



20 REGINA ROAD VAUGHAN, ON



SITE AREA
3.0 ACRES



SITE COVERAGE
48%



BUILDING AREA
64,204 SF



CLEAR HEIGHT
22 FT





THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in **20 Regina Road, Vaughan, Ontario** (the “Property”) on a vacant, as is, where is, with all faults basis. The Property comprises a 64,204-square foot (“sf”) industrial facility situated on 3.0 acres fronting on Martin Grove Road and a block south of Highway 7. Ideally positioned within an established industrial node, proximate to Highways 400, 407 and 427, several key transportation hubs and a wide array of retail amenities, the Property offers excellent connectivity to the Greater Toronto Area (“GTA”) and surrounding municipalities. Constructed in 1998, the Property features 22-foot ceilings, four truck-level doors and one drive-in door, with flexible zoning which allows for a myriad of commercial uses. The Property is being offered with vacant possession, presenting a unique investment opportunity for both an owner-user or investor.

PROPERTY SNAPSHOT

Site Area¹
3.0 Acres

Building Area¹
64,204 SF

Year Built¹
1998

Loading Bays
4 TL / 1 DI

Clear Height¹
22 FT

Zoning Designation
EM1

¹To be verified

INVESTMENT HIGHLIGHTS



HIGH-QUALITY, FUNCTIONAL ASSET

The Property provides investors the opportunity to acquire 64,204 sf of high-quality, mid-bay warehouse space in one of the largest industrial submarkets in the GTA. Owing to its flexible zoning, functional layout and clear height, the Property allows for multi-tenant use, or can be ideal for a single user-occupier.



STRATEGIC LOCATION OFFERING EXCELLENT CONNECTIVITY

The Property is situated in a highly connected location, proximate to major thoroughfares such as Highways 7 and 27, as well as the extensive 400-series highway network, including Highways 400, 407 and 427. In addition, the Property benefits from its positioning near key transportation hubs, such as Toronto Pearson International Airport and the CN MacMillan Rail Yard.



STRONG MARKET CONDITIONS

The GTA industrial market has experienced unprecedented growth, illustrated by record-high asking rents, historically low vacancy rates and positive net absorption. As of Q4-2023, the average vacancy rate in the GTA was 2.4%, with average net asking rents of \$18.61 psf, marking a 9.9% increase over the previous 12 months. Despite delivering nearly 2 million sf of industrial supply since the beginning of 2023, Vaughan outperformed other submarkets, with an average vacancy rate of 1.7% and average net asking rents of \$18.64 psf. As a result, the industrial sector remains the top-performing and preferred asset class in the GTA.



ATTRACTIVE USER-OCCUPIER OR INVESTOR OPPORTUNITY

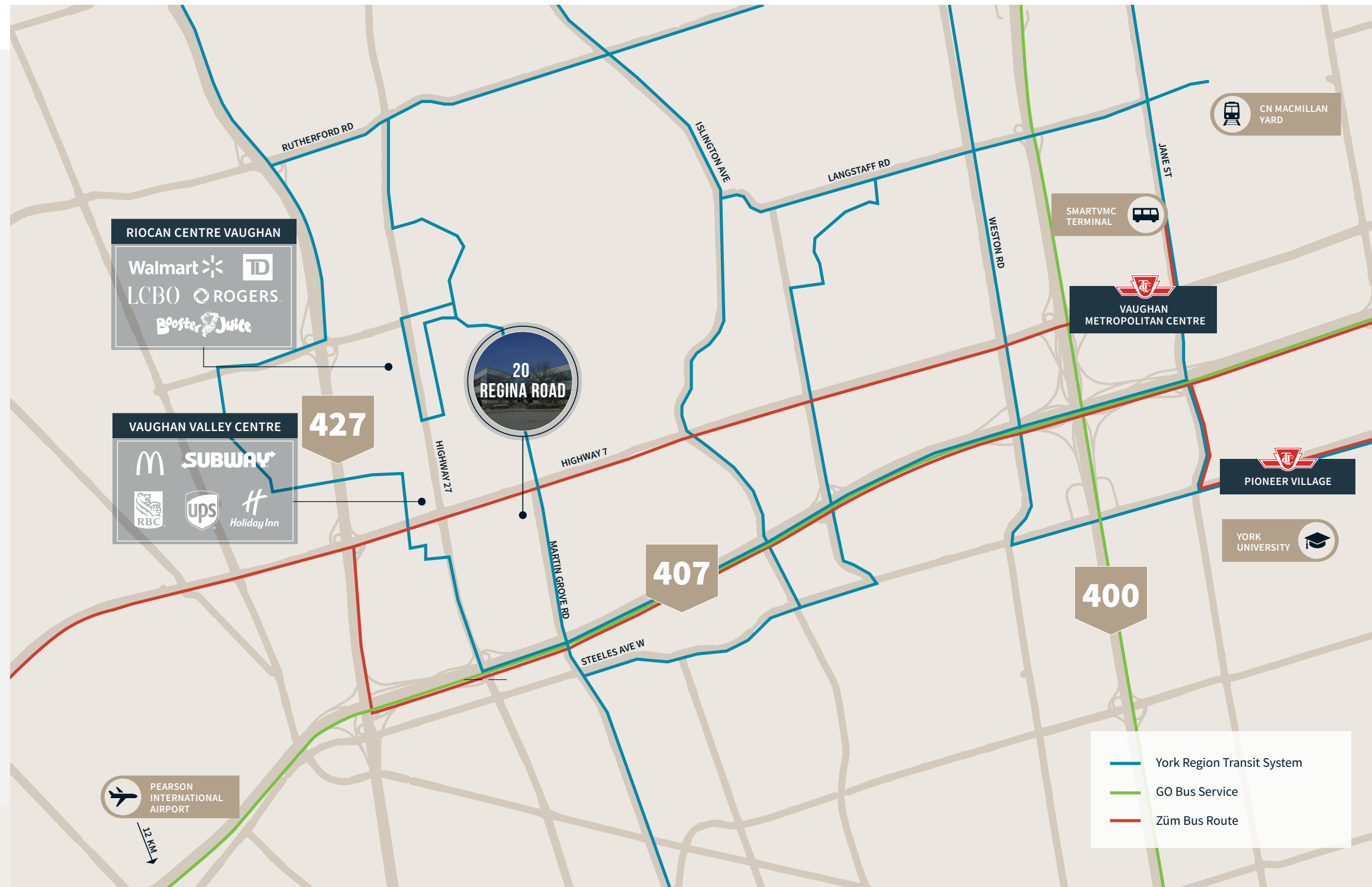
The Property is being offered with vacant possession, providing a user-occupier and/or investor the opportunity to either occupy the building themselves, or implement a lease-up strategy to generate significant cash flows.

HIGHLY CONNECTED GTA NORTH LOCATION

VAUGHAN, ONTARIO

Located in Vaughan, the Property offers a highly accessible location that is only minutes away from Ontario's expansive highway network, transportation grid and prime amenities. These factors have been instrumental in transforming Vaughan into a thriving city, characterized by a population of over 320,000 residents and serving as a focal point for industrial and residential development in the GTA.

The Property benefits from its proximity to several key highways, including Highways 400, 407 and 427, facilitating seamless connections to the greater 400-series highway network and the rest of the GTA. The Property also enjoys the advantages of the extensive transportation network offered by York Region Transit ("YRT"), which provides efficient commuter transportation and convenient connections to adjacent transit networks and destinations, including Züm, TTC and GO bus services. In addition, the Property's location offers excellent connectivity to a myriad of key transportation hubs and amenities, including Toronto Pearson Airport, CN MacMillan Rail Yard, Vaughan Metropolitan Centre, the Brampton Intermodal Terminal, and numerous shopping plazas.



VAUGHAN INDUSTRIAL SUBMARKET (Q4-2023)

	Inventory	105,248,202 sf
	YTD Net Absorption	662,060 sf
	Vacancy Rate	1.7%
	Average Net Asking Rent	\$18.64 psf

Source: JLL Research

50 M
YRT BUS STOP

1.5 KM
VAUGHAN VALLEY CENTRE

2.1 KM
HIGHWAY 427

3.0 KM
HIGHWAY 407

3.0 KM
RIOCAN CENTRE VAUGHAN

6.4 KM
HIGHWAY 400

7.5 KM
VAUGHAN METROPOLITAN CENTRE

9.2 KM
BRAMPTON INTERMODAL TERMINAL

12.3 KM
CN MACMILLAN RAIL YARD

12.0 KM
TORONTO PEARSON INTERNATIONAL AIRPORT

36 KM
DOWNTOWN TORONTO

135 KM
UNITED STATES BORDER

20 REGINA ROAD
VAUGHAN, ON



OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained by KSV Restructuring Inc. in its capacity as Court-appointed receiver (in such capacity, the “Receiver”) of 1000093910 Ontario Inc. (the “Debtor”), and all of the assets, undertakings and properties of the Debtor, including the land known as 20 Regina Road, Vaughan, Ontario, together with all buildings, improvements and structure thereon and the fixtures affixed thereto, as well as the plans, designs and specifications in connection therewith (the “Property”) to seek proposals to acquire the Property. The Property and any potential acquisition are subject to a Court approved sale process, which process includes a stalking horse bid. Any transaction will be subject to Court approval. Interested parties will be required to execute and submit the Receiver’s form of Confidentiality Agreement prior to receiving detailed confidential information about the Property. **Additionally, interested parties will be invited to submit a bid on May 7, 2024 by 5:00 pm ET.** Further details on Bid Requirements can be referenced in the Court Order Document or Confidential Information Memorandum (“CIM”) found in the Advisor’s Virtual Data Room (“VDR”).

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