

**FOR
SALE**

HIGHWAY 404 INDUSTRIAL LANDS **EAST GWILLIMBURY**

Secondary Plan Approved - +/- 44 Developable Acres



SALIENT DETAILS

19350
WOODBINE AVENUE

TOTAL AREA	70.84 acres (+/- 44 developable acres)
LEGAL DESCRIPTION	PT LOTS 13 & 14 CON 3 EG PTS 1, 2 & 3, 65R29858; except PTS 1 & 2, 65R30745; except PT 5 ON 65R31405. S/T EASE OVER PTS 2 & 3, 65R29858 as in A13121A Town of East Gwillimbury
LAND DESIGNATION	Industrial (Secondary Plan approved)
FUTURE ZONING	General Employment M2 Application underway for various industrial uses including outside storage Final Municipal zoning approval anticipated for Q2 2025.
SERVICES	Municipal water and sanitary sewers to be available to the lot-line Q1 2026
PROPERTY TAXES	\$1,698.47 (2024)
PRICING	TBD



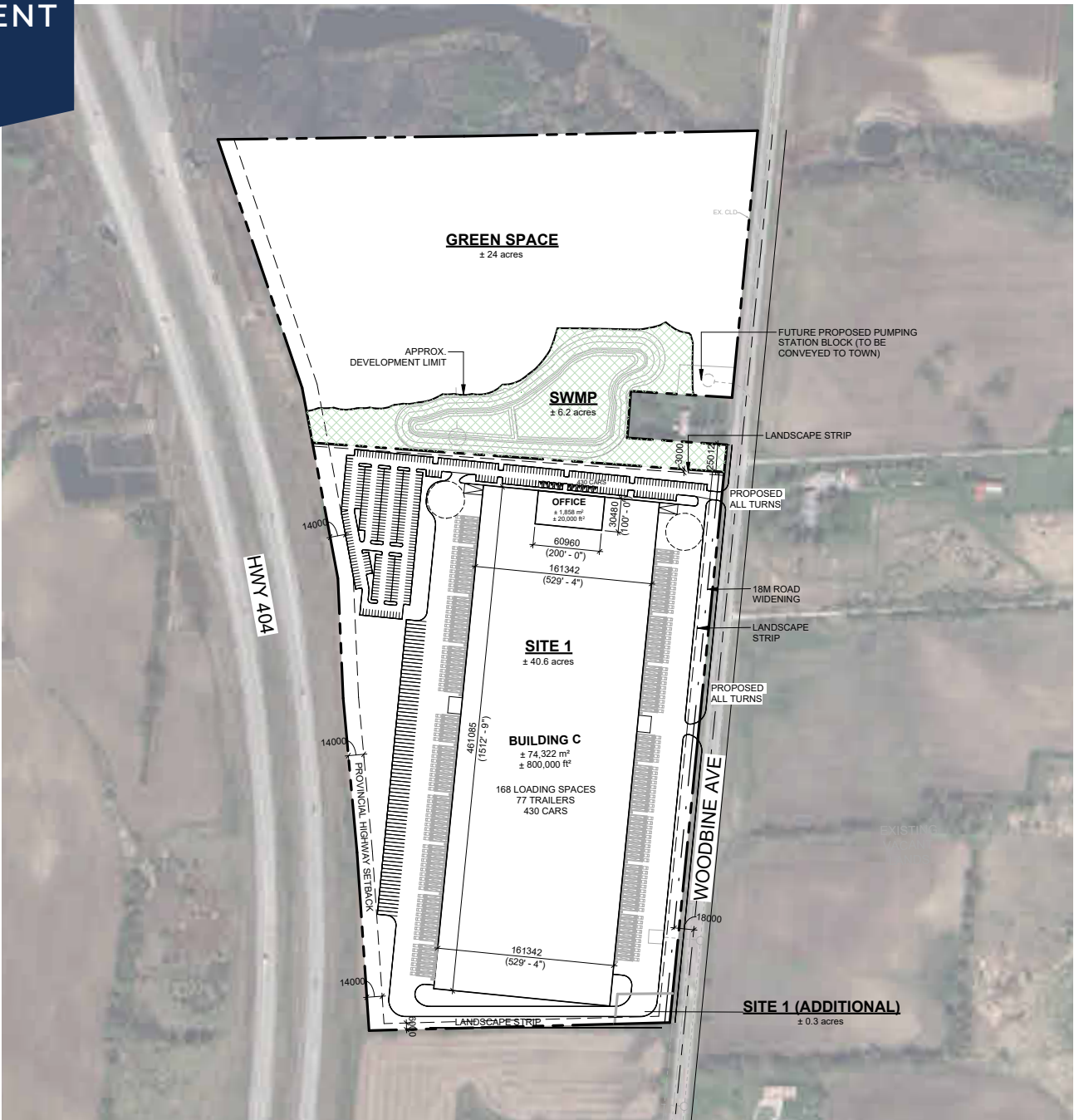
PROPERTY HIGHLIGHTS

- Site is located 1km North of new 1.2M SF Loblaws Distribution Centre opening Q1 2025 and 3km South from planned Bradford Bypass
- Industrial development site to be fully serviced Q1 2026
- Highway 404 exposure with access via Green Lane and Queensville Sideroad
- Site can accommodate +/- 800,000 SF industrial/distribution facility

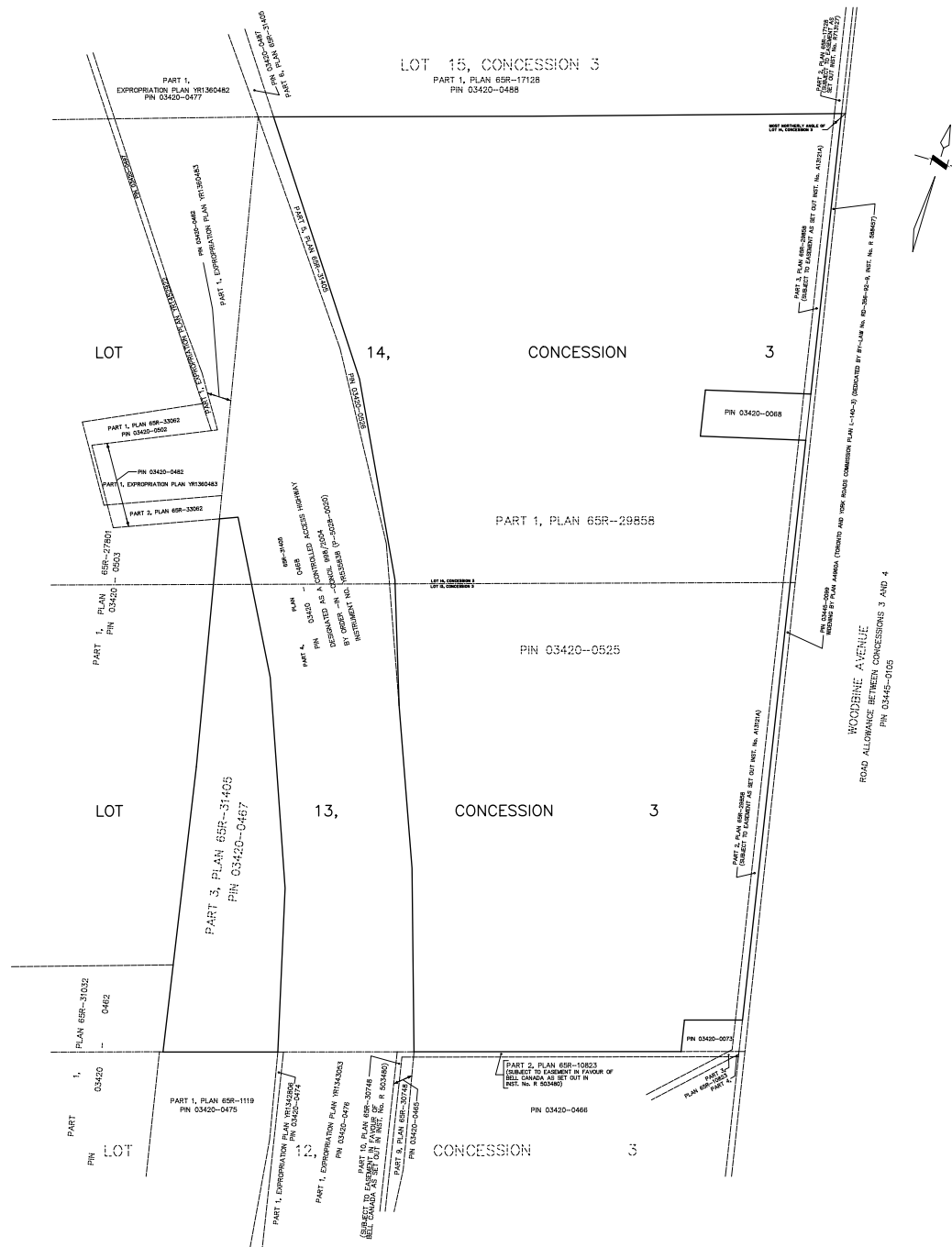
AERIALS



CONCEPT DEVELOPMENT PLAN



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SALIENT DETAILS

TOTAL AREA Site 1 - +/- 20.06 acres
 Site 2 - +/- 20.53 acres

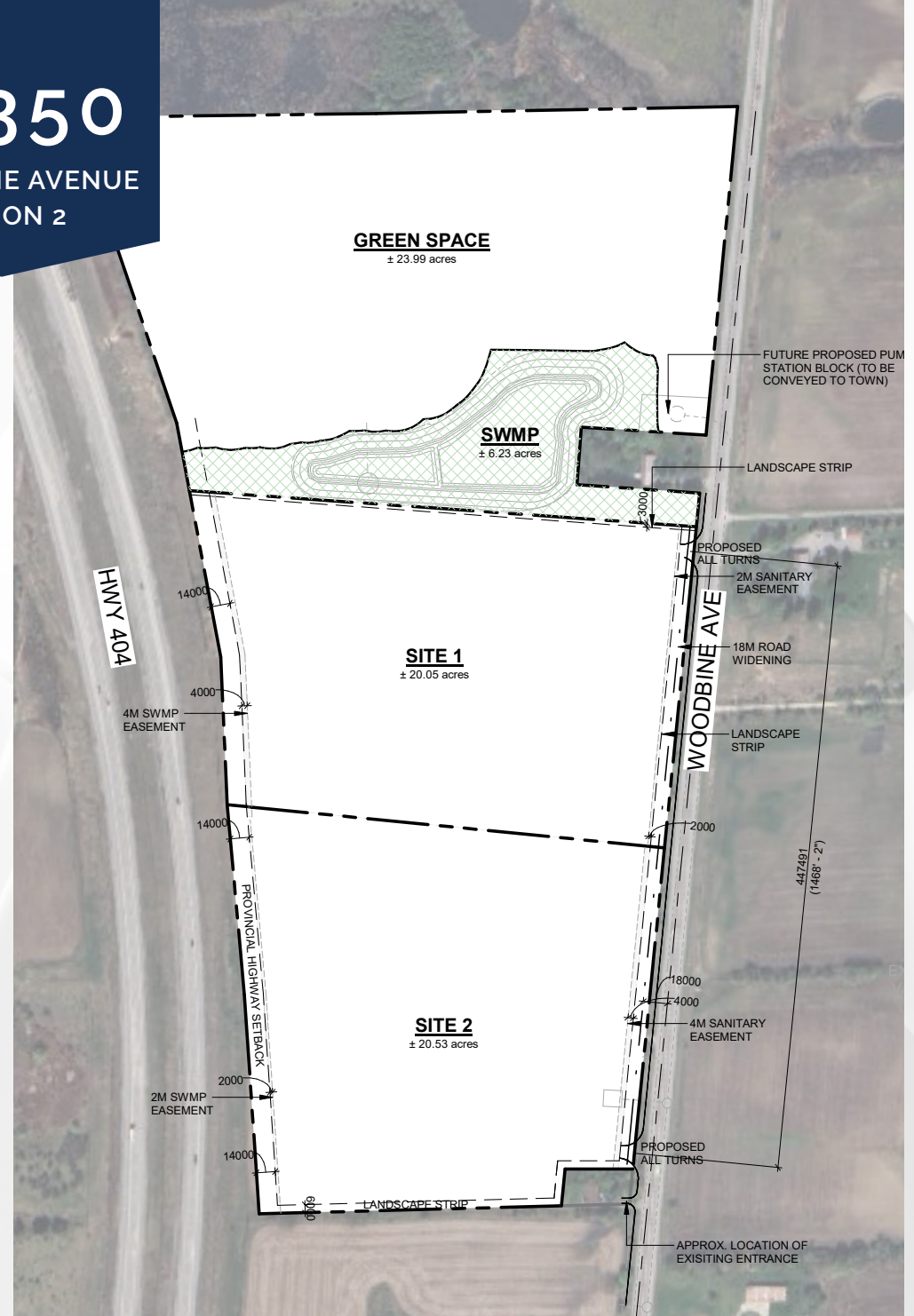
PRICING TBD

PROPERTY HIGHLIGHTS

- Two parcel severance to provide North and South land options of industrial / distribution / manufacturing facility
 - Site 1 +/- 360,000SF
 - Site 2 +/- 381,000SF
- Land parcels to be delivered severed with services at lot line
- Parcels have direct access to Woodbine Avenue with Highway 404 exposure
- General Employment M2 zoning
- Municipal water and sewers

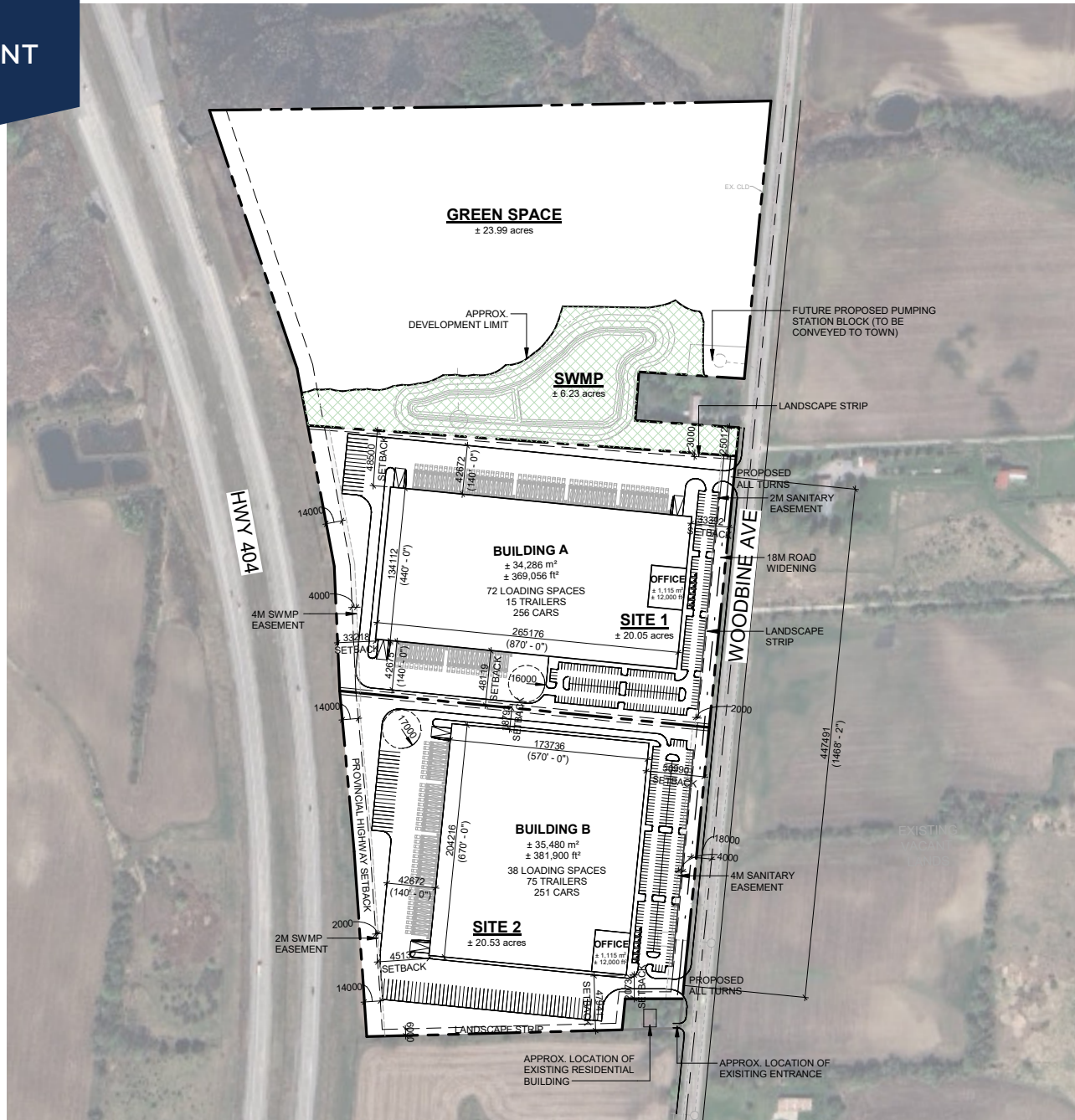
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WOODBINE AVENUE
OPTION 2



OPTION 2

CONCEPT DEVELOPMENT PLAN



SALIENT DETAILS

TOTAL AREA	Site 1 - +/- 20.05 acres
	Site 2 - +/- 10.24 acres
	Site 3 - +/- 10.24 acres

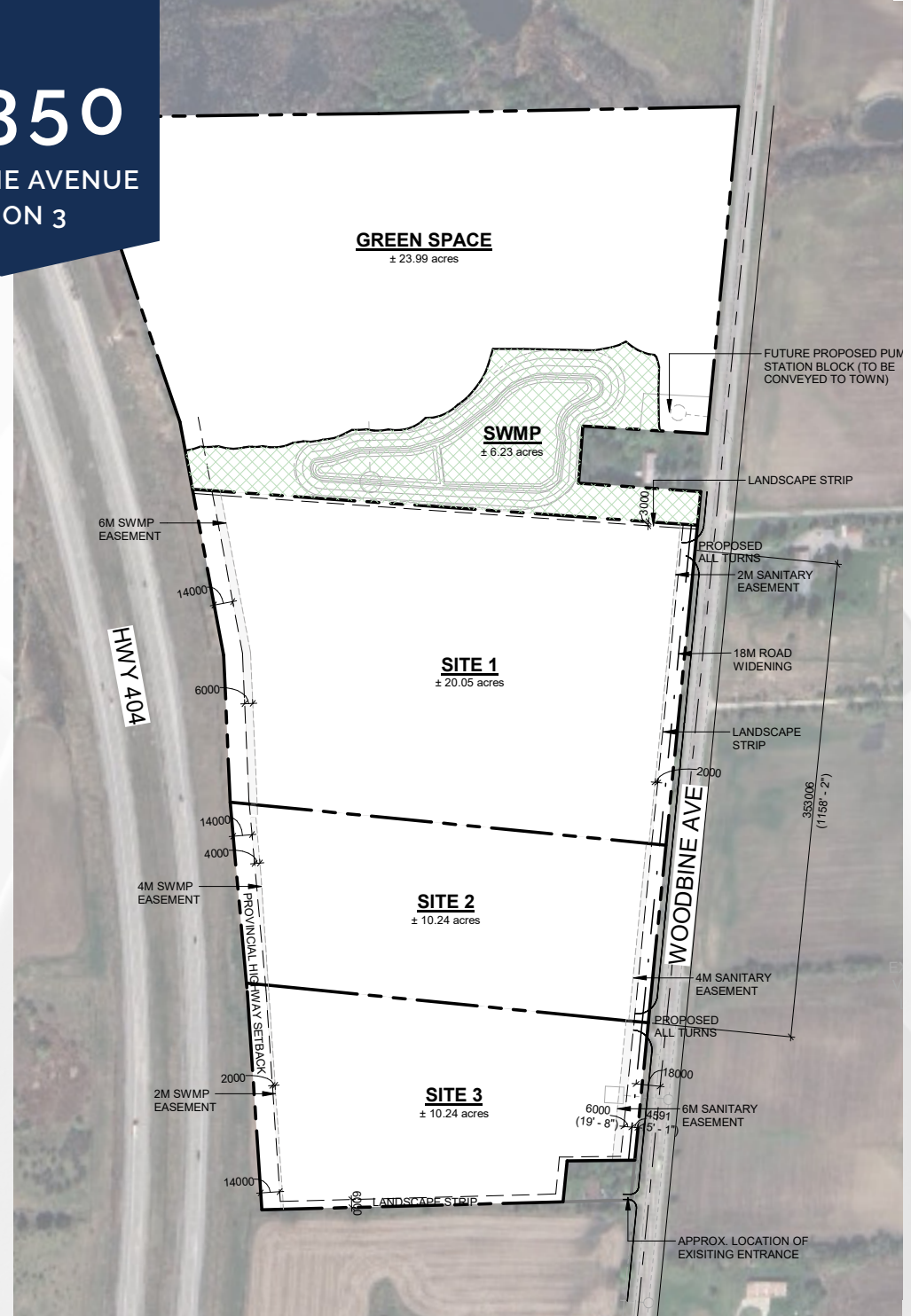
PRICING	TBD
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PROPERTY HIGHLIGHTS

- Three parcel severance to provide various users/investors flexible size options
 - Site 1 +/- 382,800 SF
 - Site 2 +/- 187,500 SF
 - Site 3 +/- 162,975 SF
- Land parcels to be delivered severed with services at lot line
- Parcels have direct access to Woodbine Avenue with Highway 404 exposure
- General Employment M2 zoning
- Municipal water and sewers

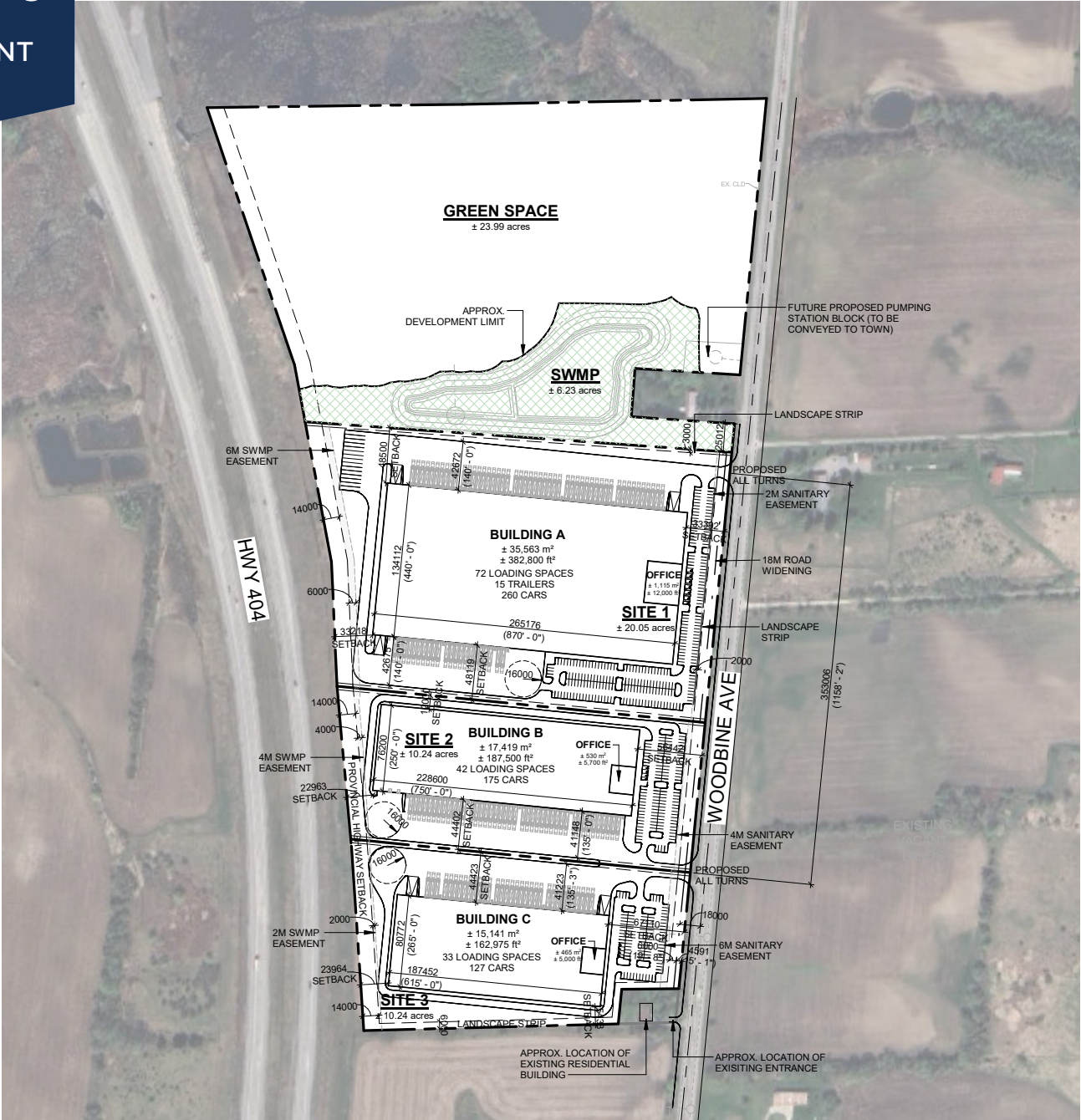
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WOODBINE AVENUE OPTION 3



OPTION 3

CONCEPT DEVELOPMENT PLAN



LOCAL MAP

ACTIVE HIGHWAY 404 DEVELOPMENTS



BRADFORD BYPASS 16.3KM CONTROLLED ACCESS FREEWAY

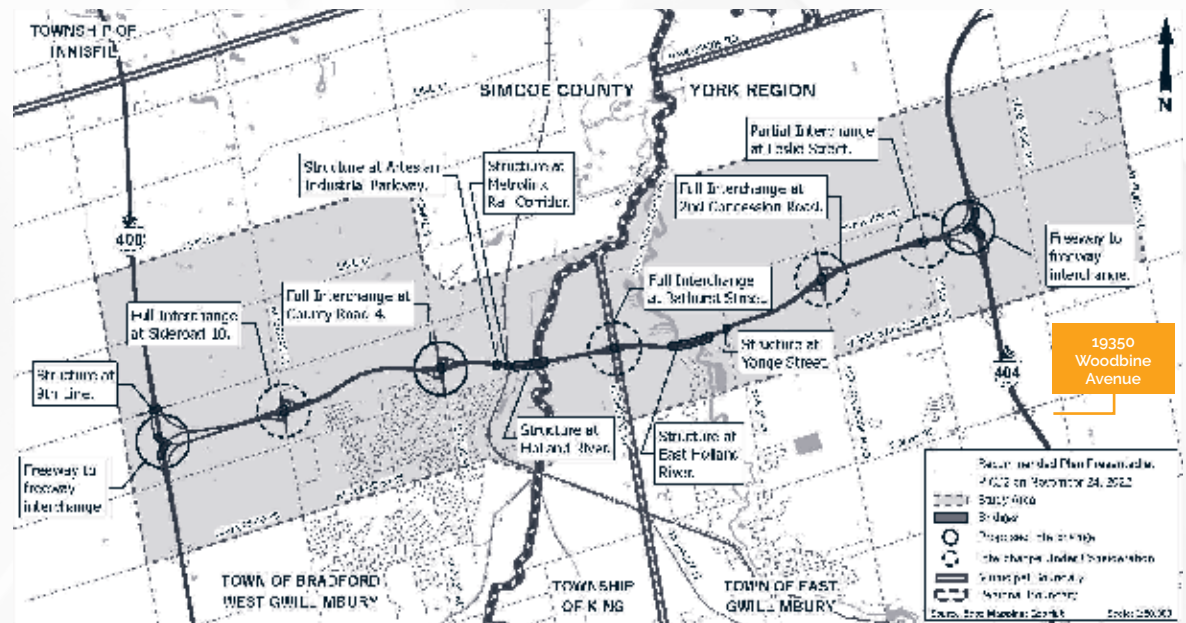
CONNECTING HIGHWAY 400 AND HIGHWAY 404

The Bradford Bypass is part of Ontario's plan to expand highways and public transit across the Greater Golden Horseshoe to fight congestion, create jobs and prepare for the massive population growth expected in the next 30 years.

The Greater Golden Horseshoe is one of the fastest-growing regions in North America. It is expected to attract 1 million new people every five years, reaching nearly 15 million by 2051. That is a population increase of more than 50 per cent compared to today. As the region continues to grow and remains Canada's economic engine, the number of trucks on the road is expected to double by 2051. For Ontarians in 2051, average travel speeds are expected to be 16 per cent slower when compared to 2016. In particular, the Bradford Bypass would relieve congestion on existing east-west local roads and provide a northern freeway connection between Highway 400 and

Highway 404. Drivers travelling between Highways 400 and 404 would be able to make the trip up to 60 per cent faster compared to existing routes, saving up to 35 minutes.

Please see bradfordbypass.ca for additional information and updates



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