



VAUGHAN400

Jane Shipwill Industrial Park

Phase 1 For Lease • 510,000 Sq. Ft. • Q3 2026

Vaughan's exclusive Zero Carbon industrial development on Highway 400
Efficiency. Sustainability. Unmatched.



Kyle Hanna*
Vice Chairman

Chris Bournakas* SIOR
Executive Vice President

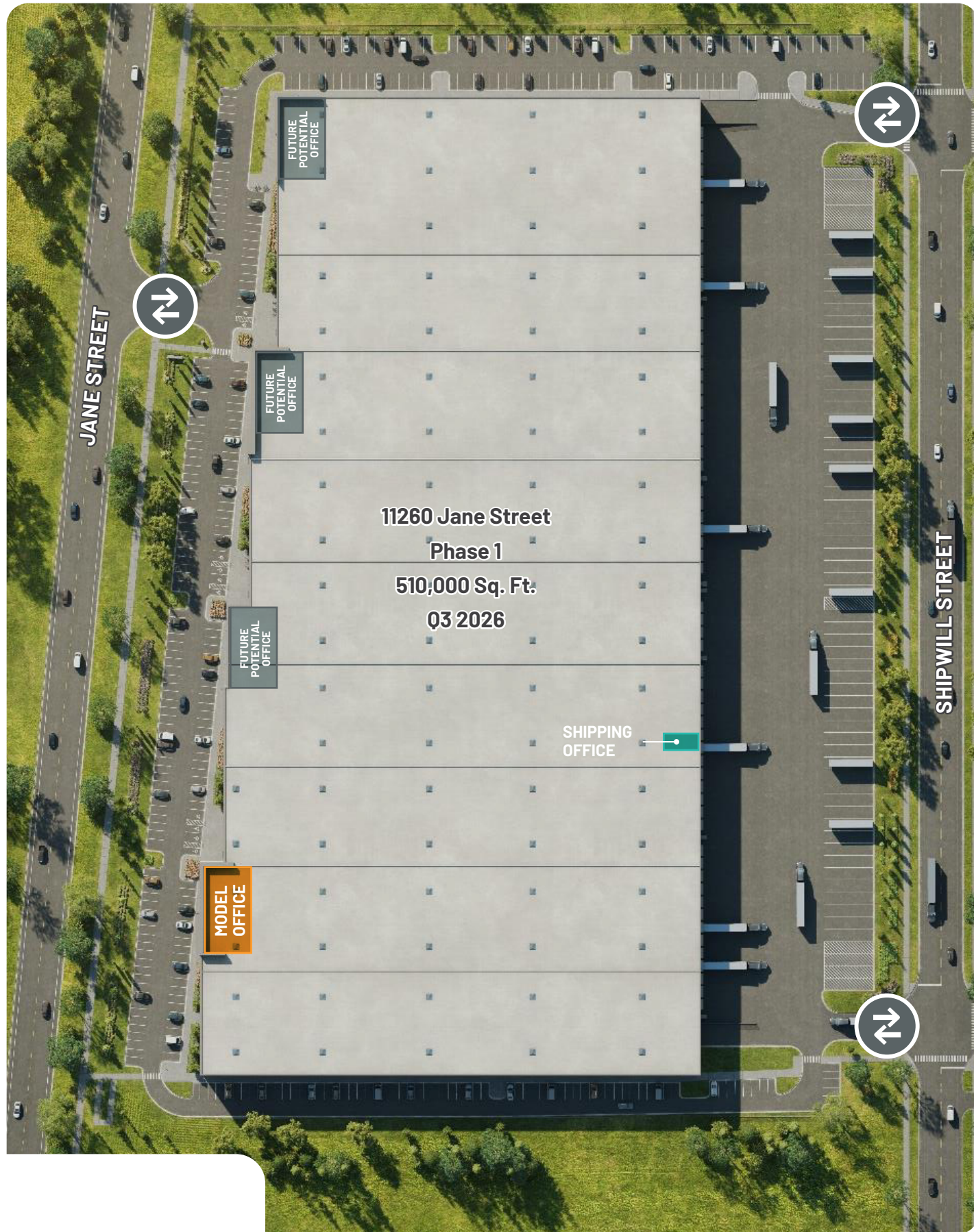
Spencer Mussett*
Executive Vice President








VAUGHAN'S EXCLUSIVE ZERO CARBON INDUSTRIAL DEVELOPMENT ON HIGHWAY 400

Efficiency. Sustainability. Unmatched.

CBRE Limited, in partnership with Carttera and OPTrust, are pleased to introduce Vaughan 400 (11260 Jane Street), a new high-profile speculative industrial development located in Vaughan.



Municipal Address	11260 Jane Street, Vaughan, ON
Total Size	510,000 Sq. Ft.
Office Size	2,210 Sq. Ft. Model Office 783 Sq. Ft. Shipping Office
Clear Height	40'
Shipping	58 Truck Level Doors 2 Drive-in Doors
Bay Size	56'3" x 47'8" 65' Staging Bay
Power	4,000 Amps
Sprinkler	ESFR
Lighting	LED
Trailer Parking	66 Direct to Dock Stalls
Zoning	EM1
Occupancy	Q3 2026

-  4 EV Charging Stations
-  66 Direct to Dock Trailer Parking Stalls
-  R-40 Roof & Solar Ready, plus Existing Solar Array
-  Heat Pump System
-  R-24 Exterior

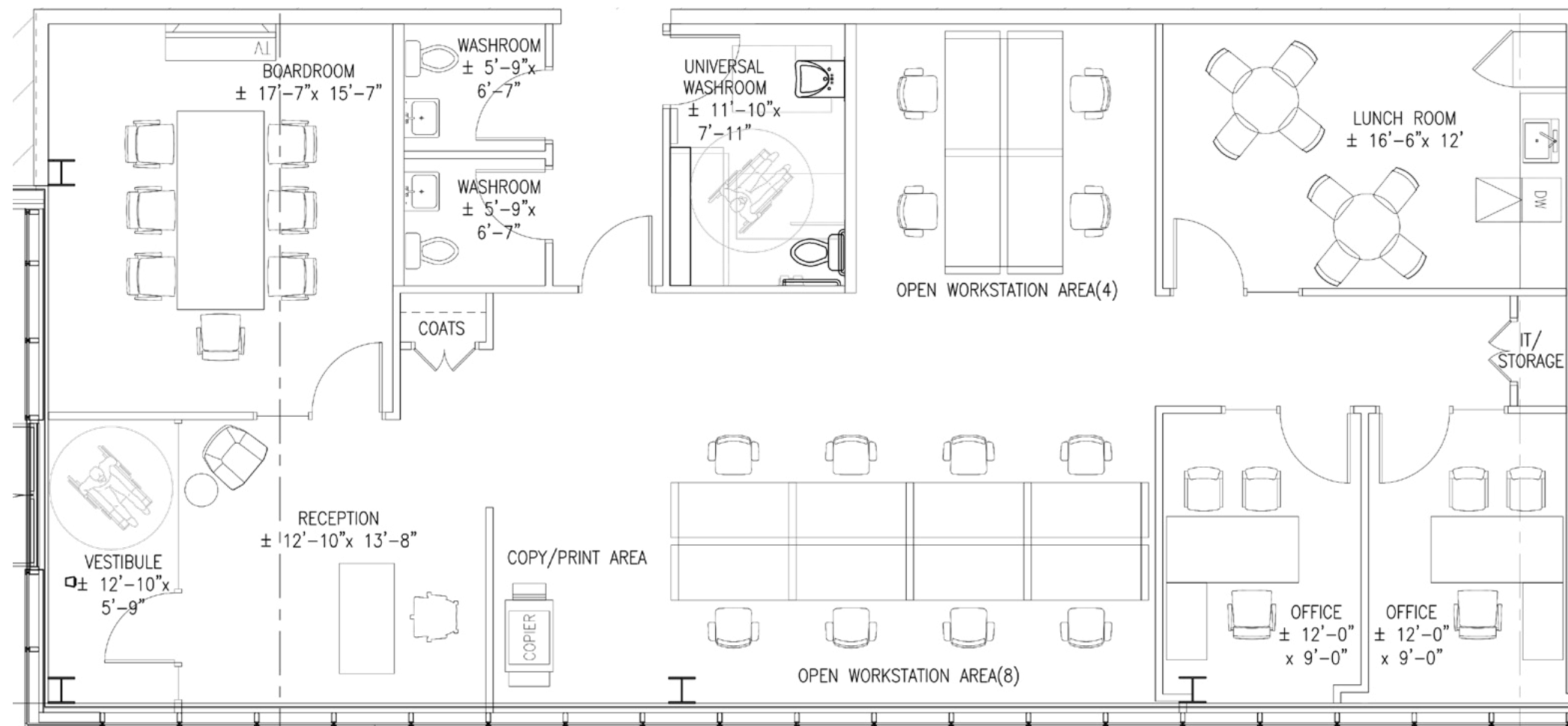
Specification Highlights



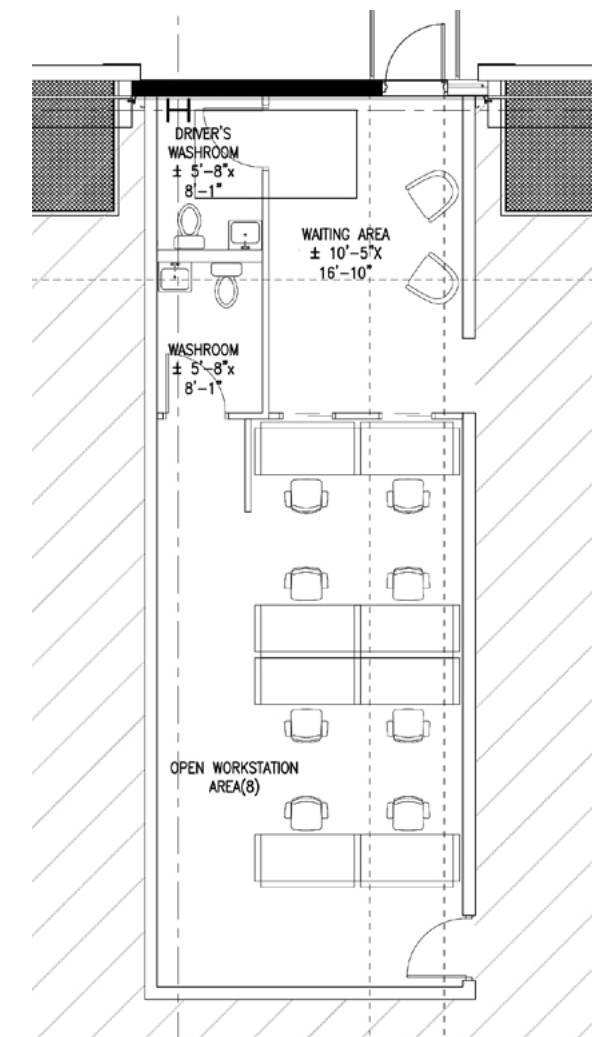
Office Floor Plan

Speculative Model Office & Shipping Office

MODEL OFFICE: 2,210 SQ. FT.



SHIPPING OFFICE: 783 SQ. FT.



Certified Zero Carbon Building¹ and Targeting LEED Gold Certification



BENEFITS FOR TENANTS

- Zero Carbon Designation**
Tenant Benefits: Aligns with corporate ESG goals
- R-24 Exterior**
Tenant Benefits: Improves thermal comfort
- Heat Pump System**
Tenant Benefits: Fewer mechanical failures, cost savings, and improved air quality
- R40 Roof & Solar Ready**
Tenant Benefits: Lower operational costs and supports net-zero goals

- LEED Gold Certification**
Tenant Benefits: Cost savings and improved workplace quality
- 2-32 AMP & 2-80 AMP EV Chargers**
Tenant Benefits: Convenience and improved employee satisfaction
- R18 Insulated Dock Doors**
Tenant Benefits: Maintains indoor temperatures critical for energy efficiency and product storage
- Energy Efficient Glazing System**
Tenant Benefits: Cost savings and improved workplace quality

ESG FEATURES

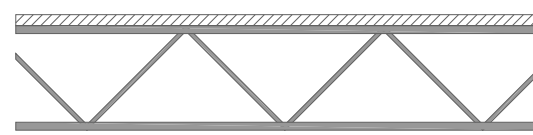
- + Certified CaGBC Zero Carbon Design v4
- + Targeting LEED Gold Certification
- + Enhanced Building Envelope R40 Roof, R24 Precast + R29 IMP Walls
- + 4 EV Chargers
- + Electrified Heating/Ventilation via Cold Climate Air Source Heat Pumps & ERVs
- + 1 MW of Rooftop Solar offsetting all of base building equipment annual heating + cooling + ventilation energy consumption

POTENTIAL ENERGY SAVINGS BY ECOVERT

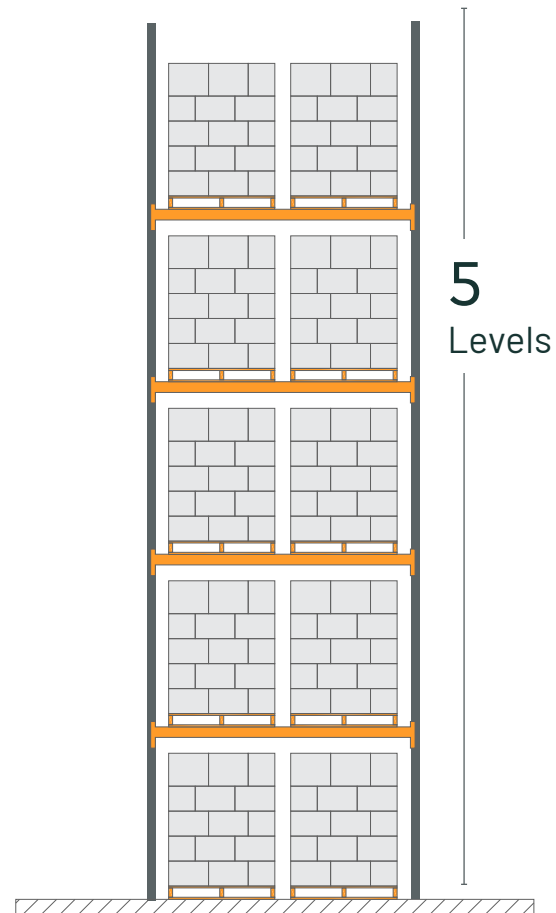
	Baseline Code Building with Gas Cambridge Units HVAC	Zero Carbon Building Design with ASHPs + ERVs + Solar PV
Total Energy Use Intensity (Electricity + Gas)	85 kWh / m2	12 kWh / m2 (86% savings)
Annual GHG Emissions Intensity	13 kgCO2e / m2	1.4 kgCO2e / m2 (89% savings)
Tenant Annual Energy Costs	\$0.45 / sq. ft.	\$0.10 / sq. ft. (78% savings)
Summer Warehouse Cooling to maintain 24 degrees	N/A	\$0.15 / sq. ft.

¹Zero Carbon Building™ (ZCB)

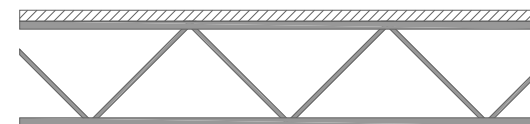
32' Clear Rack Profile



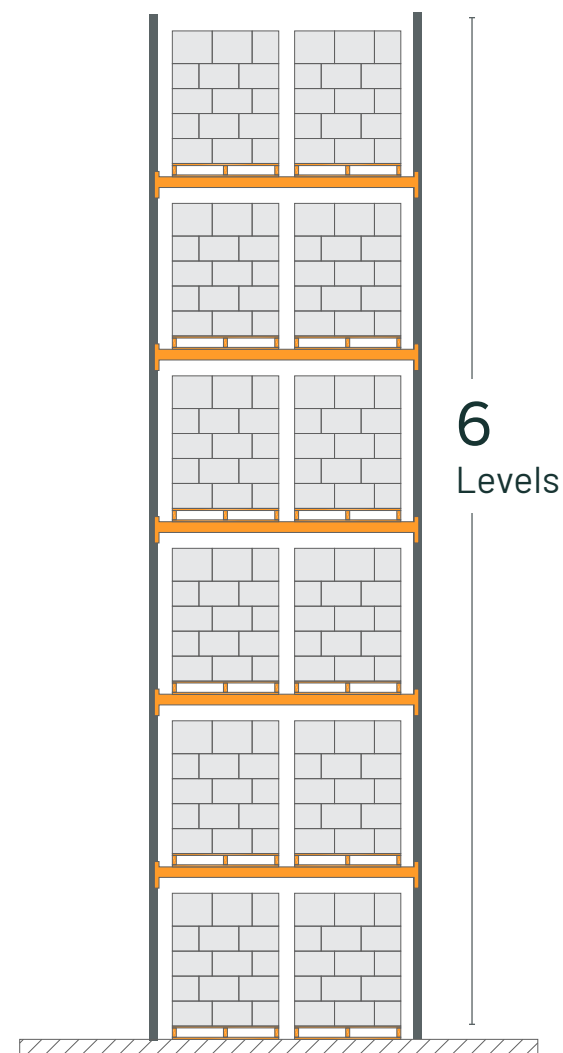
Sprinkler Clearance



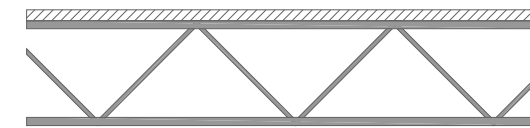
36' Clear Rack Profile



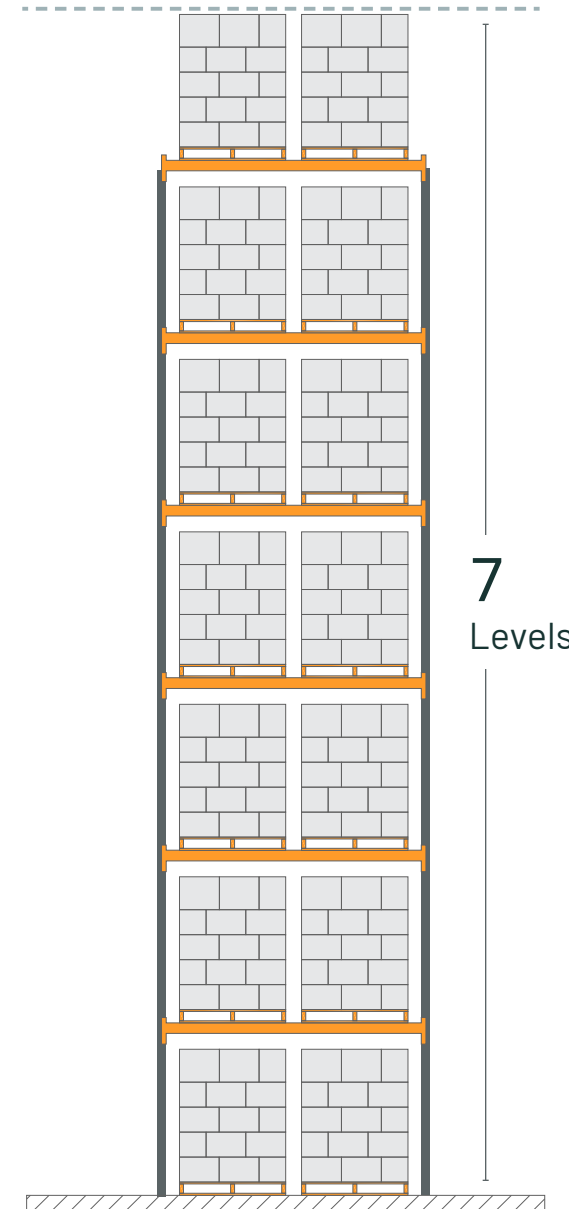
Sprinkler Clearance



40' Clear Rack Profile



Sprinkler Clearance



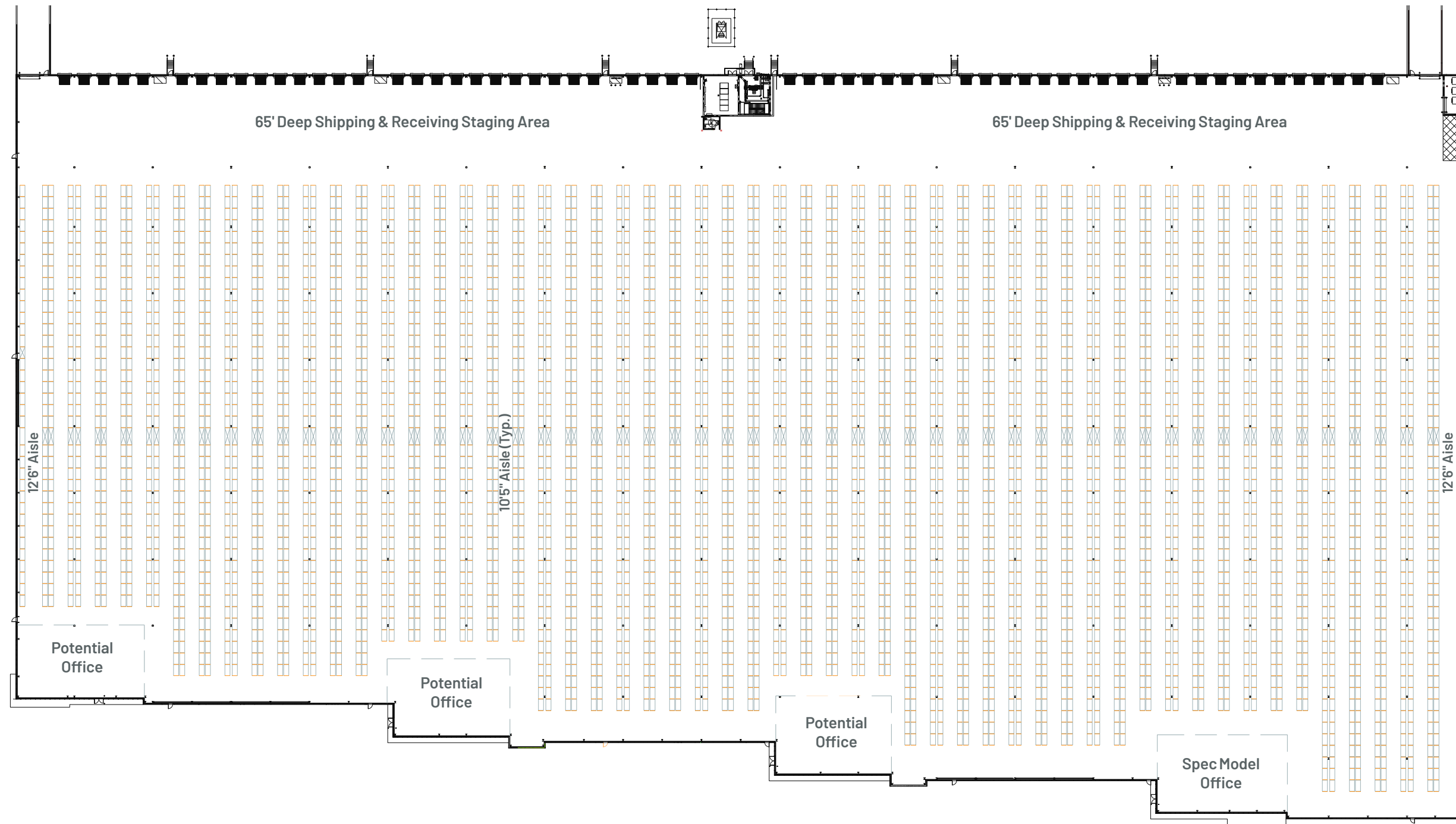
The 40' Clear Height Advantage

Vaughan 400's 40' clear height allows for 7 full levels of storage offering **approximately 30% increase in the overall cubic storage capacity and \$23M in rent savings** in comparison to a 32' clear height building.

Clear Height	# of Pallet Positions
40'	67,430
36'	57,660
32'	47,890

Sample Racking Layout

The single deep racking layout provides a total of **67,430 pallet positions at 7 levels of storage**. It includes 3 wide x 4 high tunnel sections with no column interference loss.



Note:
This sketch is for visual representation purposes only. It is not meant to be used for permit or regulatory approval, or for construction, installation, or equipment placement reference. Clearances, h&s requirements, gmp design elements, and any relevant code or by-law adherence will all require on-site verification by accredited professionals.

Seamless connectivity to the Greater Toronto Area

Highway 400 frontage offering logistics advantage

The development's accessibility makes it an attractive option for manufacturers, warehouses, and other industrial operations seeking to capitalize on the region's thriving economy.



DRIVE TIMES

Highway 400 @ Teston Road Interchange	3 Min
Highway 400 @ Major MacKenzie Interchange	6 Min
Highway 401	14 Min
Highway 407	9 Min
Highway 427	15 Min
Highway 404	20 Min
CN Brampton Intermodal	20 Min
CPKC Vaughan Intermodal	24 Min
Maple GO Station	10 Min
Vaughan Metropolitan Centre	17 Min
Toronto Pearson International Airport	20 Min

WITHIN A 30-MINUTE DRIVE TIME



1.4 Million
People for Reach



22%
Blue Collar Workers



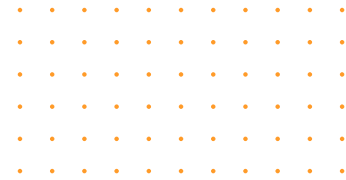
49%
White Collar Workers



780,000
People in the Labour Force

Vaughan, one of Canada's fastest growing cities with major infrastructure improvements

As the city of Vaughan continues to grow, there is an increased demand for infrastructure improvements. The city has planned and implemented significant changes focusing on transportation, facilities and utility upgrades to support its growing population.



PROPOSED HIGHWAY 413 CORRIDOR

- + Highway 413 would extend from Highway 400, between King Road and Kirby Road, to the 401/407 ETR interchange near Mississauga, Milton and Halton Hills
- + Will save commuters up to 30 minutes each way when compared to 401/400
- + Expected to support up to 3,500 jobs during construction
- + A new highway and transit corridor expands Ontario's potential to adopt to new technologies such as dedicated electric vehicle charging areas, to encourage cleaner transportation choices

HIGHWAY 400 WIDENING

- + Completed January 28, 2025
- + Increasing by 2 lanes from Major MacKenzie Drive to King Road
- + Faster and more efficient commute times: 45 minutes to Downtown Toronto
- + Improved traffic flow

TRANSPORTATION CONSTRUCTION INITIATIVES

- + **Future Kirby Road Interchange** (Highway 400 Interchange at King-Vaughan Road or Kirby Road)
- + **Kirby Road Extension** Underway and set to open in Summer 2026. Connecting Kirby Road between Dufferin & Bathurst Street
- + **Teston Road Expansion** Underway and set to complete Summer 2025. Connecting Teston Road between Keele & Dufferin Street
- + Upgrade Interchange at Langstaff Road & Hwy 400





Vaughan Demographics

Vaughan is a vibrant and prosperous community and one of Canada's fastest growing cities. As part of the Greater Toronto Area, the city's population of over 350,000 continues to expand, making Vaughan a dynamic and evolving community.

11%

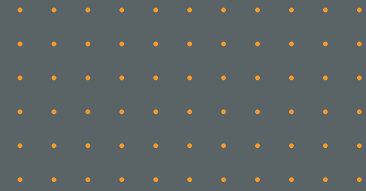
Population growth in 5 years

Against a population of 330,000; compared to GTA average of 8.4%

RADIUS DEMOGRAPHICS

	Vaughan (2024)	10 KM	20 KM	30 KM
Population	353,017	377,395	1,789,742	4,970,398
Median Age	41.5	41.1	39.6	38.2
Labour Force	296,155	316,176	1,530,303	4,253,471
Avg. Household Income	\$176,827	\$180,100	\$147,193	\$144,330
Employment Rate	65.6%	66.2%	62.0%	63.6%

Vaughan, Ontario - a major logistics, warehousing & manufacturing centre



Transportation and warehousing sector is thriving in Vaughan. As one of the largest transportation hubs in Ontario, this sector plays a crucial role in moving shipments all over North America.

VAUGHAN HIGHLIGHTS

3.9M+

Labour force within a one-hour drive

25,000

New residents attracted to York Region - the fastest growing municipality in Ontario

3RD

Largest municipality in the Greater Toronto Area (GTA) for large businesses (500+ employees)

4TH

Largest business centre in the GTA by number of businesses



CPKC Vaughan Intermodal

20 MINUTES TO CPKC INTERMODAL

- + The largest intermodal terminal in the CPKC network, successor of the Canadian Pacific Railway.
- + First transnational rail network in North America.
- + 1,800 containers per day (more than 600,000 containers annually) are handled at the facility.
- + 1,600 to 2,100 trucks pass through the yard everyday.
- + Intermodal offers immediate access to Highway 427 via two interchanges at Rutherford Road to the south and Major Mackenzie Drive to the north.



Toronto Pearson I'ntl Airport

CANADA'S LARGEST AND BUSIEST AIRPORT

- + Travel time from the Vaughan Enterprise Zone to Pearson International Airport, Canada's busiest passenger and cargo airport, is 10 minutes.
- + Approximately 50% of all international air cargo in Canada is handled by the airport.
- + Pearson Airport is the second-busiest airport in North America for international passengers.



Amenities in the immediate area



- 1 Tim Hortons
- 2 Starbucks
- 3 Wendy's
- 4 Esso
- 5 Wild Wing
- 6 Burger King
- 7 TD Bank
- 8 Tim Hortons
- 9 Smart Centers Vaughan: Subway, Five Guys, Domino's Pizza, Sunset Grill, CIBC, Perla Oyster Bar & Grill, Mary Brown's Chicken
- 10 Cityview Centre Shopping Mall
The Home Depot, McDonald's, Ichiki Japanese & Thai Restaurant
- 11 Tim Hortons
- 12 Esso
- 13 A&W
- 14 Tim Hortons
- 15 Petro-Canada
- 16 Fortinos
- 17 Canada's Wonderland
- 18 Starbucks



Trusted Experts

Carttera

DEVELOPER

Carttera is a Canadian real estate investment fund manager and developer. The firm invests its capital in innovative urban intensification development projects and is a leader in environmental sustainability in the Canadian development industry.

Carttera's strength lies in its track record of success in originating, structuring and executing complex development projects. Carttera has successfully developed multi-award-winning projects extending to over \$7 billion in total value. The firm's projects include a wide range of product types including office, mixed-use, industrial, condominiums and rental apartments.

 **OPTrust**

OWNER

With net assets of over \$26 billion, OPTrust invests and manages one of Canada's largest pension funds and administers the OPSEU Pension Plan (including OPTrust Select), a defined benefit plan with over 114,000 members. OPTrust was established to give plan members and the Government of Ontario an equal voice in the administration of the Plan and the investment of its assets through joint trusteeship. OPTrust is governed by a 10-member Board of Trustees, five of whom are appointed by OPSEU/SEFPO and five by the Government of Ontario.

CBRE

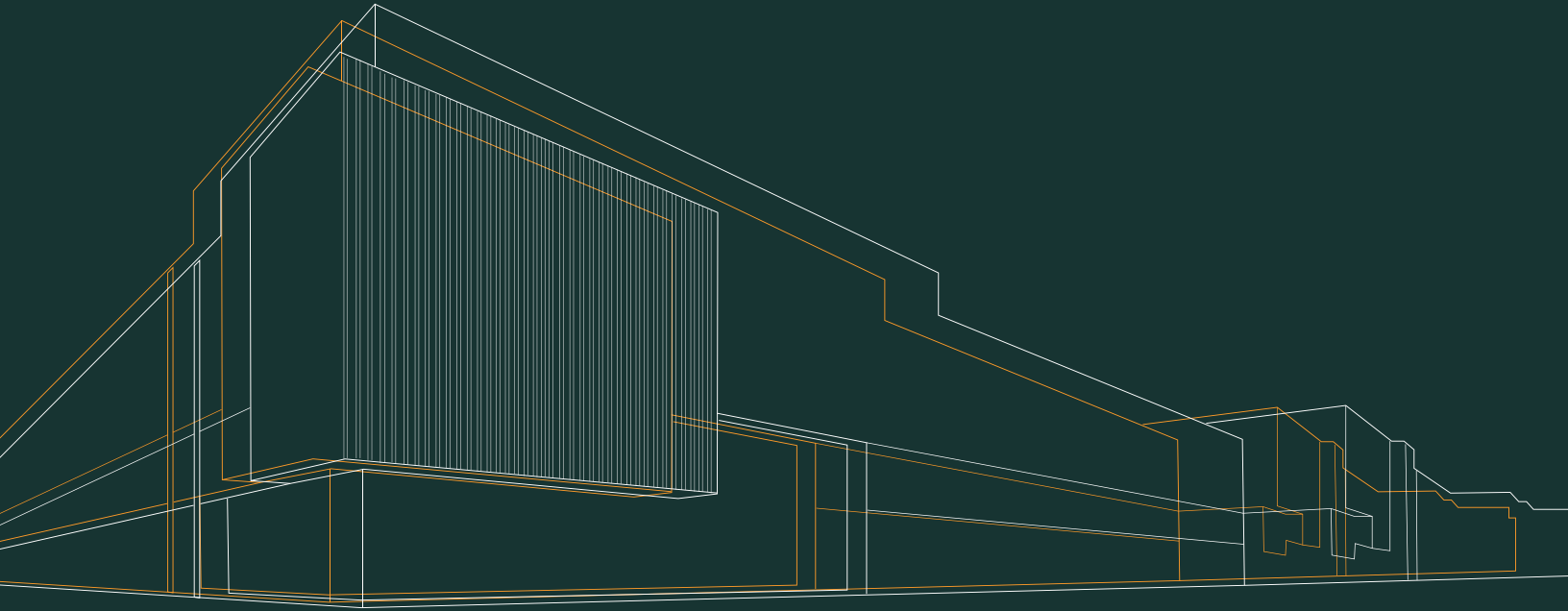
LEASING

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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.

VAUGHAN 400

Jane Shipwill Industrial Park



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