



— SIMCOE COUNTY, ONTARIO · PRECONSTRUCTION INDUSTRIAL UNITS FOR LEASE

Ramara *Industrial* Park

A preconstruction industrial lease opportunity 10 minutes north of the GTA boundary on Highway 12. From 4,500 to 100,000 square feet.
Move-in ready or built to suit.

337 O'DONNELL COURT
BRECHIN, TOWN OF RAMARA, ONTARIO L0K 1B0

400V

THREE-PHASE PER UNIT

28' peak

CLEAR HEIGHT AT PEAK

~10 min

TO THE GTA BOUNDARY

**4,500–
100,000 ^{SF}**

UNIT SIZES

— THE CASE FOR RAMARA

GTA access at *Simcoe County* rates.

Industrial net lease rates across the GTA corridor now exceed \$18 per square foot, and supply has not kept up. Brechin is the first community north of the GTA on Highway 12, roughly 10 minutes past the Durham Region boundary. Same highway, same corridor, materially different cost base. For an operation that does not need to sit inside Toronto every day, that gap goes straight to the bottom line.

Rates the GTA left behind

Lease modern, purpose-built industrial space for well below what comparable GTA space commands, without giving up highway access. Rates depend on unit size, term and fit-out level, so we quote them directly. Ask us for current rates.

At the GTA's doorstep

Durham Region, the northernmost edge of the Greater Toronto Area, is about 10 minutes south. Beaverton, the nearest GTA town, is 14 km and 12 minutes away on the same road, worth understanding before you sign another GTA renewal.

Heavy power, without the queue

Every unit is supplied with 200A / 400V three-phase service as standard, with additional capacity available to build-to-suit tenants. Heavy power, without the multi-year Hydro One queue GTA sites now face.

Lowest operating cost in class

Insulated metal panel construction, heat pump HVAC and full LED lighting compress operating costs against a conventional industrial build. Lower TMI from day one of occupancy.

Built around your operation

This is not a generic shell. Loading, power allocation, office build-out, clinical plumbing, treatment rooms and mezzanines are configured to how you actually work, before you move in.

Highway 12 and CN rail proximity

Highway 12 forms the Central Ontario Route of the Trans-Canada system and carries 20,000 to 25,000 vehicles per day in the warmer months. The CN Bala Subdivision, CN's active transcontinental freight mainline to Western Canada, runs directly through Brechin with daily freight service.

“Rates in Ramara today reflect where the GTA was a decade ago.”

10 minutes
from *the GTA*.

🕒 ~10 min · GTA boundary

🕒 25 min · Orillia / Barrie

44.5386, -79.1656

Brechin sits on Highway 12 in Simcoe County, the first community north of the GTA. Ten minutes up the same highway, modern heavy-power space leases at a fraction of GTA pricing.

CORRIDOR ADVANTAGES

- Highway 12, 500 metres from the site, is the Trans-Canada Central Ontario Route and carries 20,000 to 25,000 vehicles per day in season.
- The CN Bala Subdivision mainline runs through Brechin about 500 metres away with daily freight, and a private spur is possible at additional cost subject to CN approval.
- Minutes from Lagoon City, the Lake Simcoe waterfront and Casino Rama, with strong year-round traffic.
- Simcoe County property taxes sit substantially below GTA equivalents.

DRIVE TIMES

Durham Region, GTA boundary	~10 min
Beaverton, Durham Region	12 min · 14 km
Orillia / Barrie	25 min
Highway 404 / 400-series	30 min
Highway 401	~1 hr
Toronto Pearson Airport	1 hr 45 min
Downtown Toronto	~1 hr 45 min

SITE IN CONTEXT



850 new homes approved nearby.

The Town of Ramara has approved approximately 850 new residential units between Lagoon City and Highway 12, bringing a larger workforce, more last-mile and trades demand, and a growing customer base for clinics, offices and childcare.

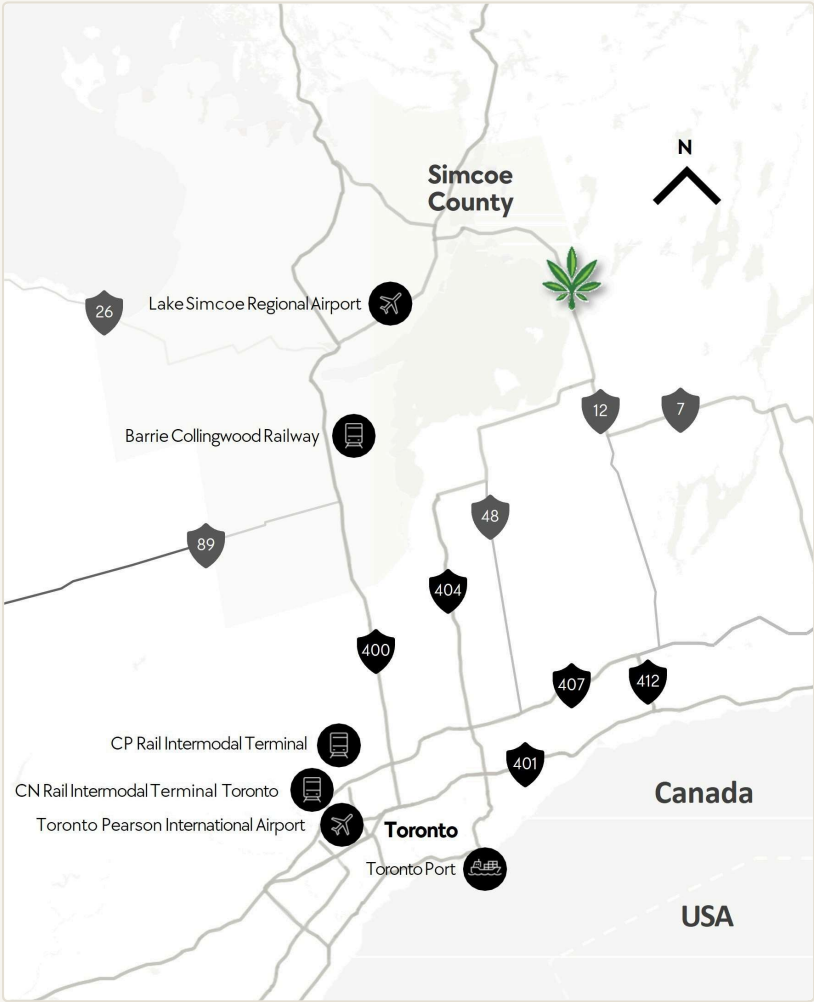
The Township's own industrial land is sold out.

Ramara's municipal industrial land program, previously offered at \$88,500 per acre, is fully absorbed. No lots remain, and built leasable space in this corridor is now limited.

— REGIONAL CONNECTIVITY

One corridor to *every mode*.

Highway 12, 500 metres from the site, links it to the 400-series network, two Class I rail intermodal terminals, two airports and the Port of Toronto. Freight leaves Brechin and reaches the continental network the same day.



CORRIDOR ANCHORS

HIGHWAY	
Trans-Canada Hwy 12	500 m
RAIL	
CN Bala Subdivision mainline	500 m
400-SERIES	
Hwy 400 / Hwy 404	30 min
LONG HAUL	
Hwy 401	1 hr
AIR CARGO	
Toronto Pearson International	1 hr 45
REGIONAL AIR	
Lake Simcoe Regional Airport	35 min
MARINE	
Port of Toronto	1 hr 45

The northern edge of the Golden Horseshoe

Brechin sits where the Greater Toronto supply chain meets Central Ontario. Reach Durham, York and Simcoe markets within the hour while paying Simcoe County occupancy costs, with northern routes to Muskoka and Sudbury straight up Highway 12.

Private rail spur potential

CN's active transcontinental freight line runs through Brechin, about 500 metres from the site, with daily service. A private spur is achievable at additional cost, subject to CN approval and engineering assessment.

Road

Hwy 12 is 500 m away and carries 20,000–25,000 vehicles daily in season

Rail

Daily CN freight on the Bala Subdivision, 500 m from the site

Air

Two airports, including Pearson cargo, inside two hours

Marine

Port of Toronto and the Seaway system in under two hours

Built to *perform.*

Every building is open span with no interior columns, which makes the space adaptable to a wide range of operations. Standard units run 4,500 to 4,850 square feet across eight blocks, and contiguous units within a block can be combined. A single occupier needing 100,000 square feet or more is accommodated as one purpose-built building on a revised site plan.

CONSTRUCTION Fire-retardant IMPs Insulated metal panel walls, insulated metal roof, reinforced concrete floor slab throughout	CEILING HEIGHT 28' clear at peak Low-slope gable roof maximises usable cubic volume for racking, mezzanines and oversized equipment	ELECTRICAL 200A / 400V 3-phase Heavy industrial service to every unit, with additional allocation available under build-to-suit
LIGHTING High-efficiency LED Full-bay LED fixtures throughout, reducing TMI and annual operating overhead from day one	HEATING Heat pumps and HVAC High-efficiency heat pump technology for year-round comfort and meaningful energy savings	LOADING Grade level plus man door Grade-level loading at rear, with ample truck apron and manoeuvring space across the site
PARKING 2.5 per 1,000 SF Surface vehicle parking plus outdoor storage space available per unit	UNIT SIZE 4,500 to 4,850 SF Contiguous units combinable within a block. Column-free open span throughout	WASHROOM AODA compliant Included in every unit. Office build-out and interior upgrades available on request

AVAILABLE SIZES

4,500	4,610	4,850	9,000	9,220	9,700	13,830	14,550	18,000	19,400
27,000	27,660	41,490	55,320	100,000+ SF single building			Custom		

Standard bays and combined contiguous configurations within a block, or a single purpose-built building for a large occupier. Whether you need one bay or the whole site, it can be accommodated.

— WHO THIS IS FOR

Built for *every serious business.*

ZONING Village Industrial (VID) Exception Two

The Township of Ramara takes a flexible, growth-oriented approach to permitted uses in this development. Whether you run a distribution business, a healthcare clinic, a professional practice or a childcare program, you can lease modern heavy-power space here for far less than comparable GTA rates.

01

Wholesale and distribution

02

EV and clean energy

03

Manufacturing and fabrication

04

Trades and construction

05

Equipment and RV sales & rental

06

Healthcare and wellness

07

Education and childcare

08

Vertical farming and cannabis



LIVE / WORK

Live and work in the same unit, *permitted as of right.*

Village Industrial (VID) Exception Two zoning permits an accessory dwelling within an industrial unit as of right, with no variance required. Terrahills can build out a two-bedroom apartment unit on the mezzanine at an additional cost.

— FLEXIBILITY

Built to *suit your vision.*

The existing site plan represents one configuration, not the only one. If your operation requires something specific, the team designs around your requirements and delivers a purpose-built space within the development.

01 Custom footprint and layout

Drive-through bays, oversized loading, cold storage, multiple grade doors, or a completely different footprint. Every detail is specified to your workflow before a single beam is placed.

02 Specification to business use

Epoxy floors, reinforced slabs, mezzanine levels, industrial wash bays, finished office space, climate control, additional drainage. Every specification is priced and confirmed before you commit.

03 Dedicated power allocation

Build-to-suit tenants can negotiate a higher-amperage allocation than the 200A standard. Particularly valuable for manufacturers, EV fleet operators, agri-tech producers and data-centre adjacent uses.

04 Flexible lease terms

Lease the footprint you need today with room to expand into contiguous units as you grow. For uses needing a minor variance, the lease can be made conditional on Township approval.



— ABOUT THE DEVELOPER

Built by *Terrahills.*

Terrahills Developments Inc. is headquartered in the Town of Ramara, the same municipality as this development. The company has been delivering construction projects across Ontario for over 30 years, with an in-house team spanning land planning, municipal approvals, project management and general contracting, which is why specification changes get answered by the people who will actually build them.

From EU-GMP certified pharmaceutical facilities and Tier III and IV data centres to CMHC-funded multi-residential buildings and residential subdivisions, Terrahills delivers every project type under one accountable team, from land acquisition through to occupancy. Not an out-of-province developer. Local, experienced, and personally invested in the long-term success of this park.

30+

YEARS BUILDING
IN ONTARIO

Tier IV

DATA CENTRE CAPABLE

EU-GMP

CERTIFIED
PHARMA BUILDS

1

INTEGRATED TEAM,
LAND TO OCCUPANCY

— PRECONSTRUCTION · NOW LEASING

Request your *leasing package.*

Register to receive current lease rates, floor plans, the complete site plan and unit details. Early registrants receive priority access before public launch, and units are allocated first come, first served.

SPEAK WITH THE BROKER

BROKER

Mya Qi, B.Sc., M.P.H.

OFFICE

365.387.8999

CELL

647.720.8998

REGISTER ONLINE

ramaraindustrialparkvv.com

THE OFFERING

SITE ADDRESS

337 O'Donnell Court, Brechin, Ramara, ON L0K 1B0

LEASING & SALES

Lucero Commercial Group, International Realty Firm Inc.

DEVELOPER

Terrahills Developments Inc.

AVAILABILITY

Preconstruction, 4,500 to 100,000 SF

REQUEST THE LEASING PACKAGE

647.720.8998 →

LUCERO
COMMERCIAL GROUP

This is a preconstruction leasing offering. All images and renderings are artist's concepts for illustrative purposes only and are not representations of the completed building; final construction, finishes, dimensions and site layout may vary. Rates, specifications and availability are subject to change without notice. Power servicing is subject to Hydro One connection review. This is not intended to solicit tenants or buyers already under contract with another agent. Errors and omissions excepted (E. & O.E.).

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