

INTRODUCING

WYECROFT PARK

SUSTAINABILITY STARTS HERE

67,000 sf & 208,000 sf of First-Class Industrial Space | Q3 2024 Occupancy

AVISON
YOUNG

Cartera



Brand new state-of-the-art industrial park



Lease options starting from 20,000 sf



Excellent corner location with high exposure

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 20,000 sf and up to a full building of 208,000 sf available. Targeting Q3 2024 completion.



Targeting LEED Silver Certification



DISCOVER

THE PINNACLE OF NEW CONSTRUCTION



Total 275,000 sf
Available



Various Size
Configurations



Targeting LEED Silver
Certification



Zero Carbon Ready
Standards

BUILDING 1: 3540 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA
67,000 sf

OFFICE
5% (build out to be provided)

CLEAR HEIGHT
24'

SHIPPING
9 D/I

POWER
1000 Amps

T.M.I. (2024)
To be assessed

Leasing options starting from 20,000 sf up to the full building of 67,000 sf

BUILDING 2: 3560 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA
208,000 sf

OFFICE
2% (build out to be provided)

CLEAR HEIGHT
40'

SHIPPING
29 T/L, 1 D/I

POWER
2500 Amps

T.M.I. (2024)
To be assessed

Leasing options starting from 100,000 sf up to the full building of 208,000 sf

Building Highlights:



Targeting Q3 2024
Completion



Speak to Listing
Agents for Pricing



Minutes to
Highway QEW



Adjacent to Big Box
Retail Plaza



DEMISING OPTIONS

MULTIPLE SIZE CONFIGURATIONS POSSIBLE

WYECROFT ROAD

BURLOAK DRIVE

20,000 sf

47,000 sf

3540 Wynecroft Road: 67,000 sf

3560 Wynecroft Road: 208,000 sf

72,700 sf

100,000 sf

150,000 sf

3540 WYECROFT PARK	
CONFIGURATION	SHIPPING
20,000 SF	3 DI
40,000 SF	6 DI
67,000 SF	9 DI

3560 WYECROFT PARK	
CONFIGURATION	SHIPPING
72,700 SF	10 TL, 1 DI
100,000 SF	14 TL, 1 DI
150,000 SF	21 TL
208,000 SF	29 TL, 1 DI

Size configuration illustrations on renderings are estimates only

Site Plan



Click to View Full Site Plan



WYECROFT PARK



40' Clear Height

Zero Carbon
Ready Standards

Commitment to
upholding sustainability
best practices

Zoning: E2 & E4

Building 2: 208,000 sf

Total Lot Size:
12.5 acres

Building 1: 67,000 sf

24' Clear Height

BURLOAK DRIVE

WYECROFT ROAD

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



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



On-site electric charging stations



Environmentally friendly sourced building materials

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.



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



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

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

Gas Stations:

 - Esso
 - Petro Canada

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

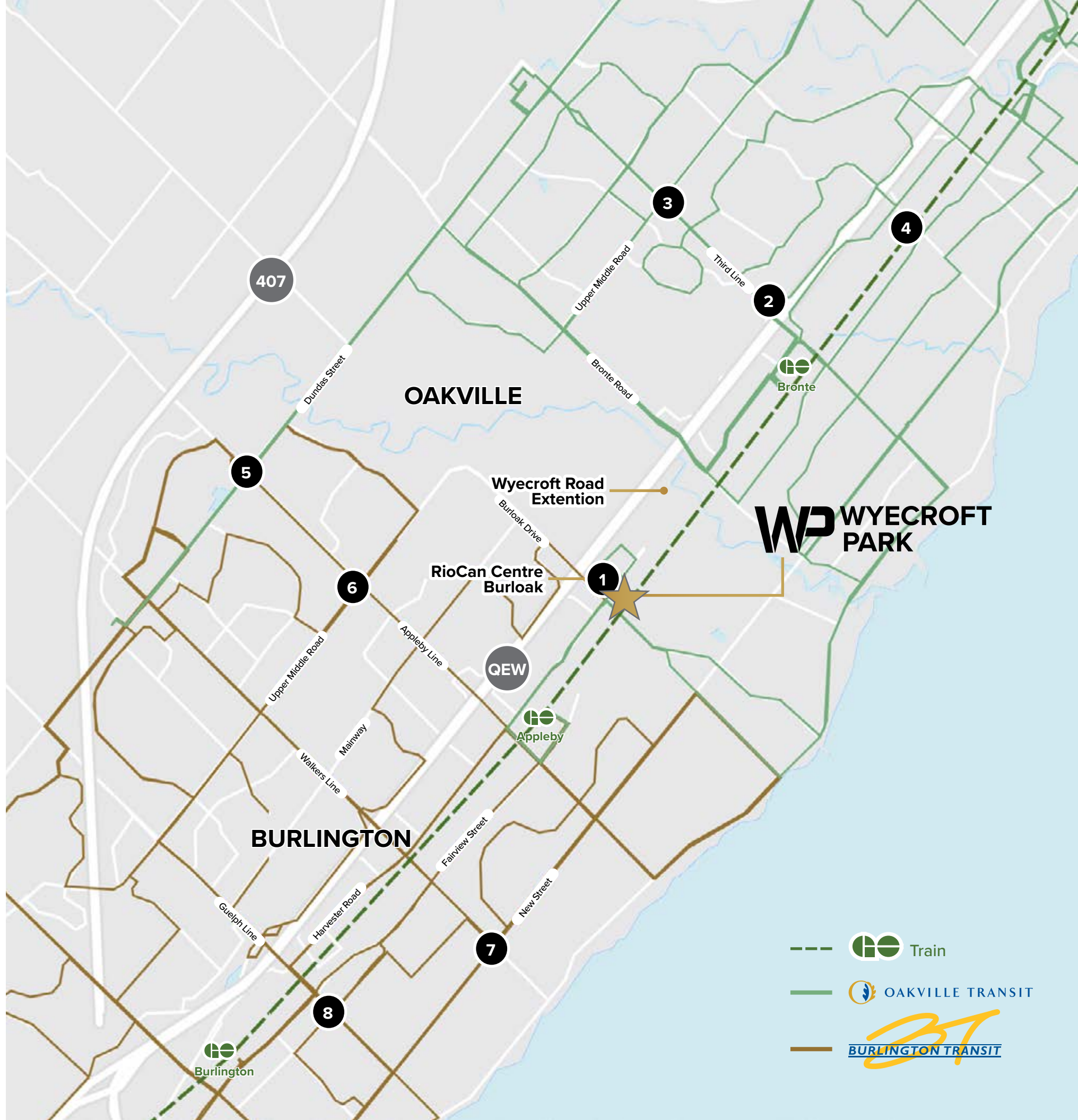
Pearson International Airport
- 

40 Minutes to

Downtown Toronto
- 

45 Minutes to

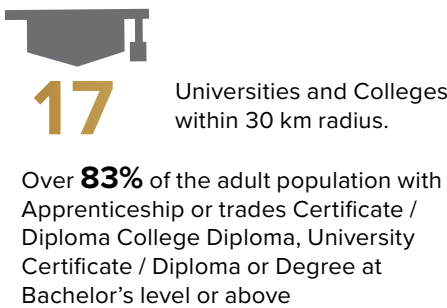
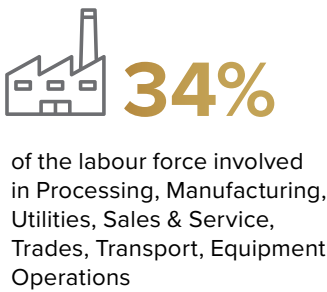
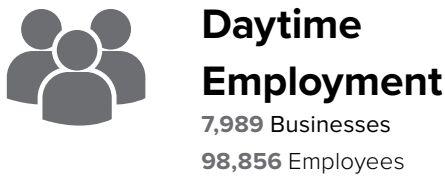
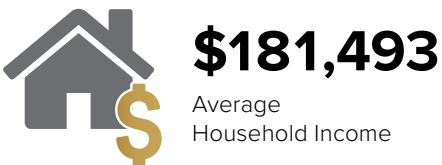
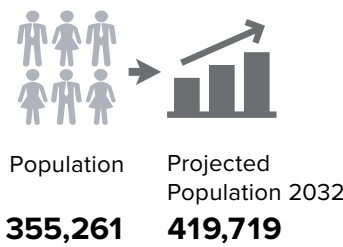
Niagara-US Border



CONNECTED TO A DYNAMIC LABOUR POOL

Demographics Overview

Oakville, Ontario



Click to View Full Zoning By-Law



Zoning

Possible Retail Opportunity at 3540 Wyecroft Road E4 Zoned

Some Permitted Uses in E4 Zoning Include:

- Art gallery
- Business office
- Retail store (with conditions)
- Showroom

Overall Permitted Uses

Employment Zone | Zoning: E2 & E4



CONSTRUCTION UPDATE

Roof Deck and Precast are complete for both buildings and the IMP panel installation has started



MEET THE PROJECT TEAM



Developer



Carttera is a Canadian real estate investment fund manager, asset manager and developer. Carttera 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 Carttera creates award-winning commercial and residential developments.

Carttera 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.carttera.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



**AVISON
YOUNG**

Carterra



Jeff Flemington, CCIM, SIOR, LEED AP
Broker, Principal
+1 905 283 2336
jeff.flemington@avisonyoung.com

Janse Rain
Broker, Principal
+1 905 283 2376
janse.rain@avisonyoung.com

Lyndsay Hopps, SIOR
Sales Representative, Principal
+1 905 283 2390
lyndsay.hopps@avisonyoung.com

WYECROFT PARK | OAKVILLE, ON

Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301
Mississauga, ON L5B 1M5

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap