

Hwy 401 & Hwy 410/403 | 10 Properties | 693,278 SF



Investment Opportunity

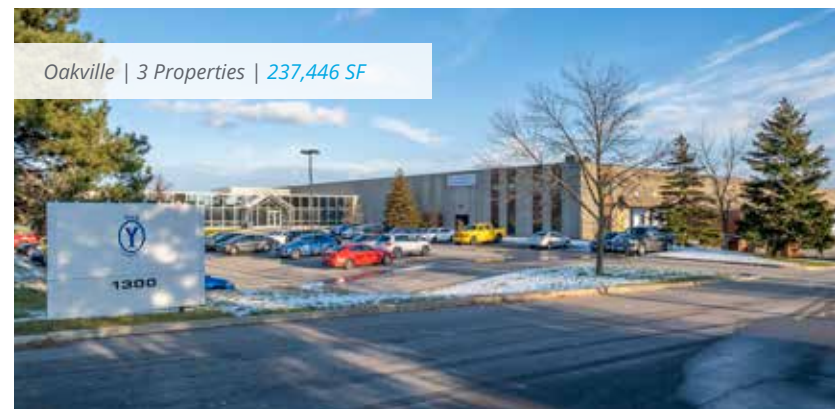
# GTA West Industrial Portfolio

## 21 Properties | 1,465,713 SF

Mississauga | 17 Properties | 1,117,955 SF



Oakville | 3 Properties | 237,446 SF



Toronto (Etobicoke) | 1 Property | 110,312 SF



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# The Offering

Colliers International (the “Agent”) has been retained by Park Property Management (the “Vendor”) as exclusive agent to arrange for the offering and sale of a 100% freehold interest in an industrial portfolio comprising of 21 properties (collectively, the “Portfolio” or “Properties”).

The Portfolio totals nearly 1.5M SF of rentable area in the strongest performing submarkets in the Greater Toronto Area (GTA): Mississauga; Toronto (Etobicoke); and Oakville. Seventeen of the Properties are located in Mississauga near the intersection of Highways 401 & 410/403, arguably the two most important 400 series highways in the GTA.

The Portfolio is currently 99% occupied by 44 tenants at in-place rental rates that are estimated to be approximately 55% below current market rates. The weighted average lease term (WALT) of tenants in the Portfolio is 3.8 years<sup>(1)</sup>, providing investors a unique near term opportunity to significantly increase rental income as tenant leases expire. Sixteen of the Properties are configured as single-tenant buildings; the remaining five Properties are configured as multi-tenant buildings.

The Properties are functionally designed and range in size from approximately 20,000 to 160,000 SF (average of approximately 70,000 SF), affording the ability to accommodate a wide range of tenant uses. Due to their location, size and high replacement costs, the Properties are also highly coveted by a range of industrial occupiers willing to pay a significant premium on a vacant basis.

The Portfolio is being offered free and clear of financing, allowing investors to leverage favourable debt conditions.

<sup>(1)</sup> As of May 1, 2022

<sup>(2)</sup> Calculated based on area (SF)

## Portfolio Summary

	Property / Address	Municipality	Area (SF)	# Tenants	Occupancy	Portfolio % <sup>(2)</sup>
1	1575 South Gateway Rd	Mississauga	161,055	3	100%	11%
2	5600 Ambler Dr	Mississauga	52,256	1	100%	4%
3	5680- 5700 Ambler Dr	Mississauga	73,367	6	100%	5%
4	5720 Ambler Dr	Mississauga	98,065	1	100%	7%
5	1177 Kamato Rd	Mississauga	155,935	1	100%	11%
6	6010 - 6030 Ambler Dr	Mississauga	67,651	1	100%	5%
7	5925-5945 Ambler Dr	Mississauga	39,730	3	100%	3%
8	5949 - 5969 Ambler Dr	Mississauga	40,425	2	100%	3%
9	1040 - 1048 Ronsa Ct	Mississauga	62,645	2	100%	4%
10	1033 Jayson Ct	Mississauga	65,809	1	100%	4%
11	1040 Jayson Ct	Mississauga	37,395	1	100%	3%
12	6440 Kestrel Rd	Mississauga	25,620	1	100%	2%
13	6050 Tomken Rd	Mississauga	46,514	1	100%	3%
14	5300 Tomken Rd	Mississauga	85,680	1	100%	6%
15	5266 Timberlea Blvd	Mississauga	42,723	1	100%	3%
16	195 Brunel Rd	Mississauga	40,712	1	100%	3%
17	180 Brunel Rd	Mississauga	22,373	1	100%	2%
Mississauga Properties			1,117,955	28	100%	76 %
18	1300 South Service Rd W	Oakville	146,425	1	100%	10%
19	1400 Advance Rd	Oakville	36,221	1	100%	2%
20	2160 South Service Rd W	Oakville	54,800	1	100%	4%
Oakville Properties			237,446	3	100%	16 %
21	1180-1196 M. Grove Rd & 1, 7-21 Vulcan St	Toronto	110,312	13	89%	8%
Total / WAVG			1,465,713	44	99%	100%

21 PROPERTIES

1,465,713 SF

99% OCCUPANCY

44 TENANTS

3.8 YEARS OF WALT<sup>(1)</sup>

55% BELOW MARKET RENTS



 **Hwy 401 & Hwy 410/403 | 10 Properties | 693,278 SF**



# Investment Highlights

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## Portfolio of Scale in Coveted GTA West

- The Portfolio offers a unique opportunity to acquire 21 Properties totaling nearly 1.5M SF of rentable area in the most coveted and strongest leasing submarkets within the GTA.
- Industrial offerings of this quality and size are rarely offered for sale due to the concentrated ownership of industrial properties in the GTA, and the scarcity of development lands in these submarkets.



## Near Term Rental Upside & Strong Market Fundamentals

- The Portfolio is currently 99% occupied at in-place rental rates that are approximately 55% below current market rents. The WALT of tenants in the Portfolio is 3.8 years<sup>(1)</sup>, which provides investors with a near term opportunity to increase rental income.
- The leasing fundamentals of the GTA West industrial market remain incredibly strong - as of Q3 2021 availability rate was 0.7%, average asking rents were \$12.62 Net PSF and average sale price was \$294 PSF.
- Over the past 5 years, rental rates in the GTA West have increased at a rate of +/- 20% annually. The upward pressure on rents are forecasted to persist as demand continues to exceed new supply, which will further increase the gap between market rates and in-place rates for tenants in the Portfolio.



## Below Replacement Costs & Vacant Occupier Values

- The Properties in the Portfolio range in size from approximately 20,000 to 160,000 SF, with an average size of approximately 70,000 SF.
- Industrial buildings of this size range in these submarkets are irreplaceable, due to the scarcity of available development sites and proportionately higher construction costs. For this reason, estimated replacement costs for the Properties are in excess of \$375 PSF on average.
- Industrial buildings of this size range are also highly coveted by industrial occupiers as there are limited properties for sale in the market. As a result, average sale prices for vacant industrial buildings in these submarkets currently range between \$350 to \$450 PSF depending on the building size and location.



## Core Locations +/- 75% of Portfolio in Central Mississauga

All 21 Properties are strategically situated within core locations of the GTA West, and are within close proximity to 400 series highways, densely populated municipalities, and public transit:

- 17 of the Properties (representing +/- 75% of the rentable area of the Portfolio) are located in Mississauga near the intersections of Highways 401 & 410/403. Highway 410/403 serves as the primary north/south arterial highway for Peel Region and Highway 401 connects the entire GTA.
- Three of the Properties are located in the Oakville submarket within close proximity to the QEW Highway and Third Line interchange.
- The final property is located in the Toronto (Etobicoke) submarket with prominent exposure onto the arterial road of Martin Grove and convenient access to Highway's 409 & 401.



1400 Advance Rd | 36,221 SF



1180-1196 Martin Grove Rd & 1,7-21 Vulcan St | 110,312 SF



1040-1048 Ronsa Ct | 62,645 SF



180 Brunel Rd | 22,373 SF



5266 Timberlea Blvd | 42,723 SF



1040 Jayson Ct | 37,395 SF



1033 Jayson Ct | 65,809 SF



2160 South Service Rd W | 54,800 SF



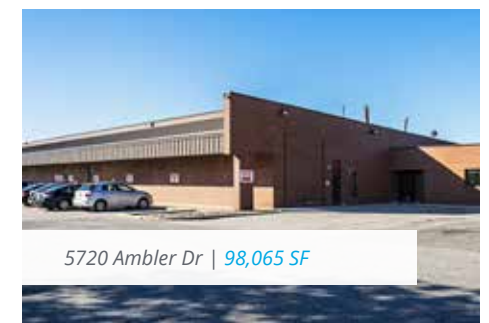
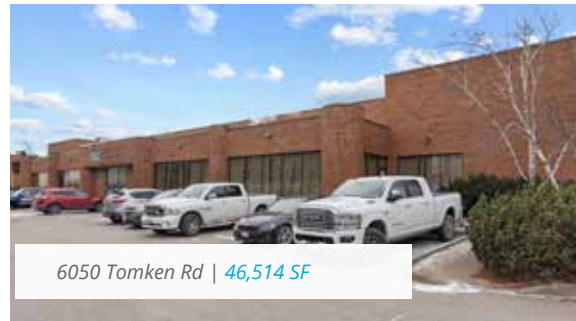
1300 South Service Rd W | 146,425 SF



6440 Kestrel Rd | 25,620 SF



5949-5969 Ambler Dr | 40,425 SF





Interested parties are required to complete a Confidentiality Agreement prior to receiving additional information on this Offering.

Please click the link below to obtain the Confidentiality Agreement.

Prospective purchasers are encouraged to submit first round bids by **4:00pm EDT on Friday, March 11th, 2022** using their own form of Letter of Intent.

[Confidentiality Agreement](#)

[View Portfolio Video](#)

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