

4670 & 4680 GARRARD ROAD

TROPHY INDUSTRIAL
PREMIER INVESTMENT OPPORTUNITY



SITE AREA
35.6 ACRES



CLEAR HEIGHTS
36' & 40'



BUILDING AREA
777,040 SF



OCCUPANCY
100%



PROPERTY OVERVIEW



BUILDING AREA
777,040 SF



SITE AREA
35.6 ACRES



SITE COVERAGE
50%



CLEAR HEIGHTS
36' & 40'



SHIPPING DOORS
127 T/L; 9 D/I



CONSTRUCTION YEAR
2023 & 2024



OCCUPANCY
100%



W.A.L.T.
5.4 YEARS

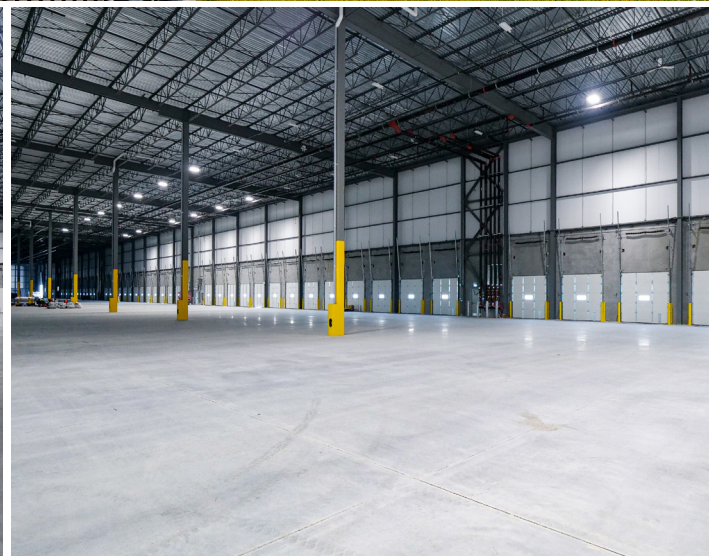
THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in **4670 & 4680 Garrard Road, Whitby, Ontario** (the “Property” or “Site”). The Property is a newly constructed, state-of-the-art industrial complex comprising two single-tenant buildings with a combined area of 770,040 square feet (“sf”), situated on over 35 acres of land. Located within one of the most active industrial nodes in the Greater Toronto Area (“GTA”), the Property benefits from exceptional connectivity. Its proximity to major transportation arteries, including Highways 401, 407, 412 and 418 offers accessibility to both regional and international routes. The location provides access to a large and diverse labour pool and consumer base from surrounding municipalities, a crucial factor for the existing tenancies.

The Site benefits from M1-2 zoning, a highly sought-after designation for its allowance of outdoor storage. The existing configuration provides approximately 379 car parking spaces and 265 trailer stalls, including a secure, fenced shipping yard for trailer parking along the Site’s western edge. Access to the Site is facilitated via two entry-exit points for trucks, while there are three points of ingress-egress for vehicular access. In addition, the buildings comprise critical specifications that cater to a wide range of users, including ceiling heights of 36 feet (4670 Garrard) and 40 feet (4680 Garrard), 127 truck-level doors and 9 drive-in doors, along with LED lighting and ESFR sprinklers provided throughout the buildings.

The Property is fully leased to two leading Canadian manufacturers – Atlantic Packaging and Kruger Products, which collectively offer a weighted average remaining lease term (“W.A.L.T.”) of 5.4 years, with in-place rental rates and annual escalations that are in line with market. This offering presents an extremely rare opportunity to acquire a trophy asset with premier quality tenancies, which is strategically positioned within one of the GTA’s most dynamic industrial markets.

| | 4670 GARRARD ROAD | 4680 GARRARD ROAD |
|--------------------|----------------------------|-----------------------------|
| Building Area (SF) | 126,556 | 650,484 |
| Site Area (Acres) | 35.6 | |
| Construction Year | 2023 | 2024 |
| Clear Height | 36' | 40' |
| Shipping Doors | 22 Truck-level; 1 Drive-in | 105 Truck-level; 8 Drive-in |
| Parking Stalls | 42 Trailer; 92 Car | 223 Trailer; 287 Car |
| Occupancy | 100% | 100% |



INVESTMENT HIGHLIGHTS

BRAND NEW, HIGHLY FUNCTIONAL TROPHY INDUSTRIAL COMPLEX



4670 & 4680 Garrard Road represents a premier, new-build facility offering over 777,000 sf of state-of-the-art industrial space within an established GTA industrial market. Completed in 2023 and 2024, the Property features modernized, best-in-class specifications including 36' and 40' clear heights, abundant shipping doors, generous bay depths and outdoor storage capabilities within a secured yard. Developed by Panattoni Development Company, a leading industrial developer globally, the buildings were designed for both single and/or multi-tenant occupancy, offering adaptability for diverse industrial applications and tenancies.

MISSION CRITICAL GTA EAST LOCATION



Located at the southwest corner of Conlin Road and Garrard Road in Whitby, the Property benefits from exceptional connectivity to the 400-series highway network, including Highways 401, 407, 412 and 418, as well as the local transit system provided by Durham Region Transit and GO Transit, ensuring seamless access to regional markets and logistics networks across the GTA. The nearby Oshawa Executive Airport further enhances its attractiveness for businesses requiring access to multinational markets. This strategic location in the GTA provides access to an expansive labour pool and consumer base, which spans a population of nearly nine million within a 100-km radius.

EXCEPTIONAL TENANT PROFILE



The Property is fully leased to two prominent Canadian companies, including Kruger Products, the leading paper products manufacturer in Canada, and Atlantic Packaging Products, a premier packaging solutions provider. These coveted tenants provide a W.A.L.T. of 5.4 years and pay rents that are in line with market, demonstrating the exceptional quality and desirability of the Property. This strong tenant profile offers prospective investors secure and substantial cash flows.

STRONG MARKET FUNDAMENTALS



The industrial sector remains a top-performing asset class, marked by historically low vacancy rates and substantial growth in rental rates annually. In 2024, the GTA East submarket has led all other submarkets in net absorption, resulting in a total vacancy rate of only 4.4%. By Q3-2024, average net asking rents in GTA East reached \$15.36 psf, representing a 80% increase from Q4-2021. Despite the rapid growth, rents in GTA East still offer a 13.2% discount compared to the overall GTA average, which has been a driver of the node's robust leasing activity as tenants seek cost effective locations within the GTA that offer exceptional access to major roadways, logistic hubs, and consumer markets.

Source: JLL Research, Esri

STRATEGIC LOCATION FOR & DISTRIBUTION LOGISTICS

4670 & 4680 Garrard Road is located just south of Highway 407, at the southwest corner of Conlin Road and Garrard Road in Whitby, one of Ontario's most important and dynamic industrial submarkets. Durham Region has evolved into a significant hub for industrial warehousing and distribution, owing to its strategic location just 60 km east of downtown Toronto and less than two hours from the U.S. border at Niagara Falls. The region's accessibility to major urban centres and markets across Ontario is supported by excellent transportation infrastructure, including the 400-series highway network, rail services, major seaports and airports.



 NEAREST BUS STOP
70 M

 HARMONY TERMINAL
7 KM

 SCARBOROUGH
CN INTERMODAL
40 KM

 US BORDER
195 KM

 HIGHWAY 407
2 KM

 HIGHWAY 401
8 KM

 PEARSON AIRPORT
71 KM

 MONTREAL
480 KM



OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. 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.

FREE & CLEAR

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

ADVISORY TEAM

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