

130 PERFORMANCE DRIVE

RICHMOND HILL

AVAILABLE FOR SUBLEASE



Property Overview

For Sub Lease

AVAILABLE SPACE:

Option 1 - 21,928 SF
Warehouse: 18,628 SF
Office: 3,300 SF

Option 2 - 32,300 SF
Warehouse: 29,000 SF
Office: 3,300 SF

CLEAR HEIGHT:

32'

SHIPPING

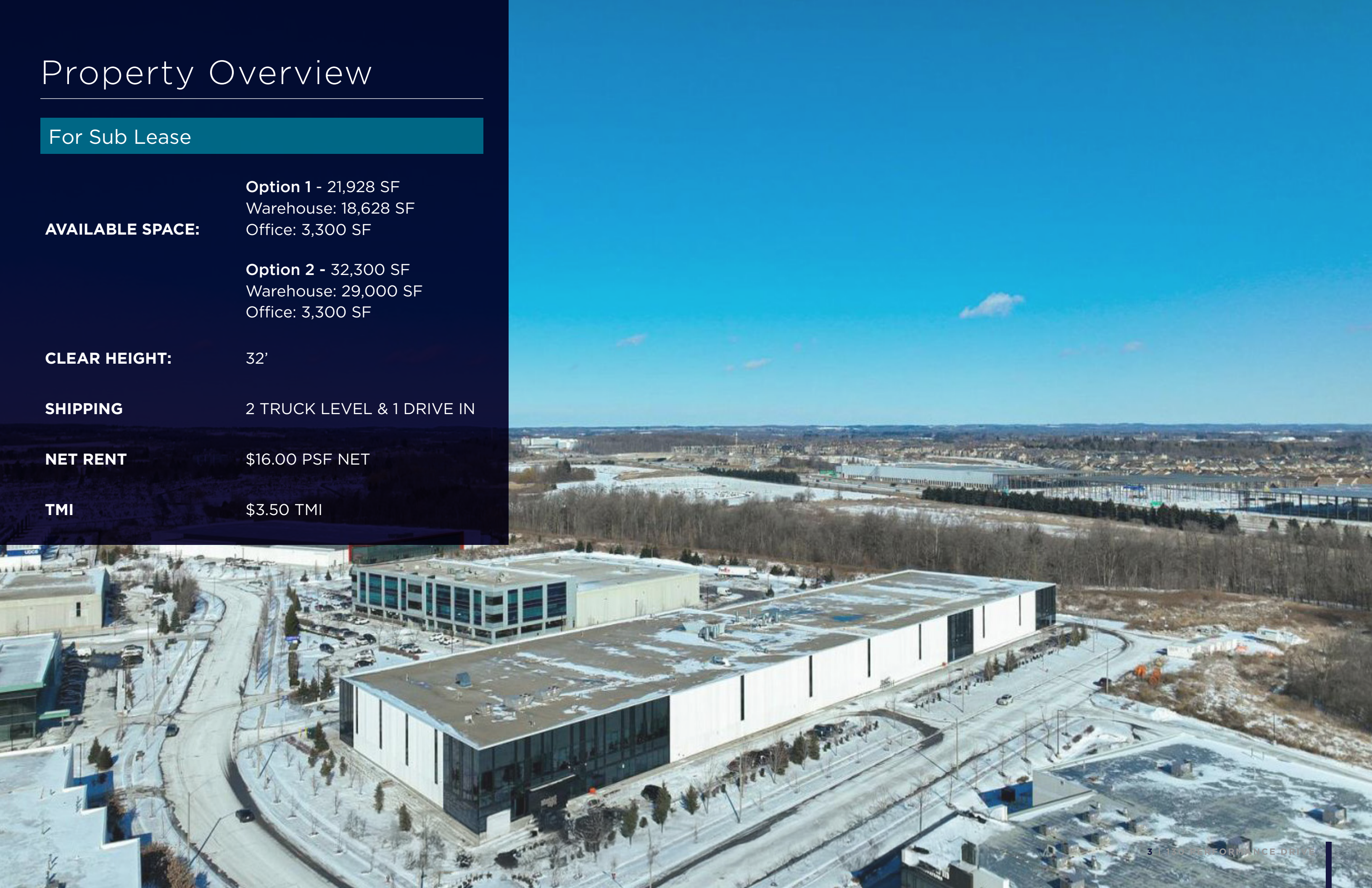
2 TRUCK LEVEL & 1 DRIVE IN

NET RENT

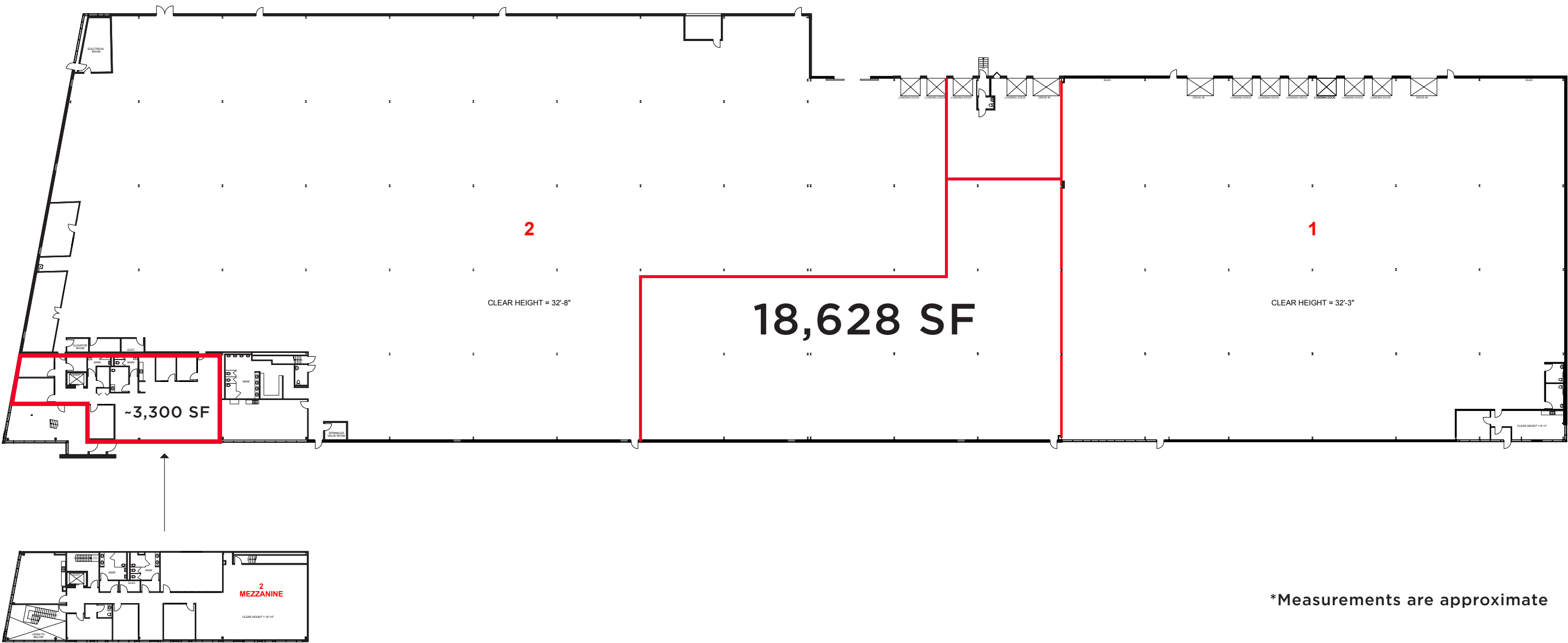
\$16.00 PSF NET

TMI

\$3.50 TMI

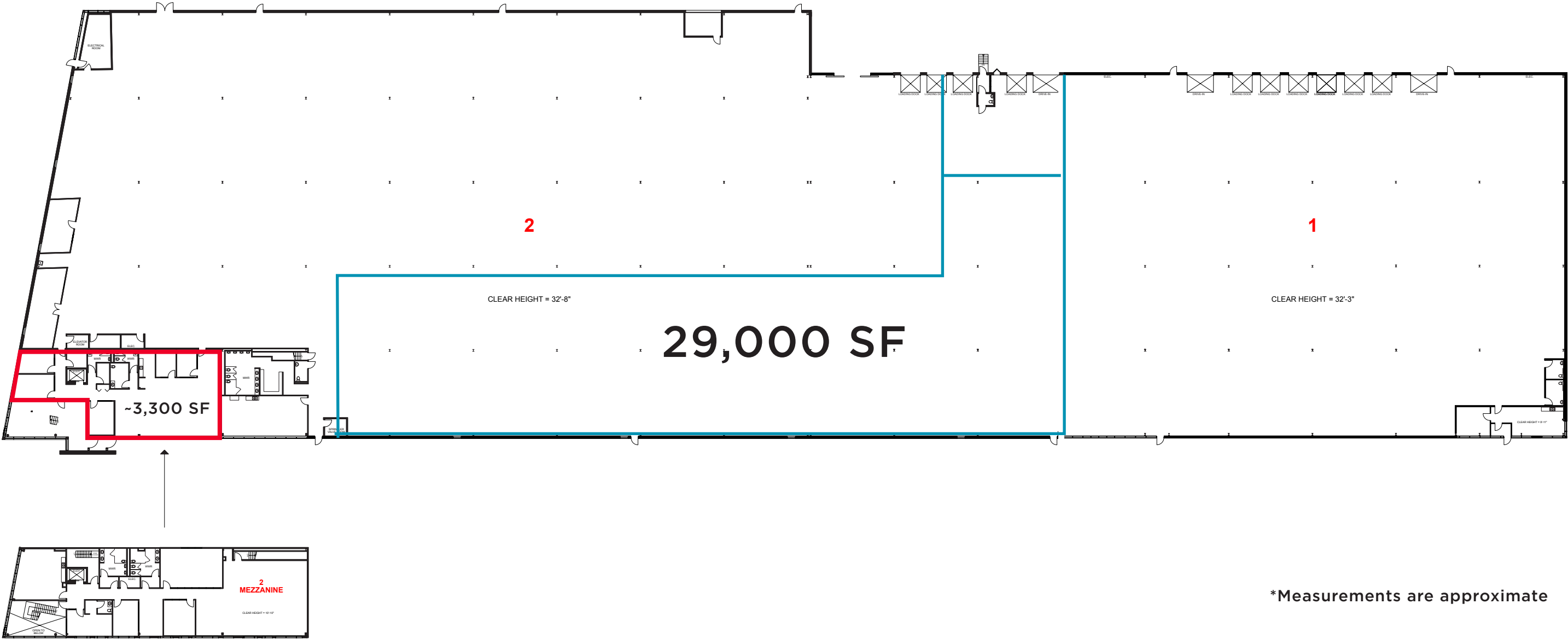


FLOOR PLAN | OPTION 1 - 21,928 SF



*Measurements are approximate

FLOOR PLAN | OPTION 2 - 32,300 SF



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)

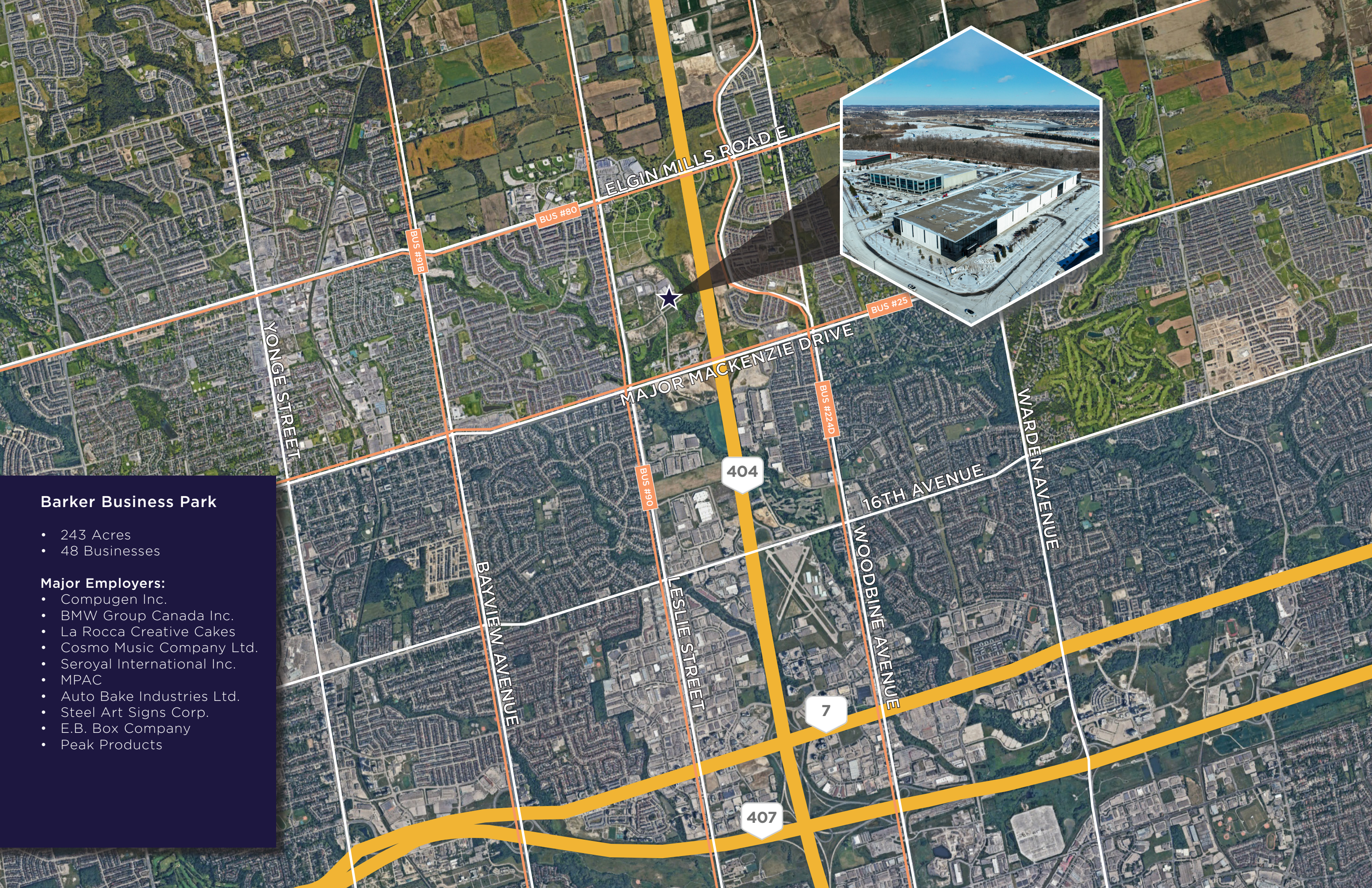


Barker Business Park

- 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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