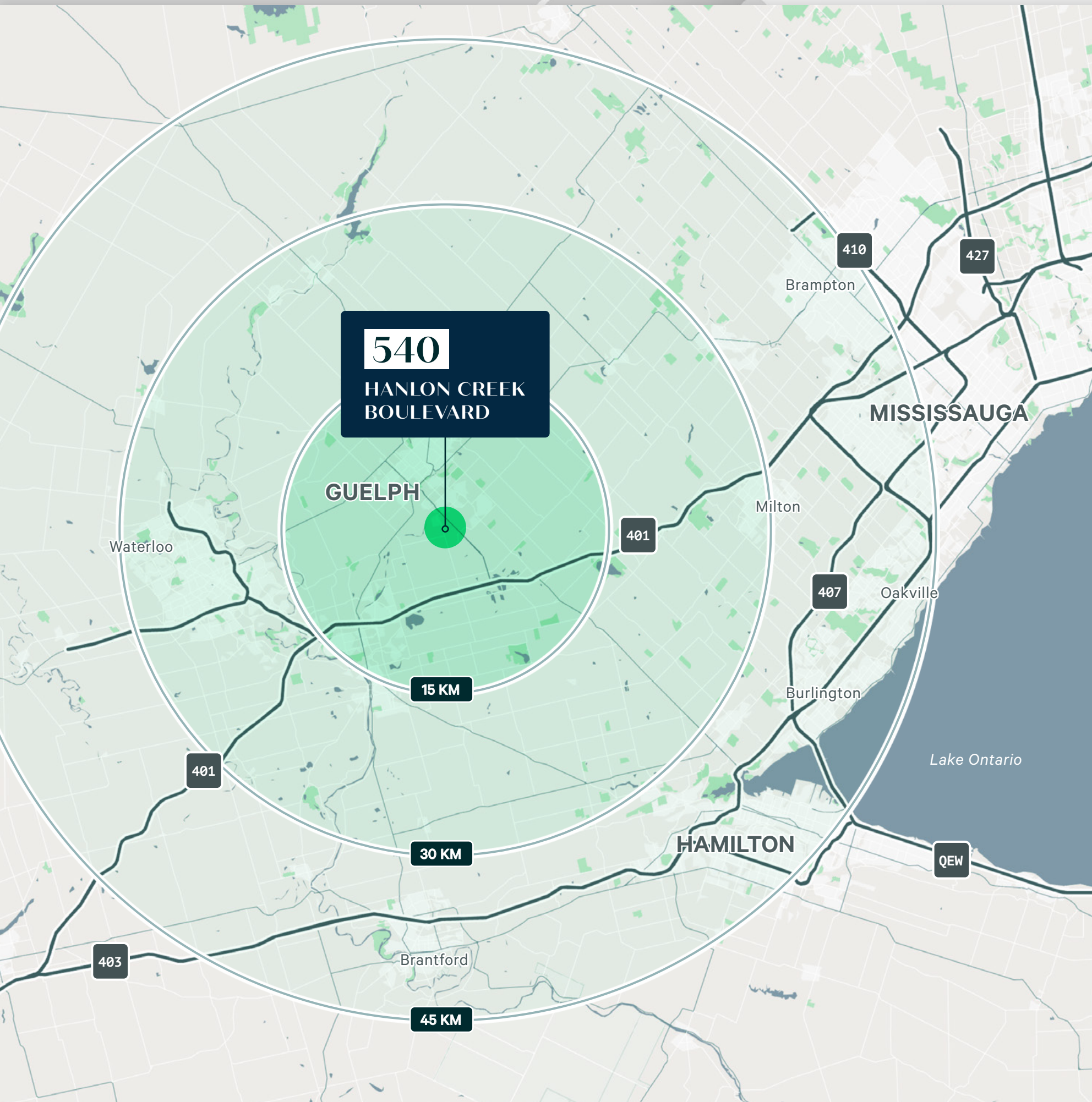
Guelph Junction Railway

Offers access to CN & CP rails, competitive rates & reliable daily service



Enviably talent pool

Guelph provides access to over 150 million North American consumers within one day's drive and an enviable talent pool. The city is growing at one of the fastest rates in Canada, with the population projected to increase to 203K people by 2051.



Access to over 280,000 tech workers and 9,600+ tech companies

within a 90-minute drive

Two fastest-growing tech talent markets in North America

Toronto & Wellington-Waterloo

Second-largest tech cluster in North America

(\$332 billion economy)

| | 15 KM | 30 KM | 45 KM |
|--------------|---------|---------|-----------|
| Population | 252,798 | 918,141 | 2,725,385 |
| Labour Force | 70.8% | 69.7% | 68.7% |
| Median Age | 38.6 | 38.3 | 38.7 |

Business Centre Guelph

Surround by Corporate neighbours & minutes to amenities

HANLON PARKWAY

..... 3 Minutes • 2.4 Km to Hanlon Parkway

MAJOR AMENITIES

8 Shopping Places

9 Restaurants & Cafés

6 Banks

6 Gas Stations

TRANSIT ROUTE

Route #7
Hanlon Creek
Flex route from Hanlon Creek at Bett westbound

Route #7
Kortright Downey
University Centre South Loop



Contact Us

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