

INDUSTRIAL FOR LEASE



BUILDING A | 416,790 SF | Immediate Tenant Fixturing

Next-Generation, Zero-Carbon Certified, Temperature-Controlled Industrial Facility

————— King Road & Jane Street, King City, ON —————

A NEW STANDARD BUILT ON INNOVATION AND SUSTAINABILITY

Building A is the only remaining leasing opportunity at KingJane Business Park, offering 416,790 SF of premium industrial space with flexible demising options from 64,367 SF. Designed with temperature-controlled capabilities and Zero Carbon Building certification, it provides a sustainable, future-ready solution for industrial and logistics users.

With Buildings B and C fully leased to a multinational electronics and appliance company, KingJane has established itself as a premier destination for leading occupiers. Located at King Road and Jane Street with direct access to Highway 400, the development offers outstanding connectivity throughout the Greater Toronto Area.



BUILDING A
READY FOR TENANT FIXTURING
Asphalt and landscaping in progress.

KEY FEATURES

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HWY 400

JANE ST

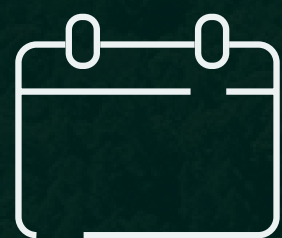
LEASED

LEASED

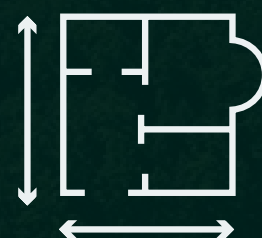
Building A: 416,790 SF

KING RD

AMENITY LANDS



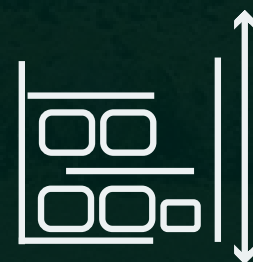
Occupancy:
Immediate Tenant
Fixturing



Flexible Configurations
Ranging from 64,367 SF
- 416,790 SF in Building A



Zero Carbon Building
- Design Standard



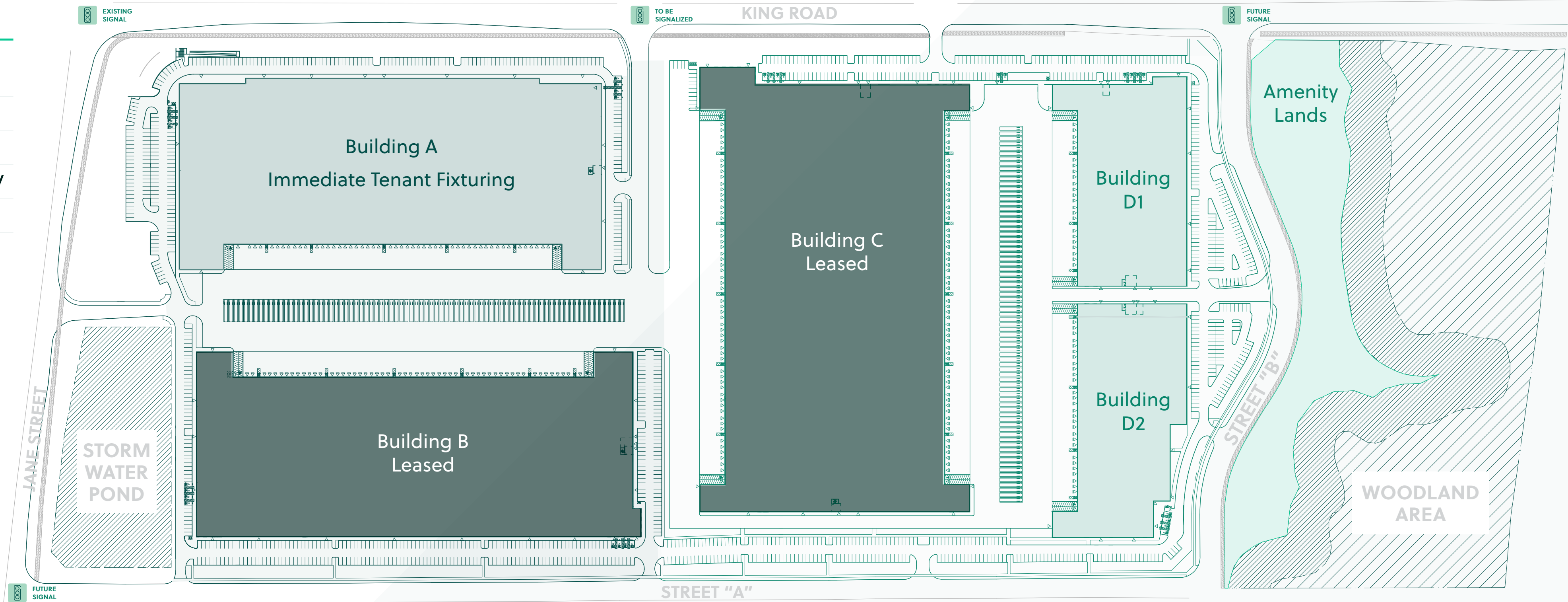
40' Clear
Height



Trailer Parking
Available

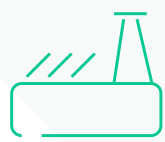
Property Details:

Building Area	416,790 SF (Divisible)
Clear Height	40'
Bay Size	54' x 42.5'
Power	3,000A/600V
Loading	51 TL+2 DI
Trailer Parking	40 Spaces



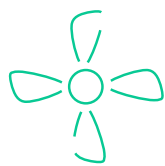
BEST-IN-CLASS SPECIFICATIONS for a Next-Generation Development

All buildings will be constructed to Zero Carbon Building – Design Standard



Exterior

Insulated Metal Panels with a minimum value of R-35 and upgraded overhead doors to R-18



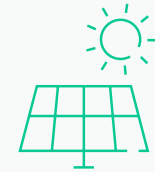
Climate-controlled facility

Equipped with 330 tons of cooling capacity, allowing the warehouse to be maintained at approximately 26°C.



Dock level Size

9' x 11' automatic with 40,000 lb portable dock leveller



Upgraded roof system

R-40 to allow for solar array



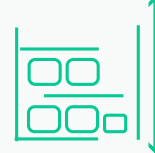
Drive-In Size

12' x 14' automatic



Lighting

30-foot candle LED



Clear height

40 ft



Slab Thickness

8"



Staging Bay

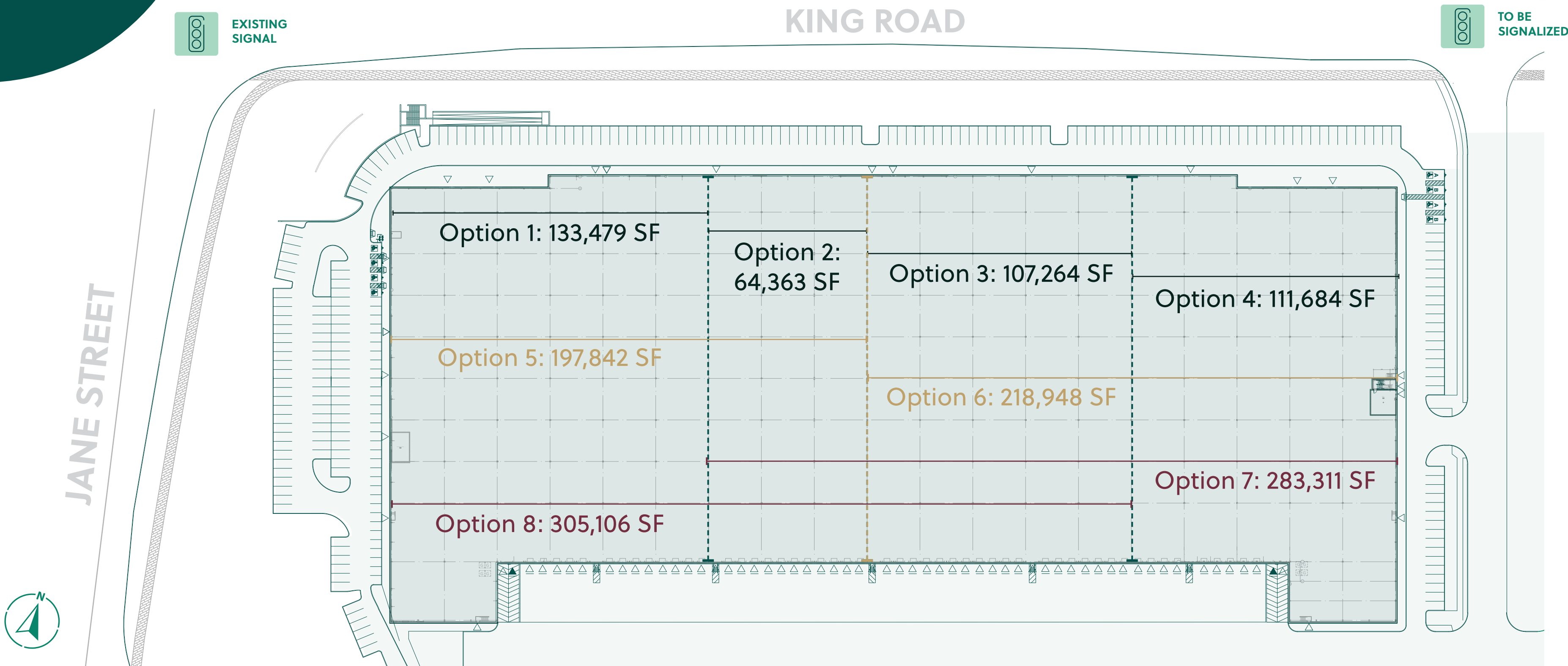
60 ft

BUILDING A

Demising Options

Full Building Details:

Building Area	416,790 SF (Divisible)
Clear Height	40'
Bay Size	54' x 42.5'
Power	3,000A/600V
Loading	51 TL+2 DI
Trailer Parking	40 Spaces



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Unit Area	133,479 SF	64,363 SF	107,264 SF	111,684 SF	197,842 SF	218,948 SF	283,311 SF	305,106 SF
Loading	13 TL / 1 DI	11 TL	18 TL	9 TL / 1 DI	24 TL / 1 DI	27 TL / 1 DI	38 TL / 1 DI	42 TL / 1 DI

* Trailer parking may be flexible between the buildings.
† Potential to include trailer parking
The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Pricing, dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice.

BUILDING A

Asphalt and Landscaping
in Progress

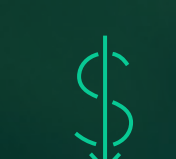


ADDING UP THE BENEFITS OF ZERO CARBON BUILDING – DESIGN STANDARD

WHY CHOOSE KINGJANE OVER CODE COMPLIANT WAREHOUSES?

KingJane incorporates several zero carbon design upgrades to future proof the building and allow for a clear path to achieve Zero Carbon Building – Design Standard operations without costly renovations and tenant disruptions.

TENANT BENEFITS BY CHOOSING KINGJANE BUSINESS PARK

- | | |
|---|---|
|  <p>Avoid immediate costly and disruptive renovations to eliminate remaining gas consumption</p> |  <p>Increased access to financing as banks/lenders focus on ESG risk in their borrowing pool</p> |
|  <p>Marketable building that aligns with ESG goals</p> |  <p>Improved envelope offers extra occupant thermal comfort</p> |
|  <p>Lower operating costs</p> |  <p>“Solar Ready” roof for future PV panels</p> |
|  <p>HVAC equipment with summertime cooling capability</p> |  <p>Hybrid gas & electric heating provides flexibility/redundancy</p> |
|  <p>Risk avoidance for future carbon emissions cap</p> |  <p>Contributes towards green building certifications (LEED, BOMA)</p> |

CAGBC

The Canada Green Building Council® has released a report on Zero Carbon Building – Design Standard certification

Find out why going Zero Carbon is the right move for your business.

QUICK CONNECTIVITY TO THE ENTIRE GTA

Strategically located at the crossroads of King Road and Jane Street, KingJane Business Park facilitates connectivity, productivity, and innovation.

DRIVE TIMES

Highway 400
1 KM | 2 Minutes

Highway 427
19 KM | 21 Minutes

Highway 407
16 KM | 15 Minutes

Highway 401
24 KM | 22 Minutes



**Toronto Pearson
International Airport**
32 KM | 30 Minutes

CPKC Railway
Vaughan Intermodal
 20 KM | 29 Minutes



CN MacMillan Yard
15 KM | 20 Minutes



King City GO
2.5 KM | 4 Minutes

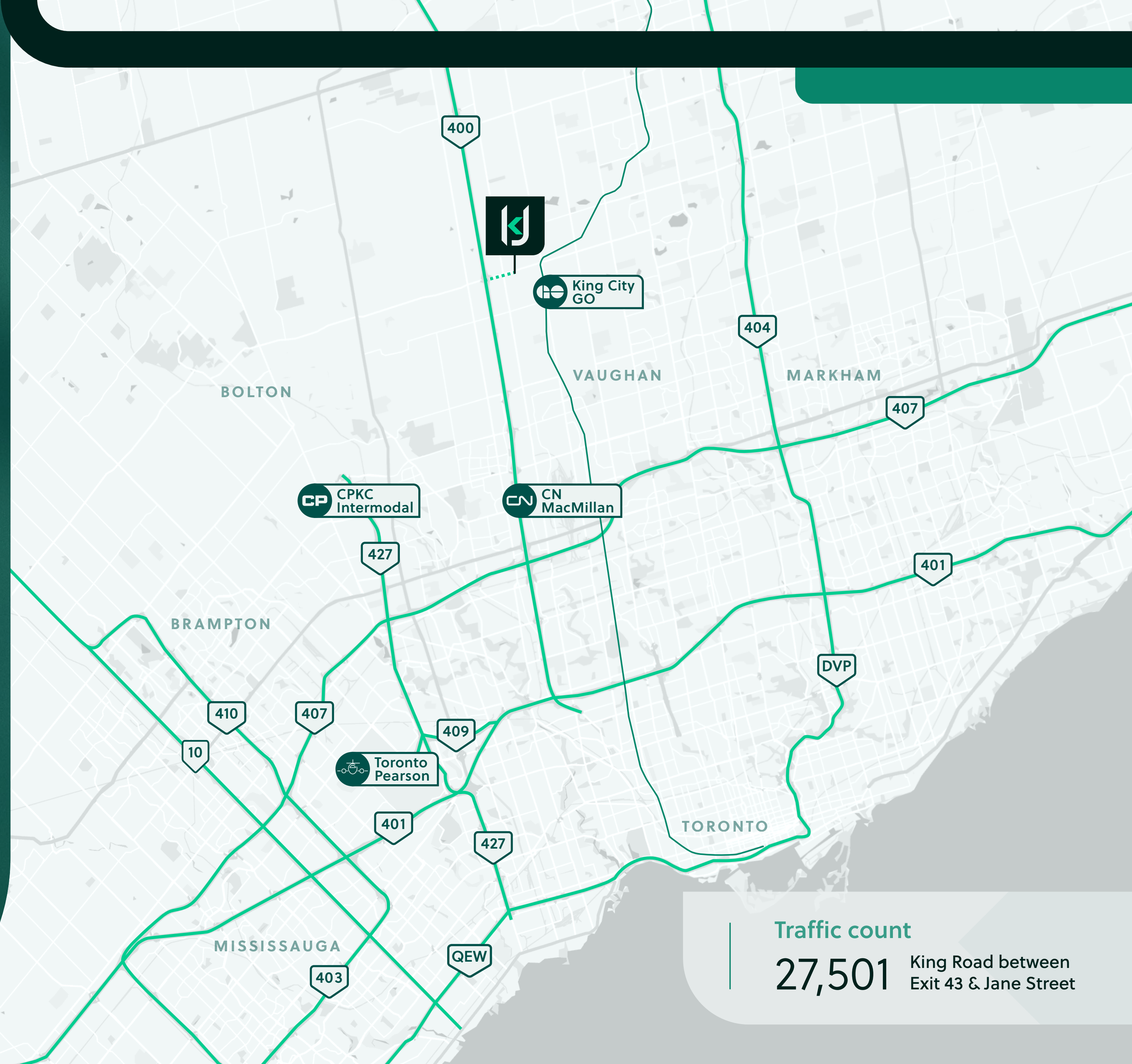
Toronto
58 KM | 60 Minutes

Brampton
44 KM | 39 Minutes

Markham
37 KM | 30 Minutes

Vaughan
9 KM | 13 Minutes

 **Bolton**
16 KM | 24 Minutes



Traffic count

27,501 King Road between
Exit 43 & Jane Street

COMMUNITY HIGHLIGHTS

KingJane places you within easy reach of local cafes, restaurants and shops. Discover the convenience of being at the heart of it all.

DEMOGRAPHICS

15 MINS (Drive)	30 MINS (Drive)
Population	Population
264,113	1,781,178
(8.2% increase from 2017)	(8% increase from 2017)
Labour force	Labour force
281,074	1,929,486
(70% labour force participation rate)	(65% labour force participation rate)

Employed Population

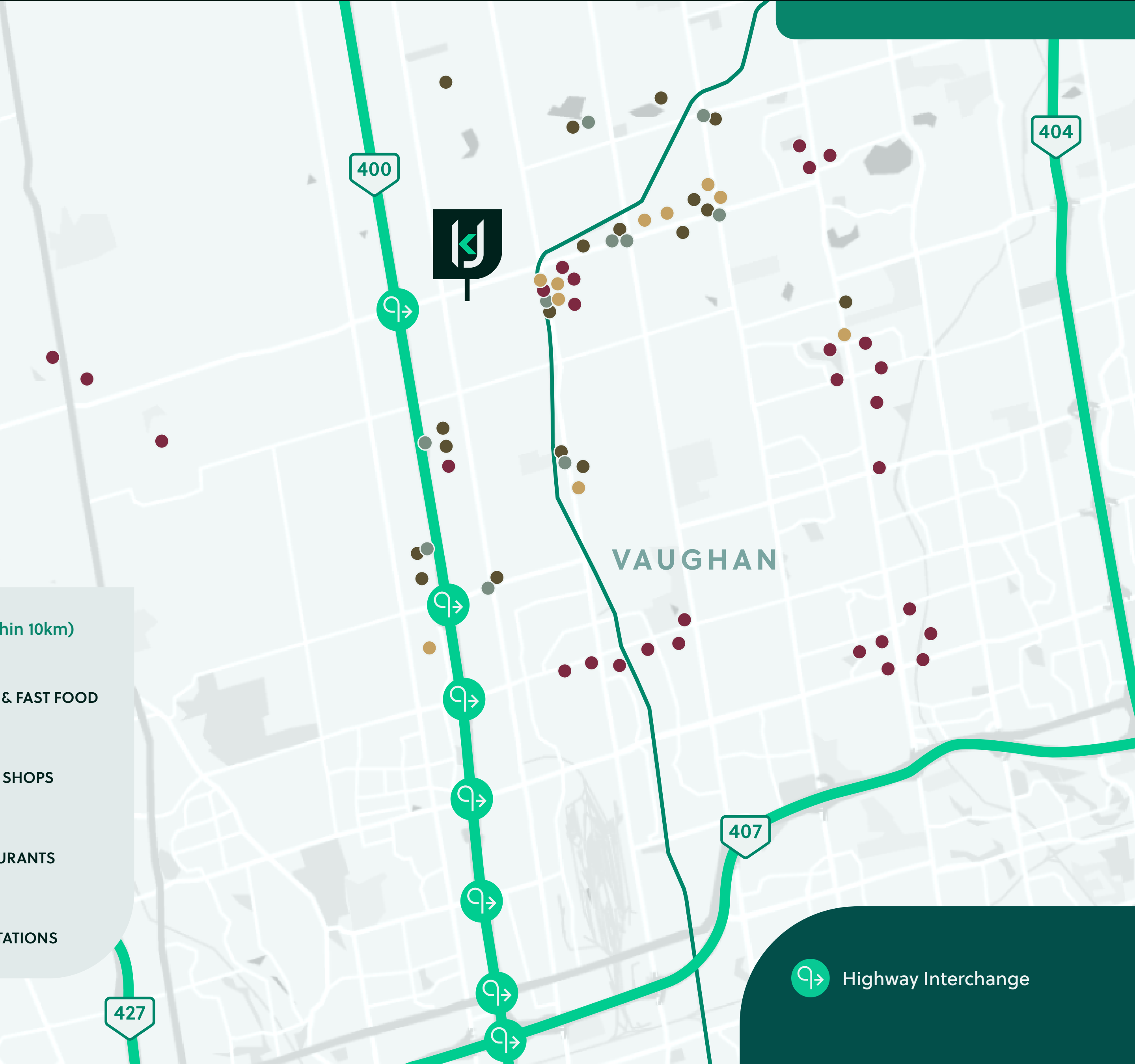
637,203 (69.3%)	184,319 (20%)
By car as driver	By public transit

92 Manufacturing Businesses	465 Construction Businesses
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Manufacturing and Construction industry are one of the top sectors in King City, including the production of machinery, fabricated metals and transportation equipment. With 206 acres of designated employment land and excellent transportation infrastructure, it is an ideal location to support the continued growth of the this sector.

Amenities (within 10km)

- 18 CAFES & FAST FOOD
- 30 RETAIL SHOPS
- 10 RESTAURANTS
- 10 GAS STATIONS



PROJECT TEAM

Developed by



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ColliersCanada.com



GRAHAM MEADER*

Vice Chairman
+1 416 578 8250
graham.meader@colliers.com

COLIN ALVES*, SIO

Vice Chairman
+1 416 564 2500
colin.alves@colliers.com

JOHN POWELL*

Vice Chairman
+1 416 617 2907
john.powell@colliers.com



Colliers

401 The West Mall #800,
Etobicoke, ON M9C 5J5
+1 416 777 2200

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