

**FOR
SALE**

HIGHWAY 404 INDUSTRIAL LANDS
EAST GWILLIMBURY
Full Municipal Services & Secondary Plan Approved

GREEN LANE



HIGHWAY 404

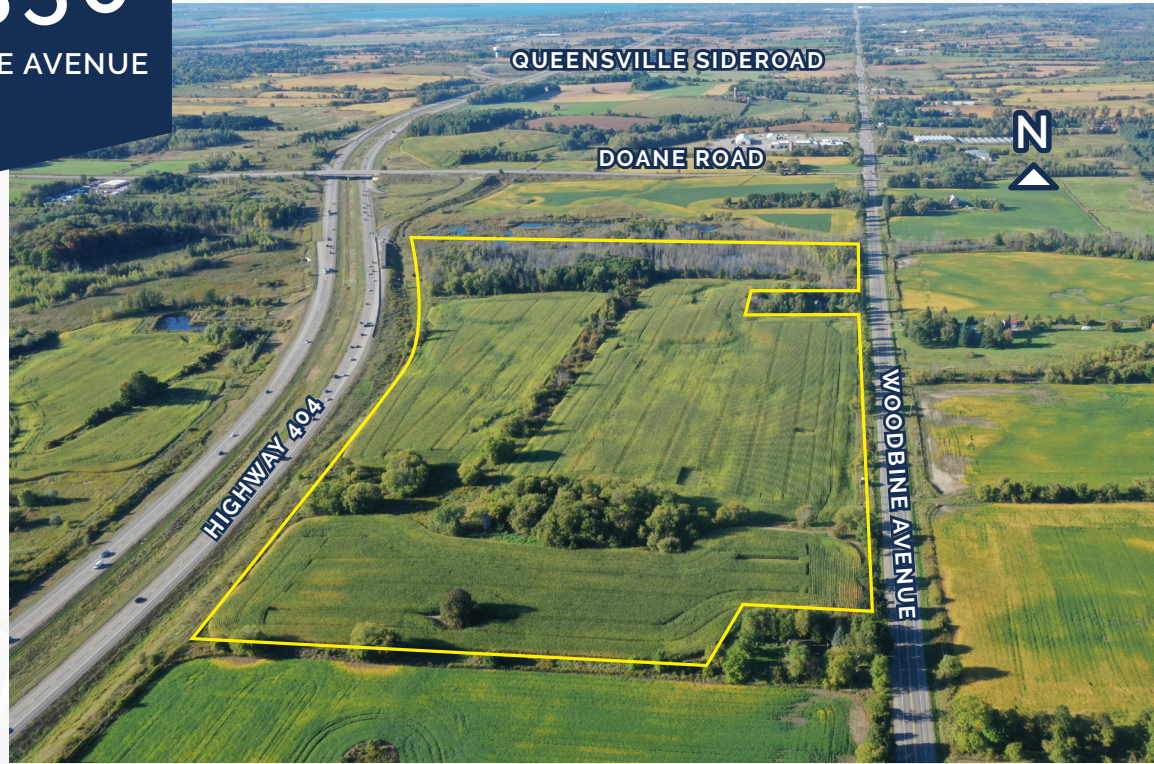


WODBINE AVENUE

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)
ZONING	General Employment M2 Application underway for various industrial uses including outside storage
SERVICES	Municipal water and sanitary sewers to be available to the lot-line Q3 2026
PROPERTY TAXES	\$1,698.47 (2026)
PRICING	\$1,300,000.00 / Acre



PROPERTY HIGHLIGHTS

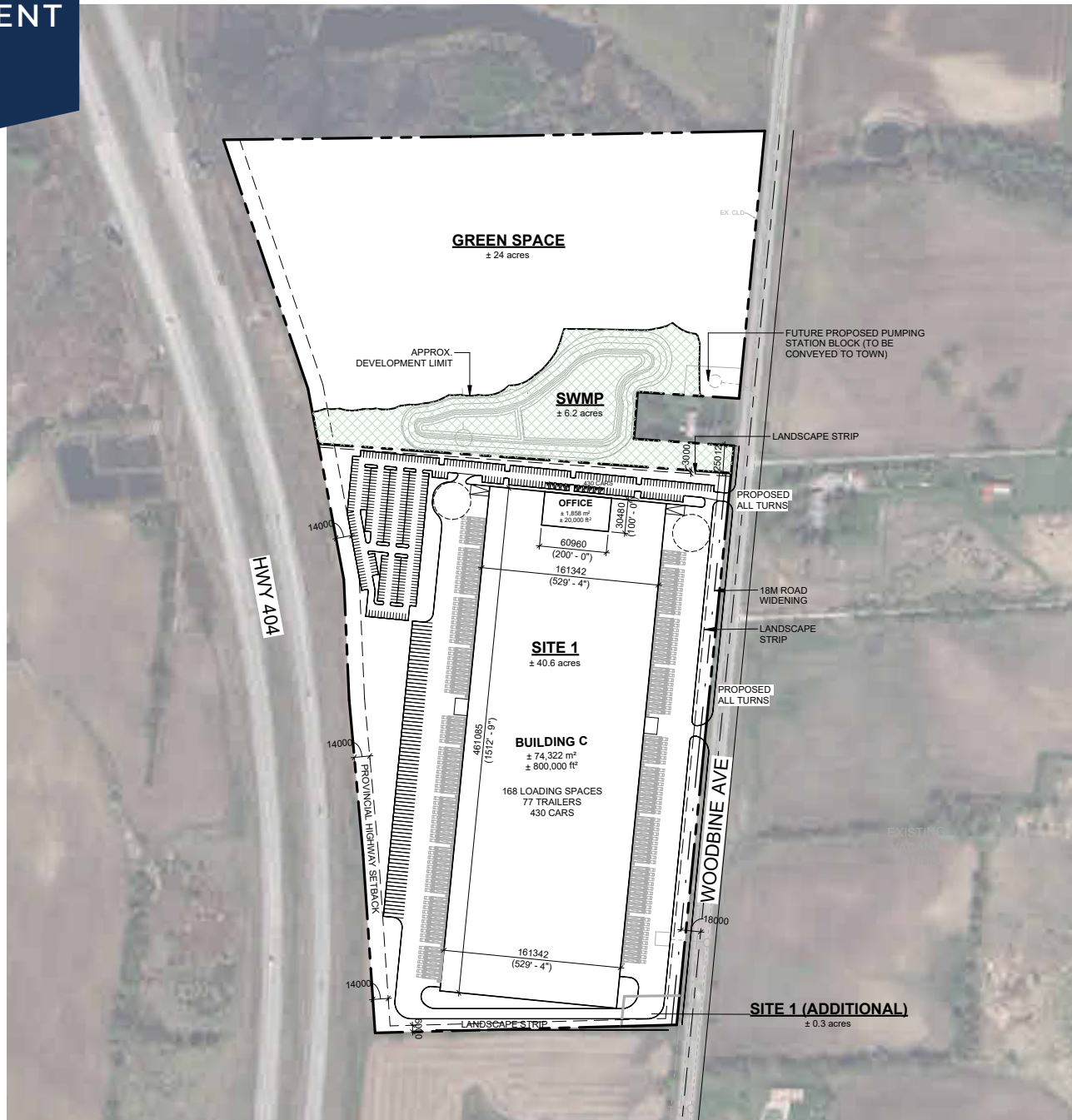
- Largest serviced industrial site available in the Highway 404 corridor
- Highway 404 exposure with access via Green Lane and Queensville Sideroad
- Site is located 1km North of new 1.2M SF Loblaws Distribution Centre and 3km South from planned Bradford Bypass
- Severance to +/- 10 acres available
- Final Municipal Zoning approval and Municipal Services anticipated for Q3 2026
- Site can accommodate +/- 800,000 SF industrial/distribution facility
- Up to 6 MW of power available

LOCAL MAP

ACTIVE HIGHWAY 404 DEVELOPMENTS



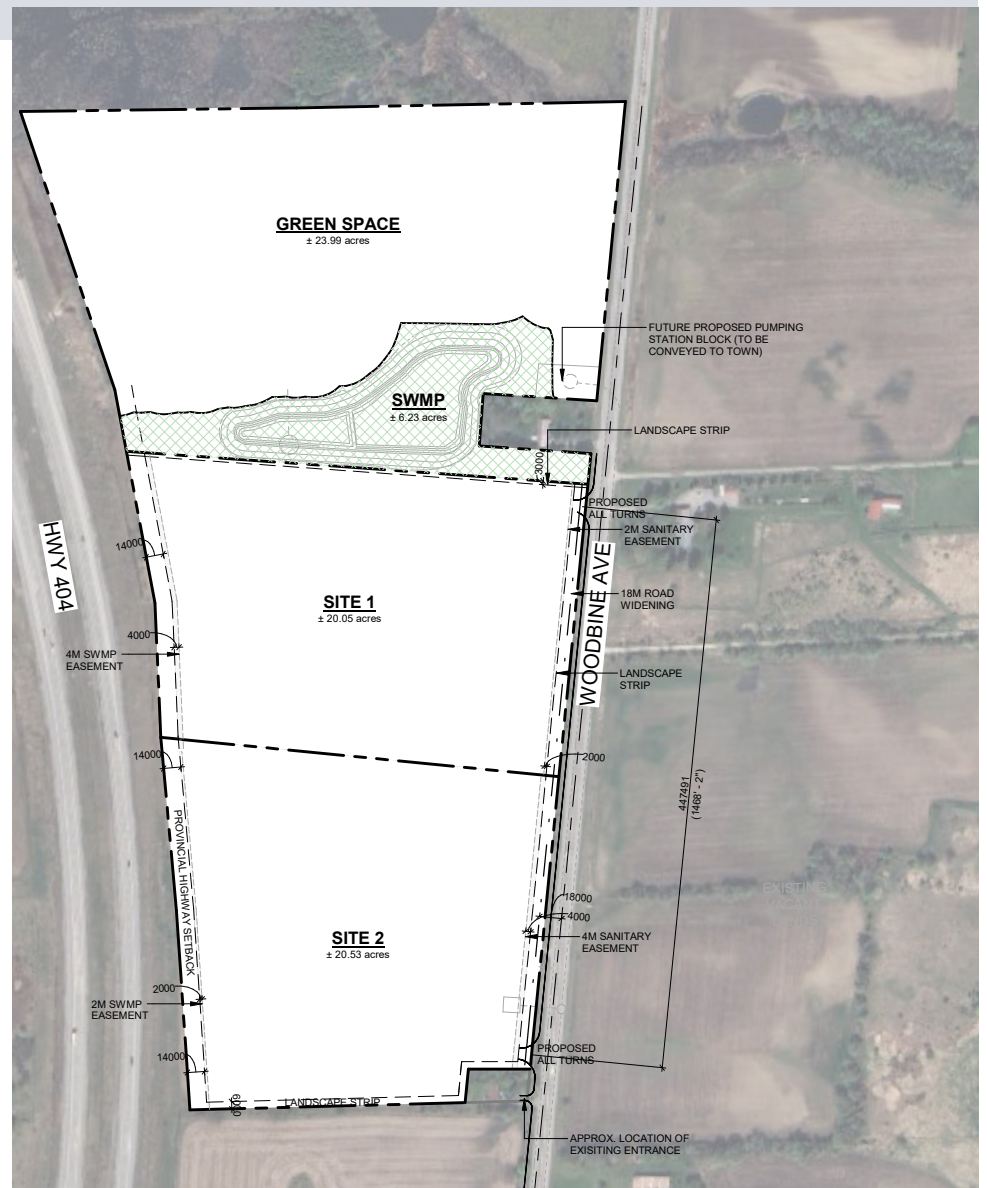
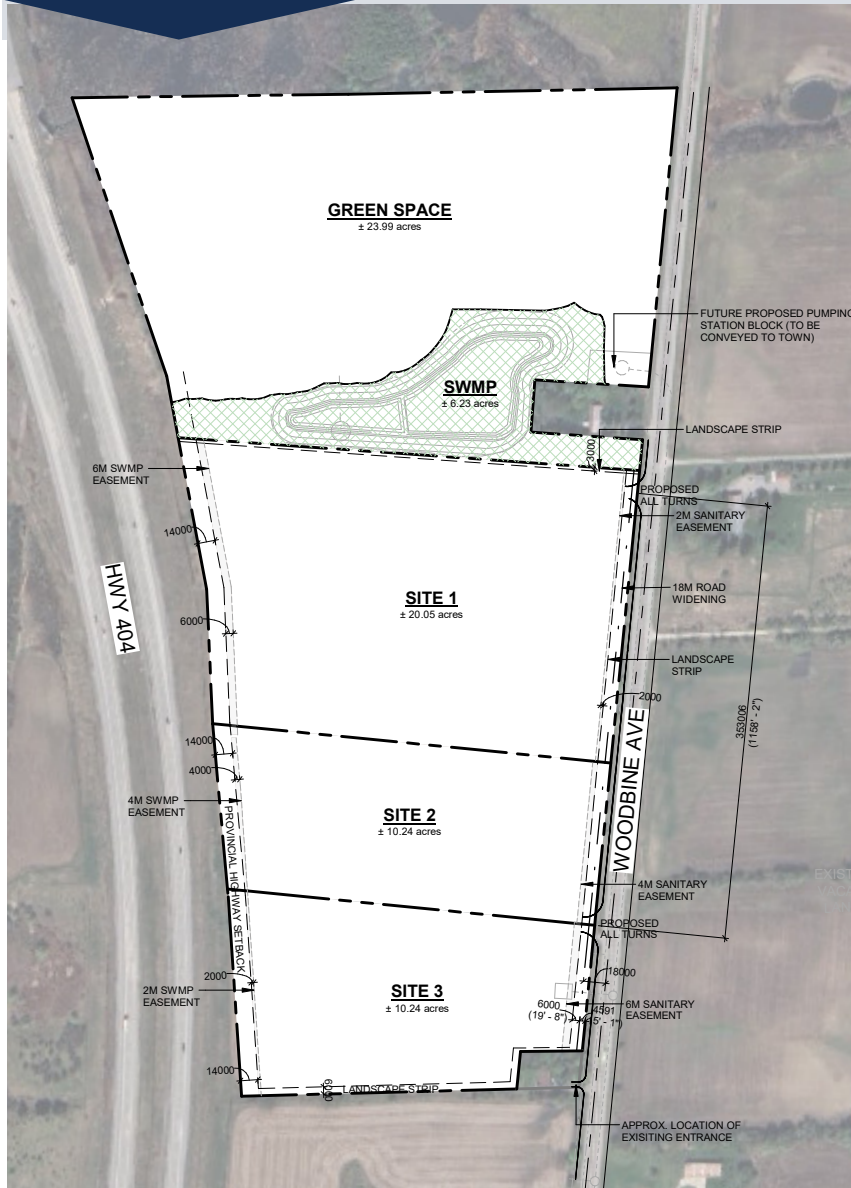
CONCEPT DEVELOPMENT PLAN



19350

WOODBINE AVENUE Severance Options

Site can be divided into 10 - 25 acres



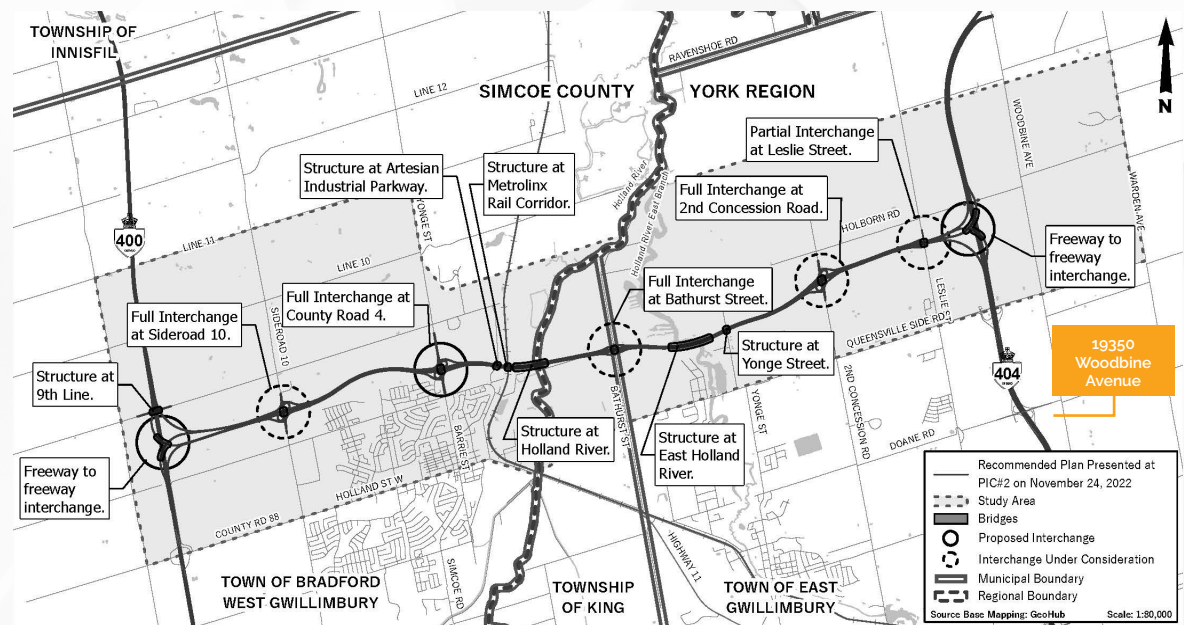
BRADFORD BYPASS 16.3KM CONTROLLED ACCESS FREEWAY CONNECTING HIGHWAY 400 AND HIGHWAY 404

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



Max Smirnis*
Executive Vice President
Industrial Sales, Leasing & Land
+1 647 728 0458
max.smirnis@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative