

ChoicePropertiesRICE  
GROUPCBRE

**At the Crossroads of  
Commerce and Opportunity**

# ChoiceCaledon

Business Park

**Building D For Lease**

5762 Mayfield Road, Caledon, ON

**Construction Has Started!**

**Available Q1 2027**

From ~494,428 Sq. Ft.

Up To ~988,857 Sq. Ft.



# State-of-the-Art New Generation Logistics Centre

Choice Caledon Business Park brings ~6 million sq. ft. of multi-use industrial space to the region with a forward-thinking design focused on sustainability and flexibility. The Park is strategically located in South Caledon in close proximity to major transportation routes and multi-modal transport with access to a robust and skilled labour pool. This development will provide tenants with state-of-the-art specifications including 40' clear height, ESFR sprinklers, ample loading doors, trailer parking stalls and power.

Speak with the CBRE Leasing Team for details on the various opportunities available within Choice Caledon Business Park.



## Total ~6M Sq. Ft.

Leasable space on over 380 developable acres



## Flexibility

Generic space designed to meet the needs of a wide range of businesses and uses



## 40' Clear Height

Offering 40% more pallet positions compared to standard warehouse spaces



# Masterfully Planned

## Occupancy



Phase 1  
2025



Phase 2  
2027



Phase 3  
2028



Phase 4  
2029

## Bldg Phase Size (Sq. Ft.)

D 2 **988,857**  
Under Construction

C 2 ~948,805

E 3 ~963,300

## Bldg Phase Size (Sq. Ft.)

F 3 ~797,500

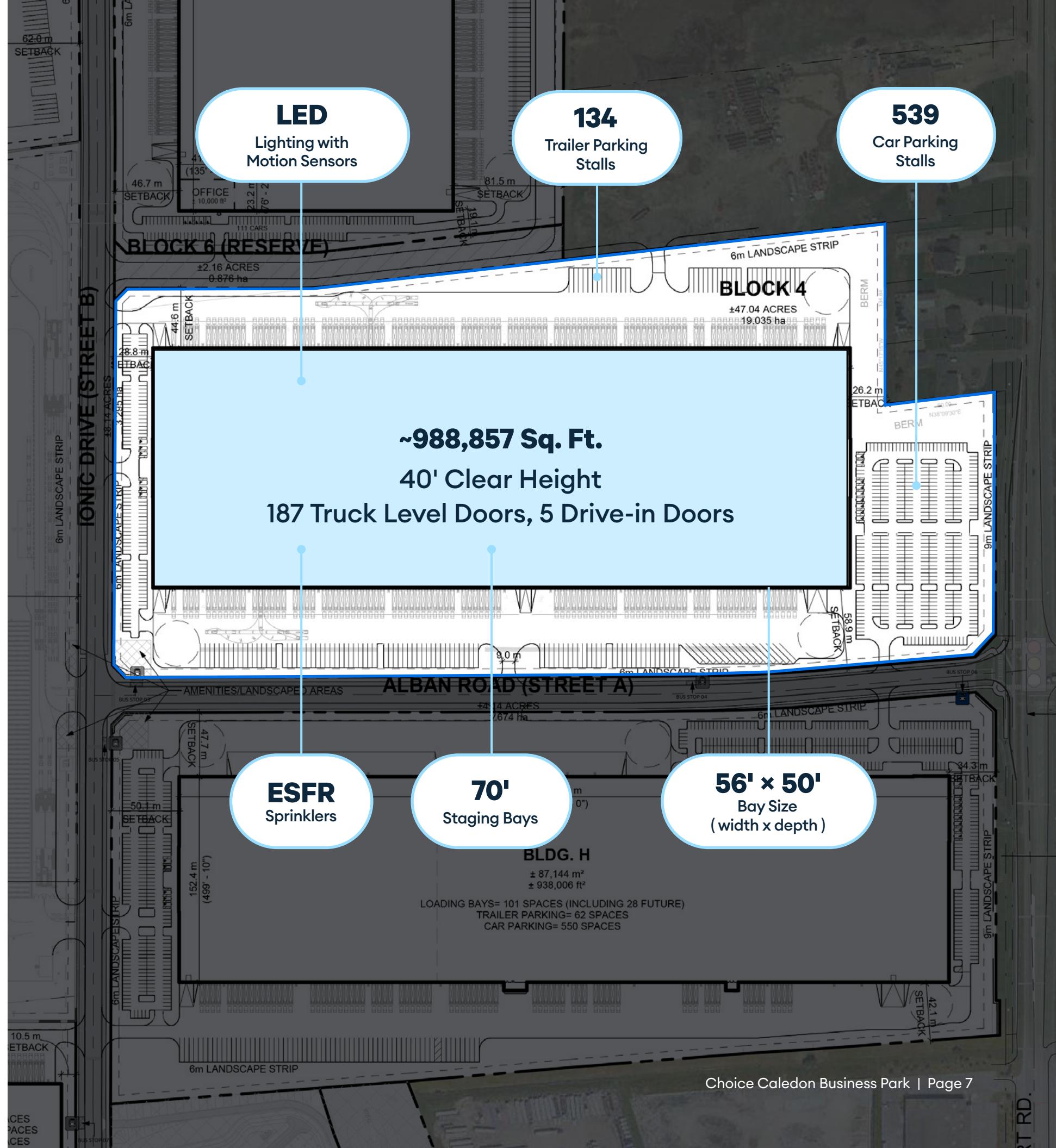
I 4 ~281,600

J 3 ~132,000



# Building Details

<b>Total Area</b>	~988,857 Sq. Ft.
<b>Office Area</b>	2% (Built to Suit)
<b>Shipping</b>	187 Truck Level Doors, 5 Drive-in Doors
<b>Clear Height</b>	40'
<b>Bay Size</b>	56' w x 50' d with 70' staging bays
<b>Trailer Parking Spaces</b>	134 stalls
<b>Car Parking Spaces</b>	539 stalls
<b>Lighting</b>	LED with motion sensors
<b>Power</b>	3,000 Amps
<b>Sprinklers</b>	ESFR
<b>Sustainability</b>	Zero Carbon Provisions “Ready”
<b>Occupancy</b>	Q1 2027
<b>Asking Rate</b>	\$16.95 Per Sq. Ft. Net
<b>Additional Rent (E + 2025)</b>	3.63 Per Sq. Ft.



# Building Specifications



## Clear Height

- 40' under steel joints

## Shipping

- Dock doors are sectional, 9'x10' opening size, vertical lift and manually operated with vision light
- Drive-in doors are 12'x14' opening size, vertical lift, electrically operated
- All doors are insulated

## Dock Equipment

- At each dock door:
  - Dock leveler 40,000 lb. capacity 7' x 8' electro-hydraulically operated; includes auto return-to-dock
  - Lip extension: 460mm (18 inches)
  - Dock seals with adjustable curtains
  - Rubber dock bumpers
  - Rubber weather seals, molded rubber bumpers
  - Electrical rough ins for future truck restraints and signalized lights
  - 110-volt electrical outlet in the warehouse area at every other overhead door

## Floor Slab

- 8" steel fiber reinforced concrete slab with Euclid Diamondhard, Ashford or approved liquid densifier
- Maximum point load of 12,500 lbs

## Roof

- TPO roof system to minimum long-term thermal resistance of R40
- Roofs shall have 20 year membrane guarantee and 5 year systems guarantee from the manufacturer

## Warehouse Fire

- ESFR wet pipe system

## Warehouse HVAC

- Warehouse is designed to maintain 18 C in winter using gas-fired, forced air Cambridge heating units or approved equivalent
- Suspended gas fired unit heaters or radiant heat at Overhead doors
- High velocity, slow speed fans in staging bay

## Warehouse Lighting

- LED lighting with motion sensors
- Designed for 30 FC at 30" above the floor

## Paving

- Heavy duty pavement at truck and fire routes
- Light duty pavement at vehicle parking
- Reinforced dolly pads at truck dock area

# Zero Carbon Provisions “Ready”

## Sustainability Features

	<b>Roof</b>	<ul style="list-style-type: none"><li>• R40 Insulation - 60 ml single ply TPO roof</li><li>• Allowance for structure reinforcement to support extra 7psf of dead load for future solar panels for min 50% of the roof area</li></ul>
	<b>Exterior Walls</b>	<ul style="list-style-type: none"><li>• Insulated metal panels R28.8 with polyisocyanurate core or approved equivalent</li></ul>
	<b>Overhead Doors</b>	<ul style="list-style-type: none"><li>• Insulation – 2" insulated (R-18 nominal)</li></ul>
	<b>Electrical</b>	<ul style="list-style-type: none"><li>• Conduit rough ins for future electric vehicles and trucks (EV) chargers at designated parking area</li><li>• Allowance of up to 2 watts / SF of power for the electrification of the mechanical system or as per engineer's recommendation</li><li>• Switchboards, duct banks, transformer pads, and electrical rooms upsized to accommodate the future service, if capacity is available</li></ul>
	<b>20% Embodied Carbon Reduction</b>	<ul style="list-style-type: none"><li>• Source steel from plants using an electric arc furnace as per market availability</li><li>• Low carbon ready-mix concrete and as per structural engineer's specifications</li></ul>
	<b>HVAC (Optional)</b>	<ul style="list-style-type: none"><li>• High efficiency dual core ERV &amp; cold climate air source VRF pump</li><li>• Drive-in door electric infrared heated</li><li>• Office RTU - dual fuel rooftop heat pump with ERV</li></ul>
	<b>Insulation</b>	<ul style="list-style-type: none"><li>• All rigid insulation to be prescriptive specified as Sopra XPS by Soprema or approved equivalent wherever possible</li></ul>



# Construction Has Started!

Site Progress October 2025



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# Unmatched Location



## Robust Workforce

Skilled labour force working in a number of key sectors



## Connectivity

Existing infrastructure allows businesses to connect easily with suppliers and customers by rail, air, or direct access to Provincial and Regional road networks



## Top Industries

# of People Employed in Sector in Caledon	
Construction	4,785
Retail Trade	4,780
Manufacturing	4,510
Transportation & Warehousing	4,010
Education	3,365
Professional, Scientific & Technical Services	3,360



## Demographics by Radius

10 km

Population	384,231
Labour Force	68.7%
Median Age	36.4

20 km

Population	1,077,672
Labour Force	68.5%
Median Age	37

30 km

Population	2,967,557
Labour Force	67.1%
Median Age	39.1



## Drive Times

Highway 410	5.4 KM / 7 Min
Highway 407	11.0 KM / 16 Min
Highway 427	13.0 KM / 17 Min
Highway 401	22.9 KM / 18 Min
Highway 400	23.5 KM / 32 Min
CP Intermodal	13.8 KM / 19 Min
CN Intermodal	11.4 KM / 18 Min
Downtown Toronto	51.5 KM / 50 Min
Toronto Pearson International Airport	20.9 KM / 25 Min

# Amenities & Transit

## Transit

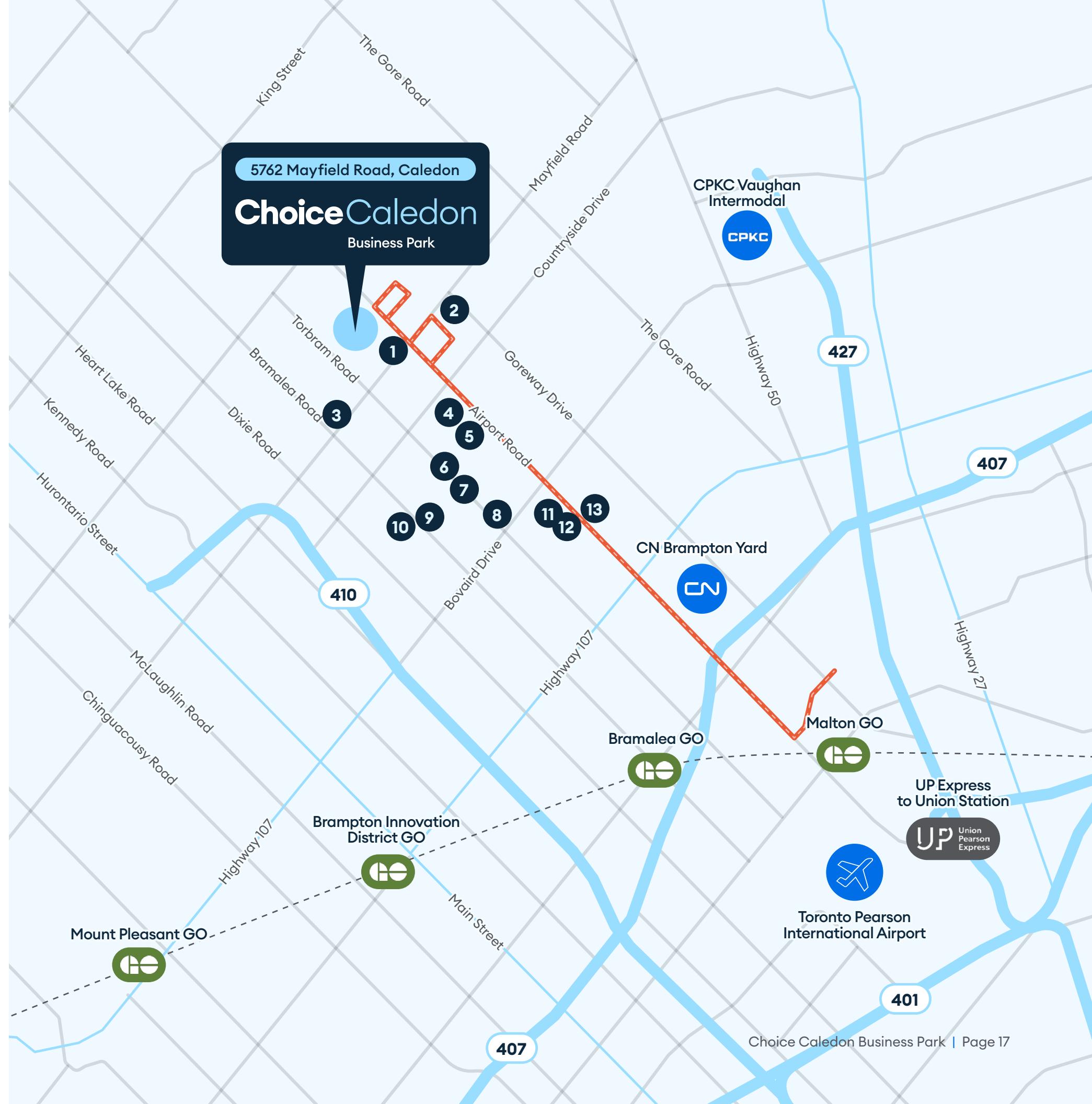
Brampton Transit Route # 30 - Airport Road

## Amenities Within a 10-Minute Drive

 **16** Shopping Locations  **6** Gas Stations

 **21** Restaurants & Cafes  **12** Banks

 1	Shell, Tim Horton's, Esso
 2	Popeyes
 3	LCBO, Walmart, Pizza Pizza, Pet Valu, RBC Bank, Scotiabank, CIBC Bank, McDonald's, Dollarama, The Brick
 4	TD Bank, Pizza Pizza, FreshCo, Shoppers Drug Mart, Subway
 5	Scotiabank
 6	Wild Wing, TD Bank, Tim Horton's
 7	Dairy Queen
 8	Shoppers Drug Mart, Fortinos, Tim Horton's, Scotiabank, Pizza Pizza, Mr.Sub, Pet Valu, TD Bank
 9	FreshCo, Shoppers Drug Mart, The Beer Store, McDonald's, BMO Bank, RBC Bank, Popeyes, Scotiabank, TD Bank, Shell
 10	Domino's Pizza
 11	LA Fitness, CIBC Bank, Dollarama, LCBO, Bulk Barn, BMO Bank, Swiss Chalet, KFC, Tim Horton's
 12	No Frills, Wendy's
 13	Harvey's, Subway





# Project Team

## ChoiceProperties

Developer/Owner  
[choicereit.ca](http://choicereit.ca)

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through the ownership, operation and development of high-quality commercial and residential properties.

We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard. We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability.

In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence. Choice Properties owns over 700 properties totaling over 60 million square feet of gross leasable area, including 115+ industrial properties comprising over 17+ million square feet.



Developer/Owner  
[ricegroup.ca](http://ricegroup.ca)

The Rice Group is a leading private company specializing in land management and development. With a vast portfolio of over 1,800 acres primarily located in the Greater Toronto Area, we are committed to meeting the increasing demand for employment, retail, and residential land.

Our portfolio currently includes around 6 million square feet of industrial and commercial space, and we have over 10 million square feet in the development pipeline. Our primary focus is on holding long-term land assets and creating exceptional, high-quality developments.

## CBRE

Leasing  
[cbre.ca](http://cbre.ca)

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Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

**ChoiceProperties**



**ChoiceCaledon**

Business Park



Evan S. White\*  
Vice Chairman  
[evan.white@cbre.com](mailto:evan.white@cbre.com)  
416 798 6232

Evan T. White\*  
Vice President  
[evan.white2@cbre.com](mailto:evan.white2@cbre.com)  
905 234 0377

Kyle Hanna\*  
Vice Chairman  
[kyle.hanna@cbre.com](mailto:kyle.hanna@cbre.com)  
416 798 6255

**CBRE**

\*Sales Representative

CBRE LIMITED, REAL ESTATE BROKERAGE | 5935 AIRPORT ROAD, SUITE 700 | MISSISSAUGA, ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | [WWW.CBRE.CA](http://WWW.CBRE.CA)

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