



3575

INNISFIL BEACH ROAD, INNISFIL, ON

State-of-the-Art Industrial Property

- 1.26 million SF
- LEED Gold Certification
- Highway 400 Exposure
- Long-Term Leaseback to a Rated Public Company



INVESTMENT SUMMARY

THE OFFERING

On behalf of DSV Solutions Inc. (“DSV” or the “Vendor”), Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to present the opportunity to acquire a 100% freehold interest in **3575 Innisfil Beach Road in Innisfil, Ontario** (the “Property”, the “Offering”), a LEED Gold, state-of-the-art distribution facility currently under construction and scheduled for completion in Q3-2025. The Property will comprise approximately 1,260,000 square feet (“sf”) of space, including over 1.23 million sf of warehouse space and 34,400 sf of office space. Upon completion, the Property will be one of the most modern and adaptable distribution facilities in Canada, boasting impressive features including over 120 shipping doors, expansive 42-foot clear heights, and extensive trailer parking. The Property will be fully leased back to DSV Solutions Inc. (“DSV”), a wholly-owned subsidiary of DSV A/S, the third-largest supplier of transport and logistics services globally, for an initial term of 10 years with renewal options.

Strategically located just north of the Greater Toronto Area (“GTA”), along Highway 400 in Innisfil, Ontario, the facility will be DSV Solutions’ second new-build distribution centre within the GTA and its periphery, benefitting from convenient accessibility to Downtown Toronto and the surrounding municipalities, the 400-series highway network as well as airports, intermodal transportation services, and U.S. border crossings. The Property is situated approximately 60 km from important logistics hubs such as Pearson International Airport and CN Brampton Intermodal Terminal, positioning it well to serve key consumer markets within and surrounding the GTA.



PROPERTY DETAILS



COMPLETION DATE
Q3-2025 (EST.)



TOTAL GLA¹
1,260,214 SF



LAND AREA
55.6 ACRES



CLEAR HEIGHT
42'



SHIPPING DOORS
120 T/L & 4 D/I



PARKING
378 CARS & 121 TRAILERS



POWER
4,000 A



LEED
GOLD

¹ Approximate GLA; to be remeasured upon completion



INVESTMENT HIGHLIGHTS

BEST-IN-CLASS INDUSTRIAL FACILITY

Upon completion, the Property will stand as one of Canada's premier state-of-the-art, class 'A' distribution centres. DSV Solutions prides itself on its adaptability to clients' evolving needs and has made substantial investments in automation and systems within its Canadian facilities. Developed by Broccolini, a leading commercial developer in Canada, the Property will serve as DSV's second flagship facility in the GTA, further cementing their strong presence in this crucial market. DSV is investing significant capital to the Property, which will feature a multi-client warehouse with cutting-edge logistics capabilities and a two-storey administrative office.



SUPERIOR TENANT COVENANT

DSV A/S, founded in 1976 and listed on the NASDAQ Copenhagen Stock Exchange (CPH:DSV), ranks among the world's largest transport and logistics companies. In recent years, the company has significantly expanded its North American logistics footprint through strategic acquisitions and substantial growth in Canada, building upon its 25-year operational history in the Canadian market. The Property, upon completion, will be leased on a long-term basis to DSV Solutions Inc., a wholly-owned subsidiary of DSV A/S. This new facility will consolidate several existing GTA operations under one roof. As a state-of-the-art, flagship facility, it embodies DSV's core objectives of growth, partnership, and innovation, while also demonstrating the company's long-term commitment to its Canadian operations.



STRATEGIC GTA NORTH LOCATION

Innisfil's industrial market is gaining prominence as the GTA's industrial sector expands northward. With low vacancy rates and high demand in the GTA's industrial market, Innisfil offers an attractive alternative for businesses seeking modern facilities. Its strategic location along Highway 400 provides excellent connectivity to major transportation routes, facilitating efficient distribution across Ontario, Canada and the U.S. As the GTA faces land constraints and rising costs, the combination of accessibility, growing labour pool, and available land within Innisfil positions it as an emerging hub for warehousing and logistics operations. The development of advanced facilities such as the Property reflects the increasing demand for large-scale, technologically advanced distribution centres in the area, driven by e-commerce growth and evolving supply chain needs, particularly in growing markets north of the GTA.



THE LOCATION

- Prominent exposure and immediate access to Highway 400, which facilitates north-south transportation and seamless access to surrounding municipalities and labour pools, including Barrie, Bradford and the broader GTA.
- Strategic location that provides DSV clients with excellent connectivity while delivering significant cost savings. This advantageous positioning allows businesses to optimize their operations without compromising on accessibility or service quality.
- Proximate to SmartCentres Barrie South, Park Place and Tanger Outlets, offering an abundance of first-class amenities and services.



Conceptual Rendering





OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

FREE & CLEAR

The Property Is being offered free and clear of any existing debt.

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