ChoiceProperties RICE GROUP CBRE

At the Crossroads of Commerce and Opportunity

ChoiceCaledon

Business Park

Building D For Lease

5762 Mayfield Road, Caledon, ON

Roof Deck & Precast Complete!

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
F	3	~797,500
I	4	~281,600
J	3	~132,000

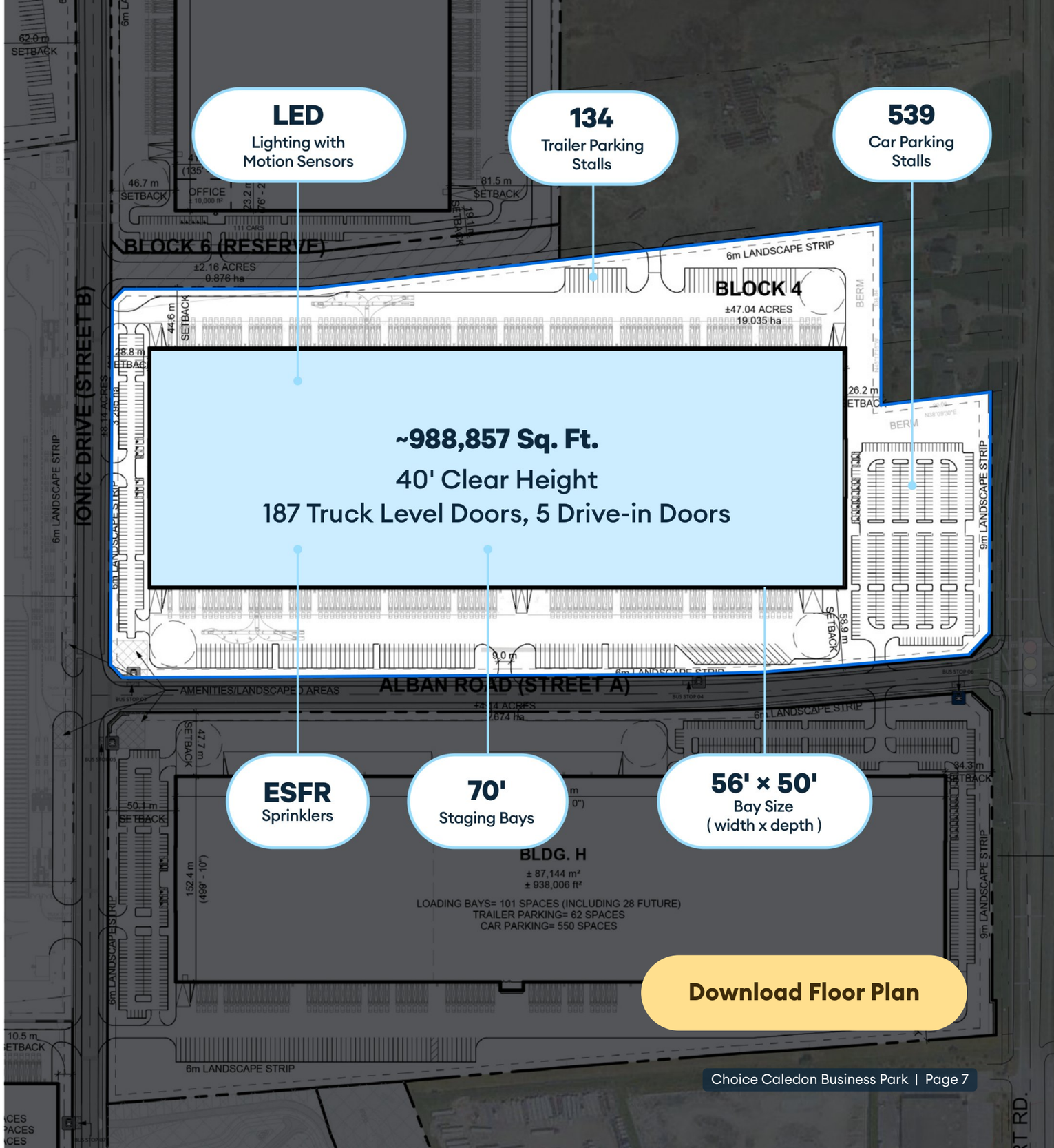


Download Full Park Plan

Building D Details

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

Asking Rate	$16.95 Per Sq. Ft. Net
Additional Rent (Est. 2025)	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

Roof	• R40 Insulation - 60 ml single ply TPO roof • Allowance for structure reinforcement to support extra 7psf of dead load for future solar panels for min 50% of the roof area
Exterior Walls	• Insulated metal panels R28.8 with polyisocyanurate core or approved equivalent
Overhead Doors	• Insulation – 2" insulated (R-18 nominal)
Electrical	• Conduit rough ins for future electric vehicles and trucks (EV) chargers at designated parking area • Allowance of up to 2 watts / SF of power for the electrification of the mechanical system or as per engineer's recommendation • Switchboards, duct banks, transformer pads, and electrical rooms upsized to accommodate the future service, if capacity is available
20% Embodied Carbon Reduction	• Source steel from plants using an electric arc furnace as per market availability • Low carbon ready-mix concrete and as per structural engineer's specifications
HVAC (Optional)	• High efficency dual core ERV & cold climate air source VRF pump • Drive-in door electric infrared heated • Office RTU - dual fuel rooftop heat pump with ERV
Insulation	• All rigid insulation to be prescriptive specified as Sopra XPS by Soprema or approved equivalent wherever possible



Roof Deck & Precast Complete!

Site Progress September 2026









Unmatched Location

Dimension Map

Connectivity

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

Proposed Highway 413 Corridor

Highway 413 is a new 59 km highway and transit corridor running through York, Peel, and Halton Regions. It extends from Highway 400 (between King and Kirby Roads) to the 401/407 ETR interchange, saving commuters up to 30 minutes each way compared to Highways 401 and 400.

Robust Workforce

Skilled labour force working in a number of key sectors

# of People Employed in Sector in Caledon	
Construction	4,785
Retail Trade	4,780
Manufacturing	4,510
Transportation & Warehousing	4,010
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

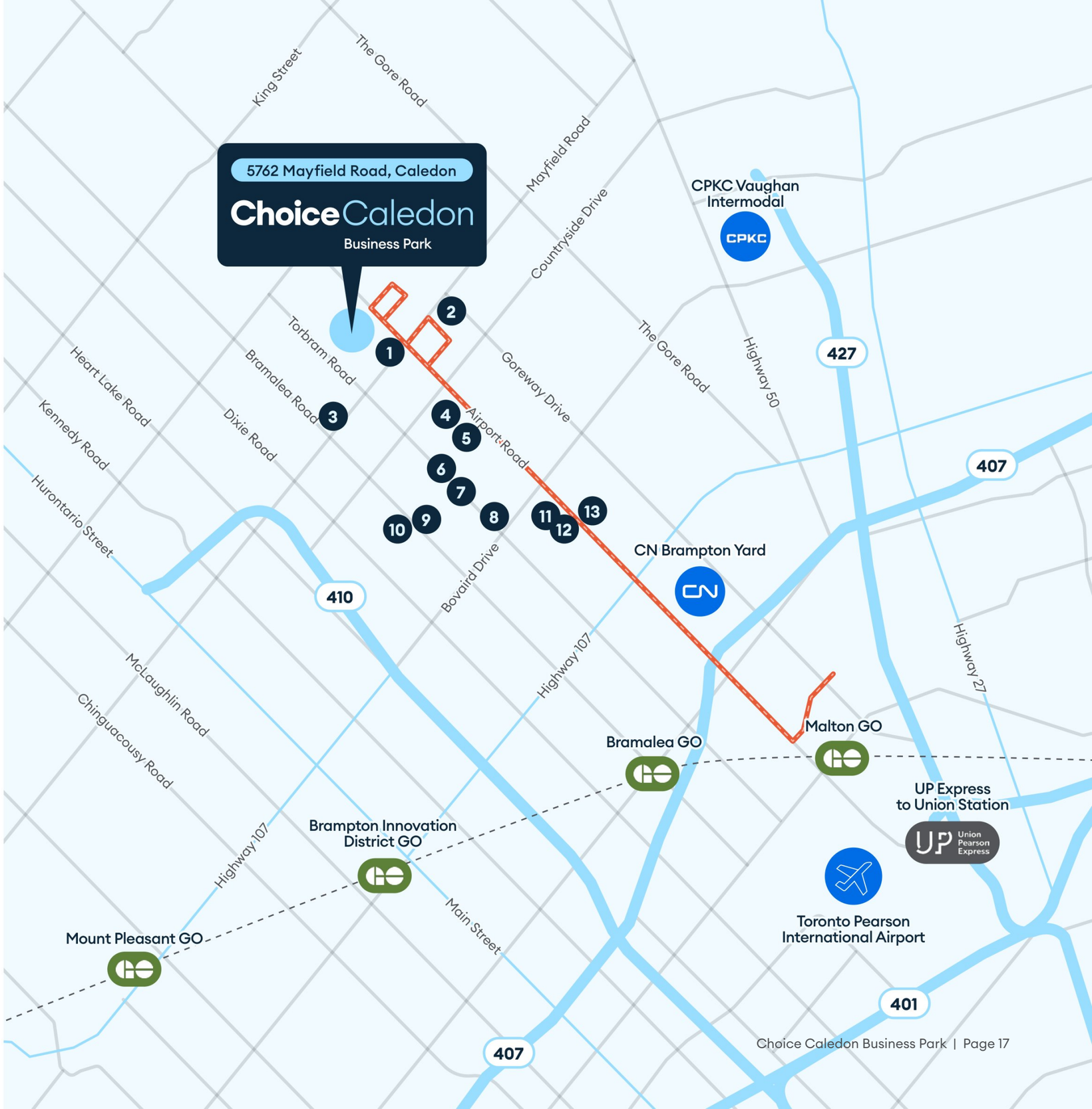
16 Shopping Locations

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

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.

RICE GROUP

Developer/Owner
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

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

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

RICE GROUP

ChoiceCaledon
Business Park



Evan S. White*
Vice Chairman
evan.white@cbre.com
416 798 6232

Evan T. White*
Vice President
evan.white2@cbre.com
905 234 0377

Kyle Hanna*
Vice Chairman
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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.