

PRICE REDUCTION

130 PERFORMANCE DRIVE

RICHMOND HILL

*AVAILABLE FOR SALE OR LEASE
INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY*



Property Overview

Available Space - Sale

PRICE:	\$59,000,000 \$56,000,000
BUILDING SIZE:	131,828 SF, opportunity for buyer to occupy 92,966 SF
OFFICE:	10% over two floors serviced by an elevator
LAND SIZE:	6.6 acres
SHIPPING:	11 Truck Level, 2 drive in, 1 crane door. A buyer could use 5 truck level and 1 Drive-in
CLEAR HEIGHT:	32'
TAXES:	\$305,070.33 (2024)

Available Space - Lease

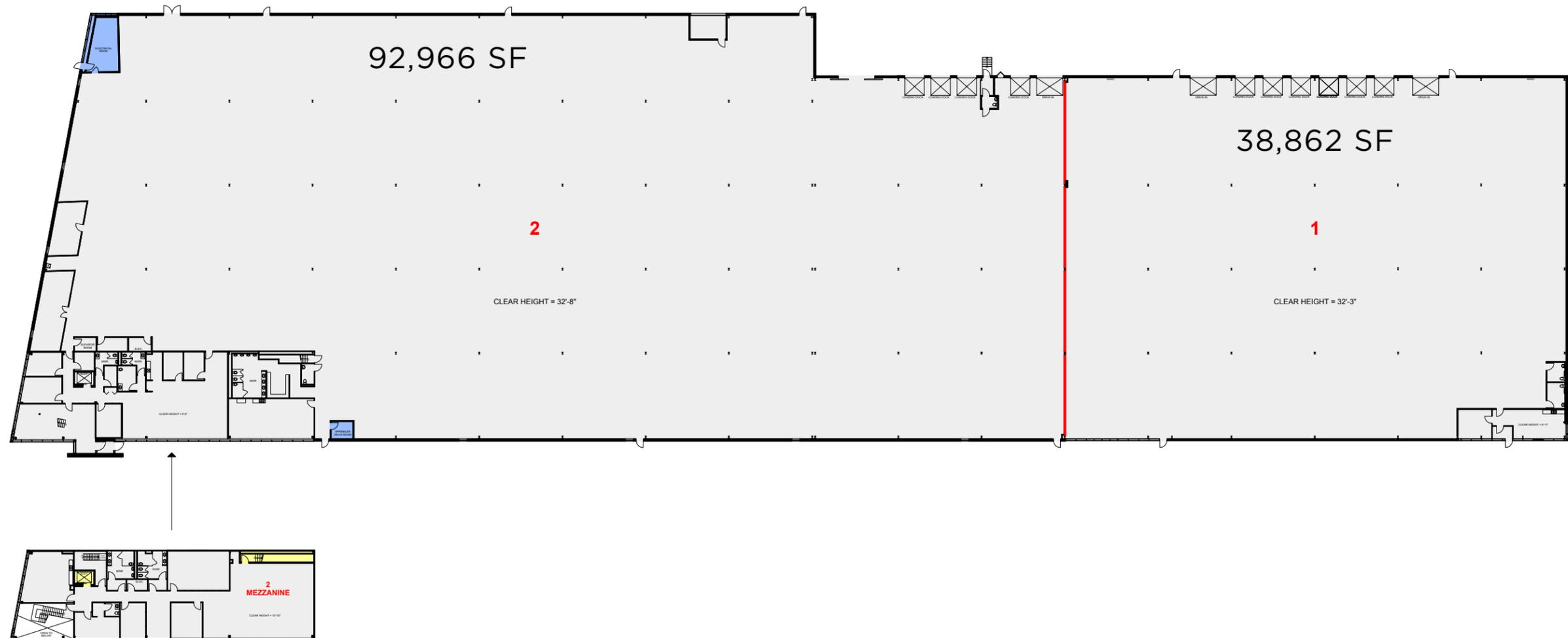
LEASE:	\$18.95 PSF \$17.95 PSF
TMI:	\$3.50 PSF
AVAILABLE SPACE:	92,966 SF, 10% office
SHIPPING:	5 truck level and 1 drive in
CLEAR HEIGHT:	32'

Building Specifications

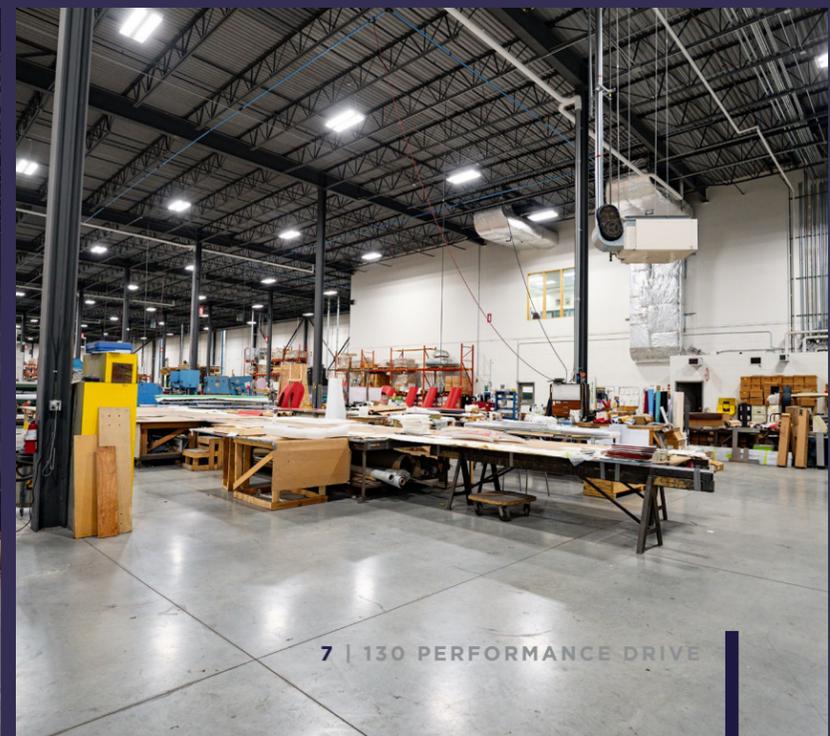
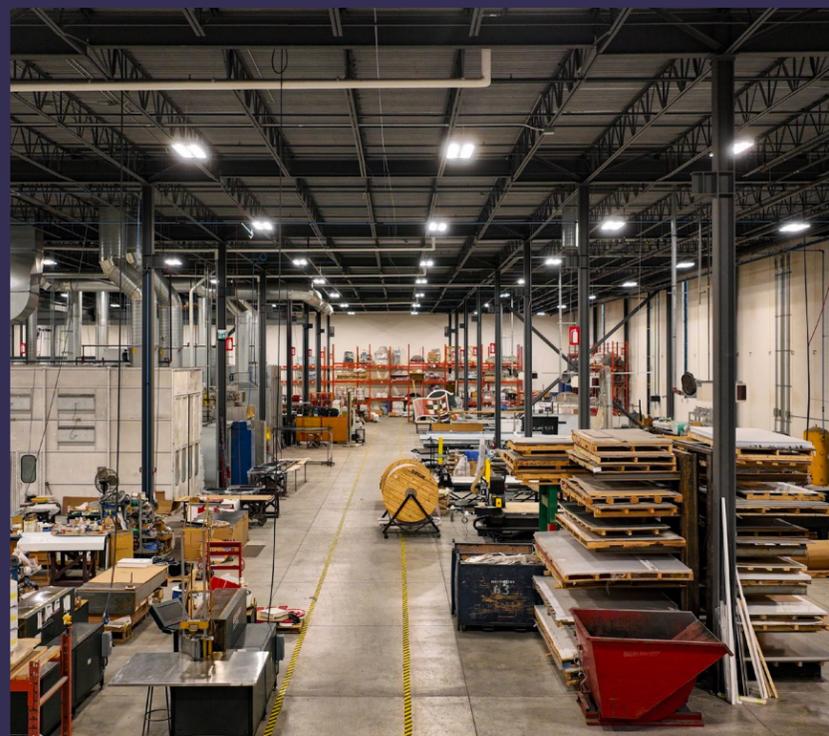
BUILDING ENVELOPE:	Steel framed structure with concrete foundation walls. Exterior walls are a combination of concrete faced insulated wall panels, glass curtain walls and metal siding.
ROOF:	Built-up roof with asphalt and pea gravel ballast.
WINDOWS & DOORS:	Double-glazed aluminum framed windows and glass and metal doors, including 14 overhead metal doors.
DOMESTIC HOT WATER:	Natural gas-fired A.O. Smith domestic hot water heater.
HVAC/AC UNITS:	Four natural-gas fired rooftop HVAC units manufactured by Johnson Controls and Allied Commercial 150-180 MBH.
AIR HANDLING:	Three natural gas-fired rooftop industrial air heaters manufactured by EngA and Elite Air Systems.
SPACE HEATERS:	20 ceiling-mounted natural gas spaces heaters. Electric baseboard heaters located in the washroom areas.
HEAT PUMPS:	Two, rooftop electric ductless split-type heat pumps manufactured by LG.
FANS:	Two rooftop electric fan blowers manufactured by Carnes.
ELECTRICAL SERVICE:	1200 Amp, 600/347 Volt, 3 Phase, 4 Wire system.
SUB-METERS:	Units are individually metered.
LIGHTING:	LED lighting throughout.
ELEVATOR:	The southwest portion of the building is serviced by one, 15-passenger (2,500 lb) hydraulic elevator maintained by Kone Inc.
FIRE & LIFE SAFETY:	Wet-type sprinkler system with Honeywell fire alarm control
SURFACE PARKING:	Asphalt parking surface and concrete curbs located on the north, east and south sides of the building.
RETAINING WALLS:	Precast concrete retaining walls are present at the north side of the building and along a portion of the north property boundary.

Site Plan

- Rentable Exclusions 1
- Rentable Exclusions 2
- Occupant Area
- Building Amenity Area
- Inter-Building Amenity Area
- Building Service Area
- Inter-Building Service Area
- Floor Service Area
- Ancillary Area



Gallery



Location Overview

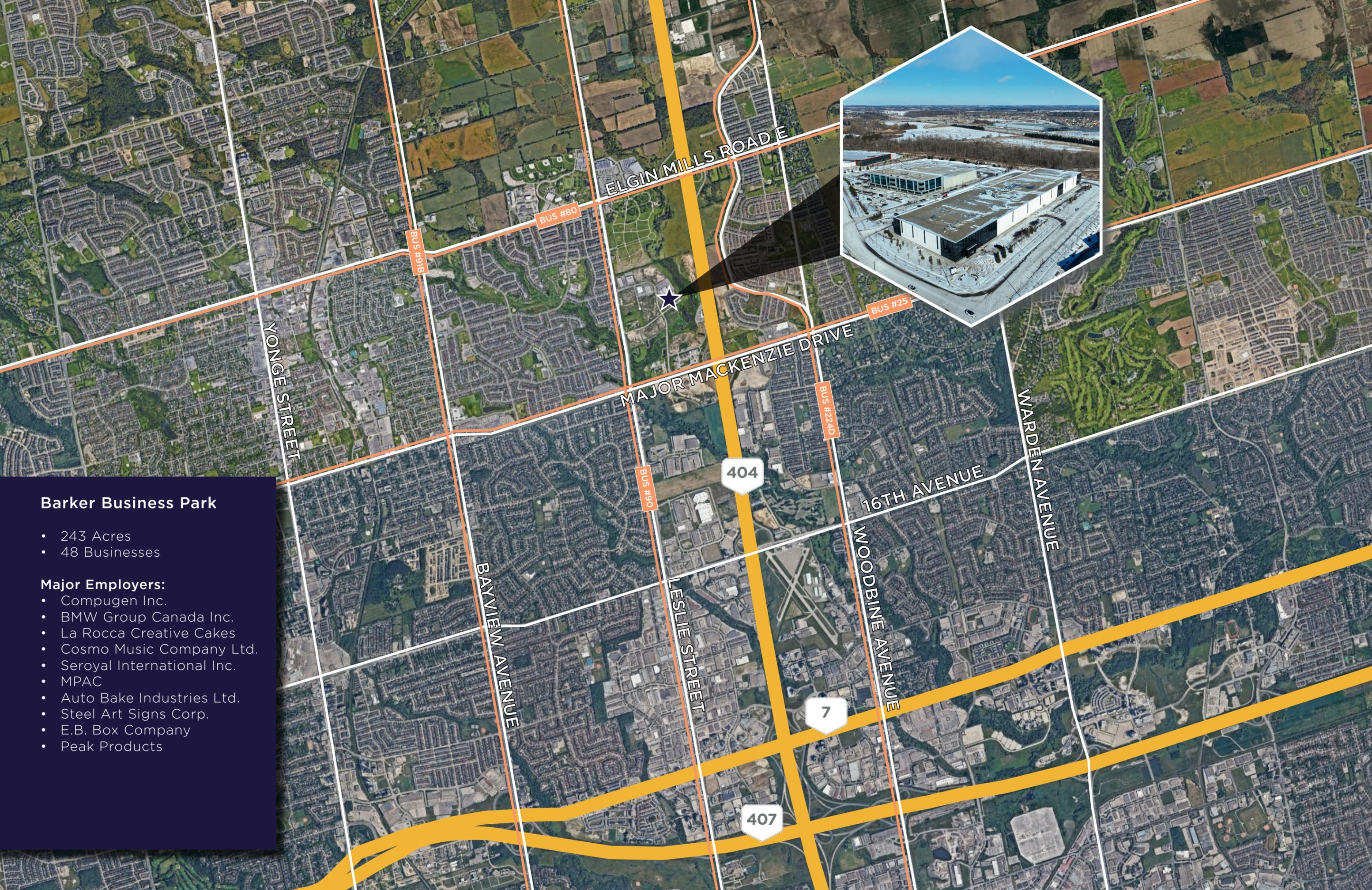
Located in the Regional Municipality of York, Richmond Hill is the third largest municipality in the region and one of the fastest growing areas in the GTA. Richmond Hill is bordered by Aurora to the north, Vaughan to the west, Markham to the east, and Markham and Vaughan to the south. Richmond Hill is home to approximately 202,000 residents. As the most centrally located GTA suburb, Richmond Hill is located less than 35 km from downtown Toronto, and only 15 kilometers to North York.

- **Major Highways** - Highways 400, 404, 407 and 427 service York Region, including two in close proximity to the subject Property
- **Access to Markets** - More than 165 million consumers live within one days' driving distance of the Property.
- **Educated Workforce** - Richmond Hill has one of Canada's most educated workforces with more than 50% of residents holding a university degree and over 77% with post-secondary education.
- Richmond Hill is conveniently located near two major rail yards including the MacMillan Yard and the CPKC Vaughan Intermodal facility.
- Toronto Pearson International Airport is located less than 30 minutes from the Property, and is Canada's busiest airport which processes over 45% of the nation's air cargo and serves 175 international destinations.
- **Employment Growth** - The Town of Richmond Hill is part of Canada's largest technology cluster, with access to top incubators and investors. Many prominent enterprises are headquartered in the town including Olympus Canada, AECOM, Compugen, Fujitec and many others. Richmond Hill has 5,180 companies and created more than 73,000 jobs.

DISTANCE TO MARKETS

Destination	Drive Time / Distance
Montreal, Quebec	(~5-6 hours, 541 km)
Ottawa, Ontario	(~4-5 hours, 450 km)
Quebec City, Quebec	(~8-9 hours, 801 km)
Buffalo, New York - USA Border	(~2 hours, 160 km)
Detroit, Michigan	(~4 hours, 370 km)
New York City, New York	(~8-9 hours, 800 km)
Philadelphia, Pennsylvania	(~8 hours, 770 km)
Pittsburgh, Pennsylvania	(~5-6 hours, 500 km)
Cleveland, Ohio	(~5 hours, 460 km)





Barker Business Park

- 243 Acres
- 48 Businesses

Major Employers:

- Compugen Inc.
- BMW Group Canada Inc.
- La Rocca Creative Cakes
- Cosmo Music Company Ltd.
- Seroyal International Inc.
- MPAC
- Auto Bake Industries Ltd.
- Steel Art Signs Corp.
- E.B. Box Company
- Peak Products



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