

STATION TWELVE

CALEDON INDUSTRIAL PARK

Move forward with no limits.

Dedicated to high-performing companies and brands looking to gain a competitive edge.



Prologue

**Our Vision of a Space
With No Limits**

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Prologue

Our vision of a space with no limits. We've reimaged what an industrial park can be. A station that evolves into a space with limitless possibilities. A property that propels your business forward. A series of buildings that offers a place to build something new. A distribution centre that serves as a center for growth and innovation. A shipping hub that transforms into a community hub that puts people first. Welcome to an industrial park that facilitates dreams.

That moves beyond what a regular distribution centre can be. A hub of unmatched scale that can be adapted to suit your every need. Located in Caledon near major transportation networks, including the 410, 407 and 401, and with surrounding greenspaces, a treelined walking trail and communal seating areas, it's the perfect ecosystem for both businesses and people to thrive.

Embrace a station that's boundless. That's always moving forward. That never stops. Welcome to Station Twelve, Caledon Industrial Park.

The Story of
Station Twelve

Chapter

01



Phase One, Building One Rendering

A masterfully planned district

For high-performing companies and brands looking to gain a competitive edge in today's market, Station Twelve is a modern industrial hub of impressive scale and ambition created to advance your business goals. This is the next frontier in warehousing and logistics — an expansive multi-phased project envisioned by QuadReal Property Group, designed to open endless possibilities for your company. Move forward with no limits.

Remarkable in scale and intention

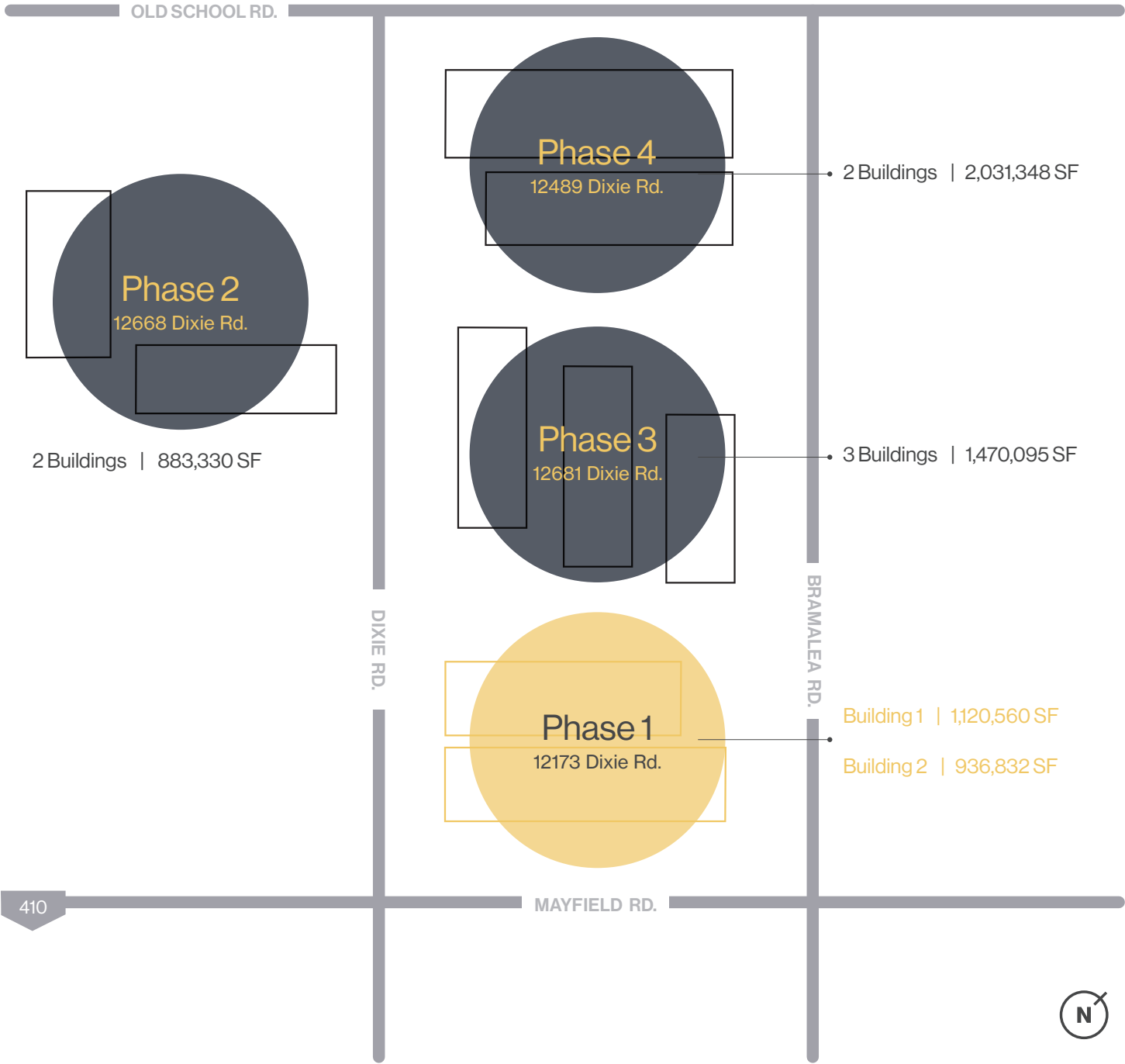
One of few industrial sites of this magnitude to be delivered in the Greater Toronto Area in the coming years, Station Twelve goes beyond sheer size and sophistication to prioritize the things that matter to the modern occupier: optionality in building size, built for maximum efficiency, proximity to transit and workforces, and a focus on wellness and sustainability.



Not your average logistics facility

Station Twelve is more than your standard business campus. It is a visionary master-planned industrial community made up of multiple symbiotic districts and phases connected by a common municipal address starting with 12. As a whole, the community is designed to facilitate seamless logistics, promote wellness and sustainability in concrete ways, and integrate within the existing community of Caledon.

347 Acres 4 Phases | Up to 9 Planned Buildings Up to 6.4M SF of Space



The Rise
of Caledon

Chapter

02

A vital logistics and distribution hub

Station Twelve sits on the southern-most border of Caledon at an integral gateway to the Greater Toronto Area. It is a nascent, growing frontier poised for rapid expansion with a significant amount of employment lands planned along the urban boundary of the Township. Station Twelve is positioned to become a business landmark in Caledon — an impressive 347-acre expanse beside the Hwy 410 ramp, with quick access to the 400-series network of highways and two CP Intermodal terminals, connecting you to suppliers and customers far and wide.



An emerging industrial node

More than a strategic industrial gateway to the city and beyond, this pocket of Caledon is shaping up to be a key logistics and employment node in the Greater Toronto Area. Its growth continues to be fueled by prominent occupiers, sustained developments, surrounding population growth, massive immigration, and strong labour pulls.

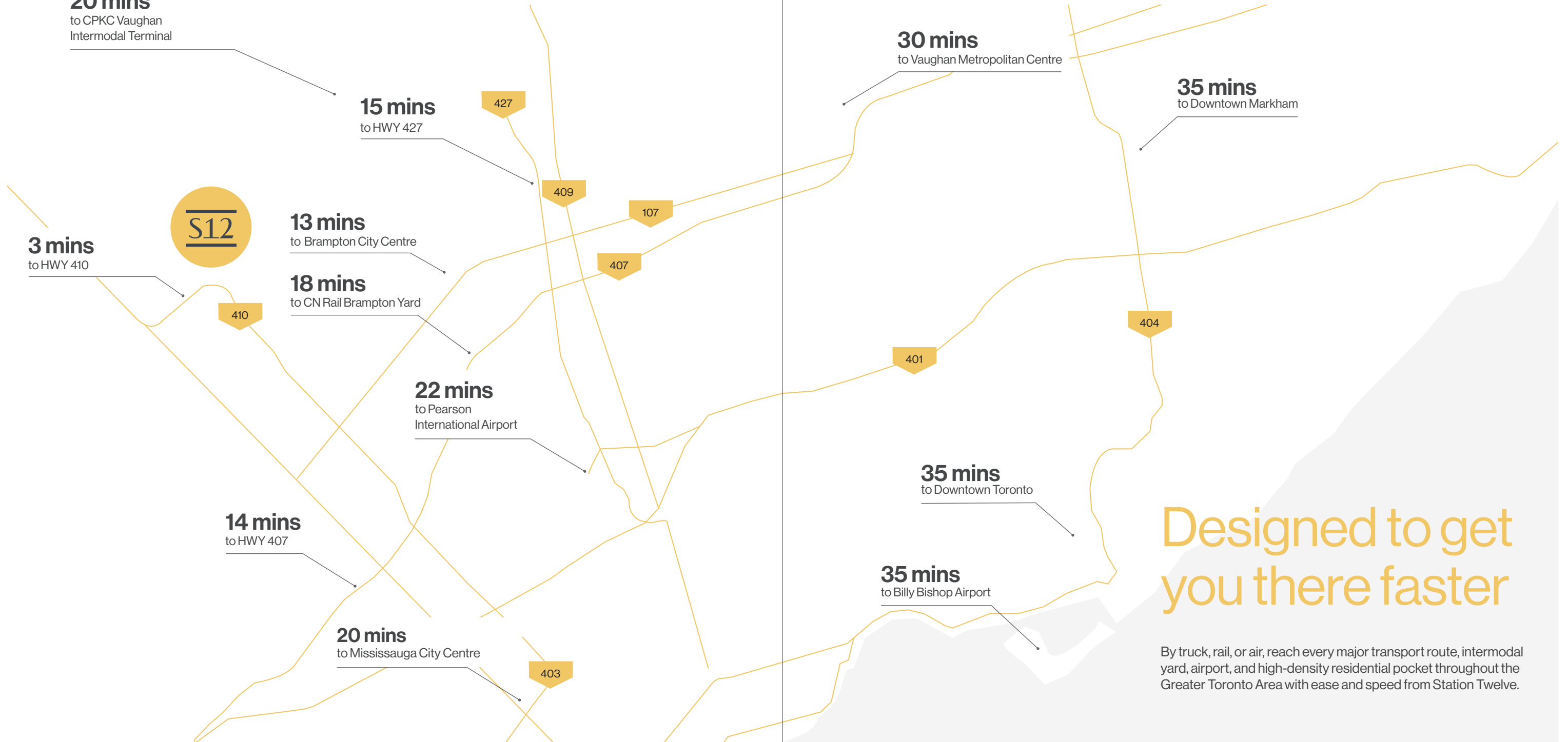


A multimodal transport corridor

Station Twelve is located at the junction of key existing and planned transportation routes. A short 3-minute drive to the 410 at Mayfield Road interchange connects you to the 407 and 401, and by extension the 400 series highways, with ease and speed.

Situated along the preferred route of the future GTA West Multimodal Transportation Corridor — a major east-west highway (Hwy 413) connecting Highways 400 and 407 — Station Twelve places you at the confluence of two of the most important transportation routes in the Western Greater Toronto Area.





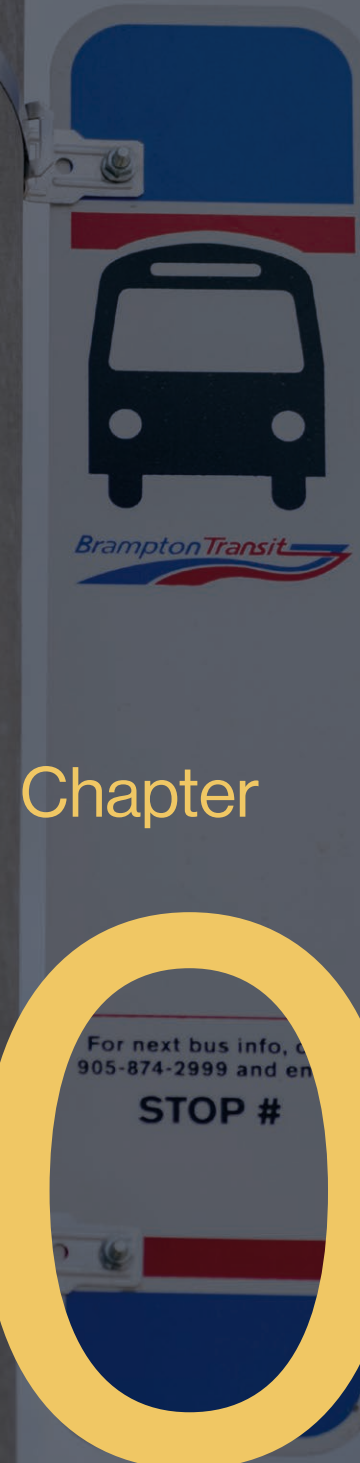
Designed to get you there faster

By truck, rail, or air, reach every major transport route, intermodal yard, airport, and high-density residential pocket throughout the Greater Toronto Area with ease and speed from Station Twelve.

Chapter

03

A Strategic Dot
on the Map



The commute to Station Twelve is about to get even easier

In September of 2023, Bus Route 18 was extended North past Mayfield Road to service the growing industrial lands in the area with additional stops to be added in the future.

There are current plans with the Township to add a transit stop directly at the gates of Station Twelve, making it a more convenient commute for employees from surrounding areas.

Connections by transit

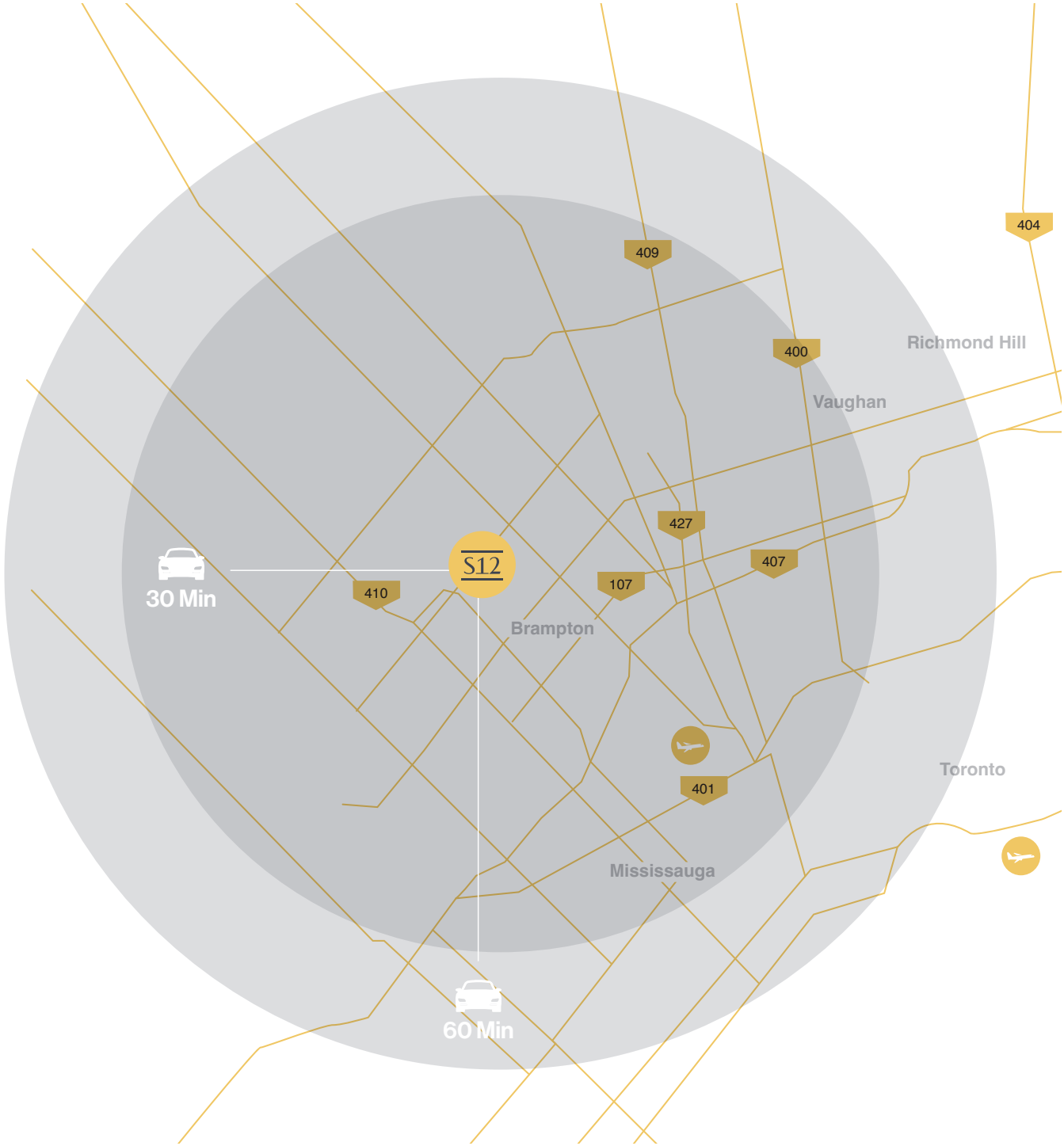


Brampton Transit has expanded Bus Route 18 in the immediate area with additional stops to be added and the potential to service the site directly.






9-minute walk to site from current transit stop.

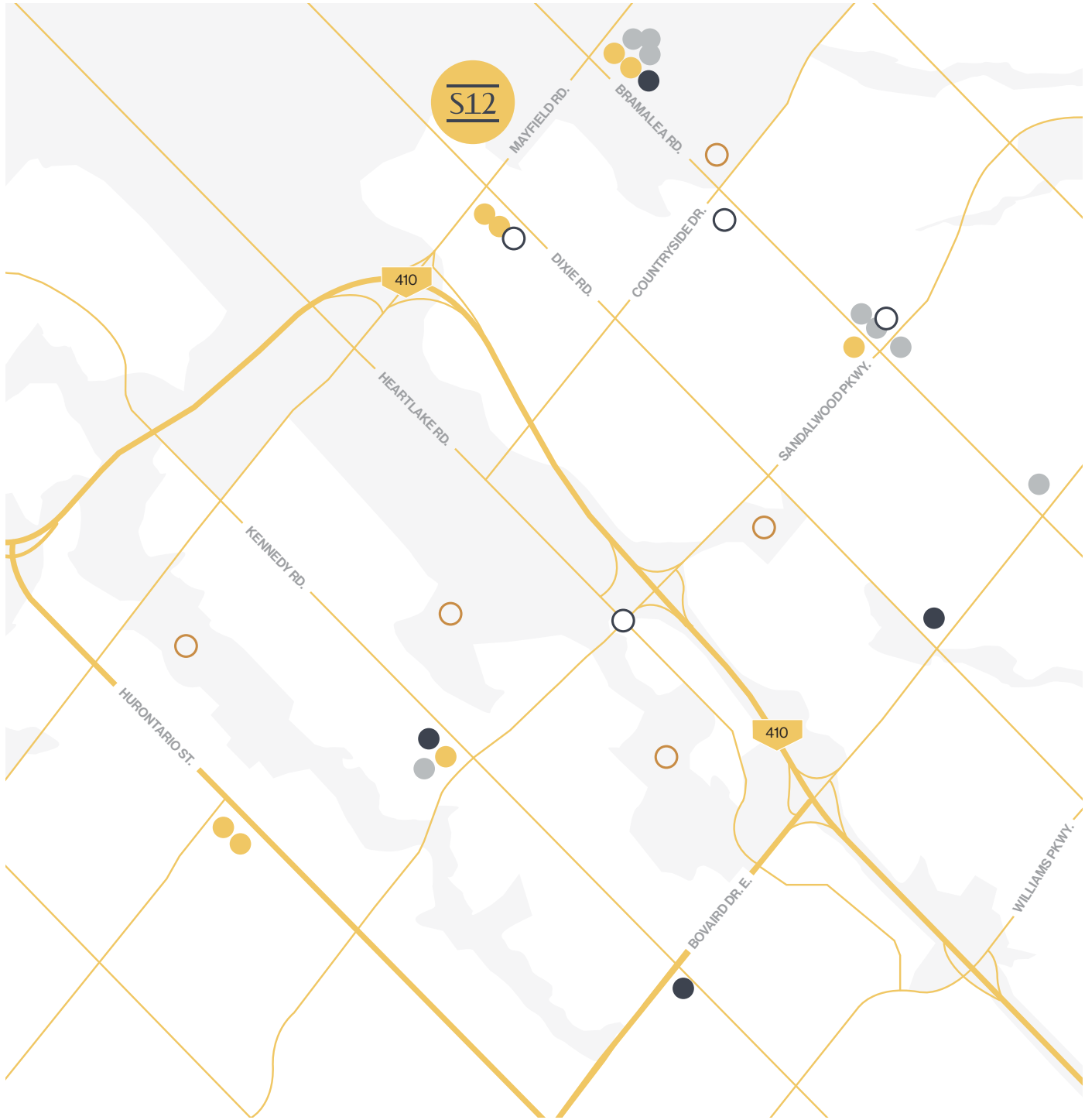




Surrounded by Greater Toronto's strongest labour pools

One of the most noteworthy attributes of Station Twelve is how close and accessible it is to some of the strongest labour markets in the Greater Toronto Area. Brampton and Mississauga, two of the largest, most coveted, and fastest growing labour pools in the province of Ontario, are within a 30-minute drive to Station Twelve.

	30 Min Radius	60 Min Radius
 Total Population	1.65M	6.10M
 Labour Force	1.11M	4.09M
 Daytime Population at Work	1.11M	4.02M



Neighbourhood amenities abound

With nearby amenities for a thriving workforce, everything your future employees need to make the most out of their days is just a short walk or drive from Station Twelve. With four major shopping centres nearby offering a host of food, drink, retail, and service options, your team can feel engaged working from a location that enriches their daily experience.

Food & Drink

Tim Hortons	3 mins
A&W	3 mins
Subway	5 mins
Pizza Pizza	5 mins
Domino's Pizza	7 mins
Baker's Dozen Donuts	10 mins
Harvey's	11 mins
Swiss Chalet	11 mins

Services

RBC	5 mins
Scotiabank	5 mins
TD Bank	5 mins
Shoppers Drug Mart	8 mins
Brampton Library	8 mins
LCBO	11 mins
Brampton Civic Hospital	11 mins
The Beer Store	12 mins

Shopping Centres

SmartCentres Brampton Northeast	5 mins
Woodsmere Shopping Centre	9 mins
Heart Lake Town Centre	11 mins
Brampton Corners Shopping Mall	15 mins

Gas Stations

Petro Canada & Car Wash	4 mins
Circle K	7 mins
Shell	8 mins
Esso	9 mins

Parks & Recreation

Sesquicentennial Park	7 mins
Save Max Sports Centre	8 mins
Conservation Drive Park	9 mins
White Spruce Park	10 mins
Heart Lake Conservation	11 mins

Here Comes
Phase One

Chapter

04



Phase One Context Rendering

Presenting Phase One of Station Twelve

When each second counts, Station Twelve sets a new standard in seamless logistics. Every site design detail was carefully considered with the large-scale industrial occupier in mind to improve load times, promote ease of movement, eliminate pain points, and ensure smooth logistics flows at every turn.

Walking Trail

Outdoor Amenity Pods x 1



Building 1

Total Building Size	1,120,560 SF
Office Area	2.5%
Clear Height	40'
Bay Size	56' x 50'
Speed Bay	70'
Dock Doors	191
Drive-In Doors	4
Trailer Parking	320
Warehouse Lighting	LED
Sprinkler System	ESFR
Vehicle Parking Stalls	570
EV Ready Stalls	Yes
Demisable	Yes

Building 2

Total Building Size	936,832 SF
Office Area	2.5%
Clear Height	40'
Bay Size	56' x 50'
Speed Bay	70'
Dock Doors	152
Drive-In Doors	4
Trailer Parking	194
Warehouse Lighting	LED
Sprinkler System	ESFR
Vehicle Parking Stalls	563
EV Ready Stalls	Yes
Demisable	Yes



Phase One Walking Trail

A refreshing take on health and wellness

One of the most unique benefits of Station Twelve is its purposeful focus on employee well-being. Inspired by the surrounding natural heritage of Caledon, the planned greenspace in phase one features a landscaped walking trail with multiple patio areas with outdoor seating for occupiers to enjoy during lunch or breaks. The newly built path follows and enhances a meandering stream that supports the area's natural wildlife and connects the four distinct outdoor amenity pods scattered throughout phase one of the property.

Committed to real, actionable sustainability

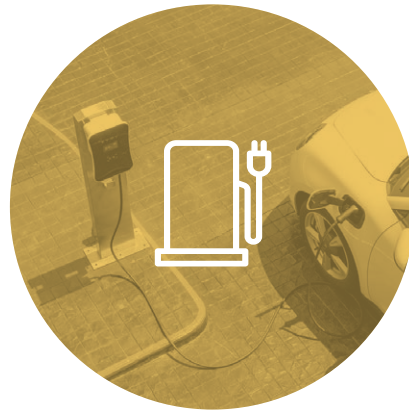
We are committed to building for a greener future, and we put concrete action behind our words. That is why Station Twelve is designed with sustainability features that actively reduce the property's collective carbon footprint. We are working towards LEED certification for the entire Station Twelve site.



White roofs limit heat absorption and reduce energy costs.



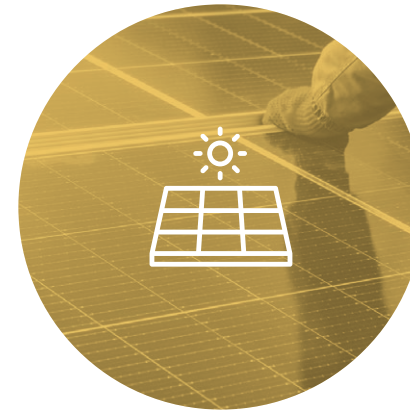
On-site bike racks promote sustainable transportation and active, healthy living.



EV charging stations support the Greater Toronto Area's growing EV infrastructure.



Landscape design with mature, native trees and foliage integrated with the community.



Ready to accommodate solar installations.



Construction material to reduce the "heat island" effect.

The Developer's Story

Chapter

05

QuadReal's net zero commitment

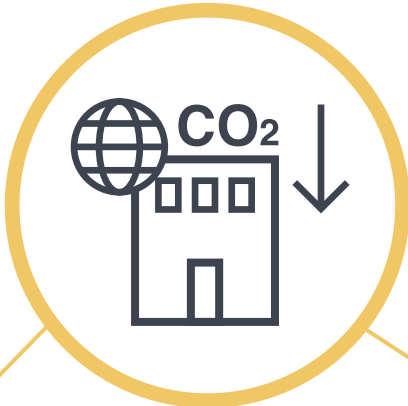
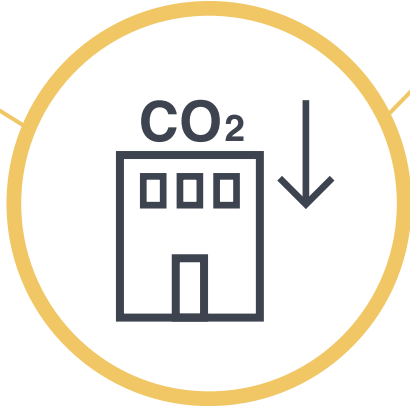


2025

Net zero property level plans in place.

2030

50% absolute carbon reduction of QuadReal's directly managed portfolio.

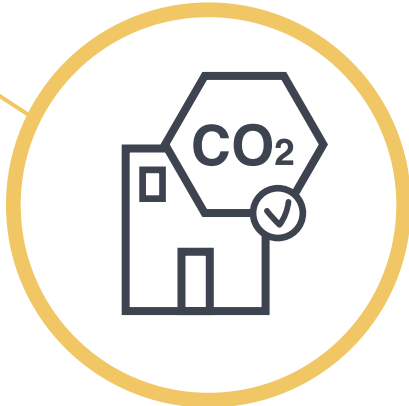


2040

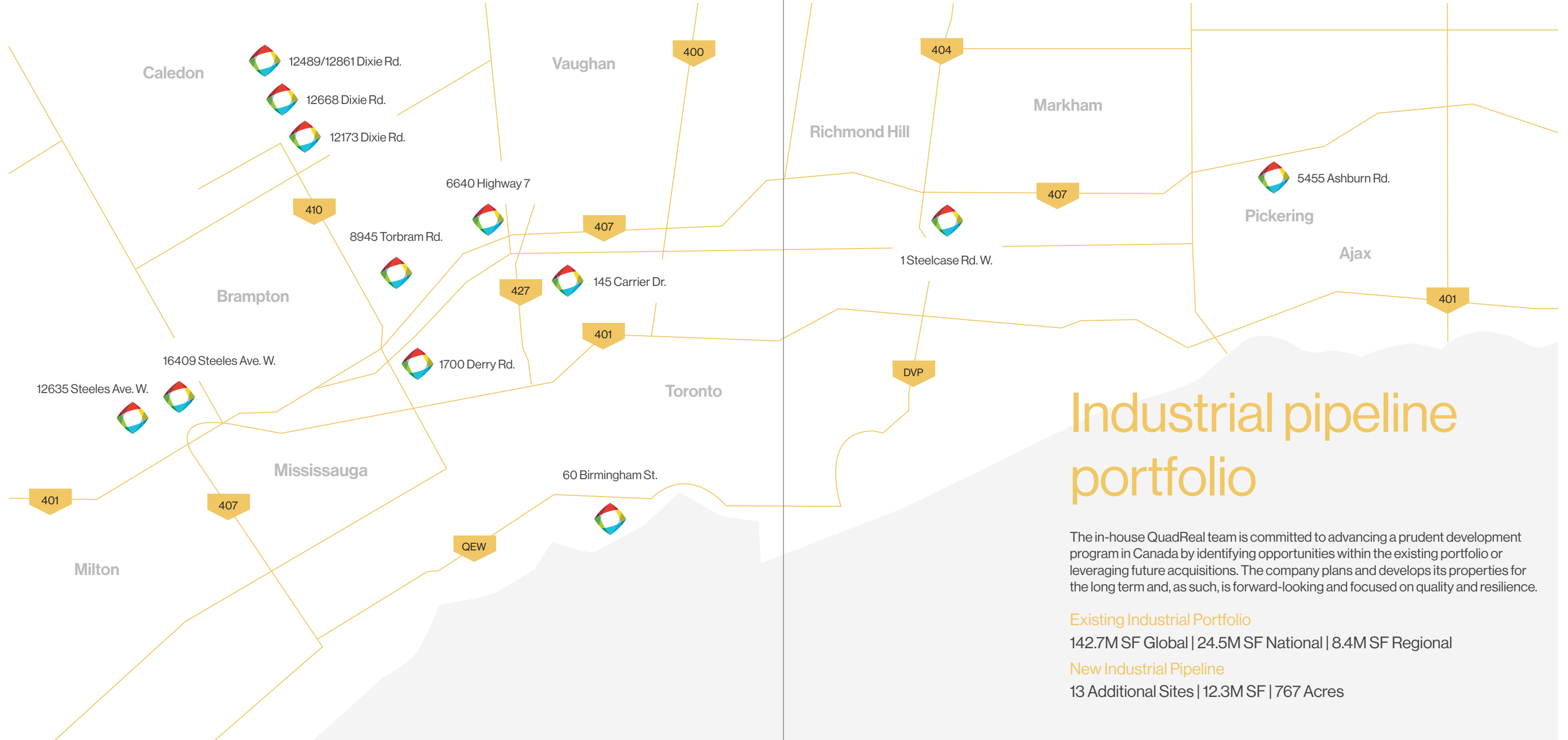
All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of QuadReal's international portfolio.

2050

Global portfolio is net zero carbon.



As a global real estate leader, QuadReal is dedicated to creating environments that enhance the lives of our communities. With this in mind, we're proud to announce our commitment to achieving net zero carbon across our portfolio by 2050. By putting climate-related considerations at the forefront of our decision making, we can leverage both our innovative spirit and industry experience to make a meaningful impact for the future of our customers and communities.





About QuadReal Property Group

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management total \$73.8 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly,

via programmatic partnerships and through operating platforms in which it holds an ownership interest. QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



22 Bishopsgate, London



25 King Street West, Toronto



60 Birmingham Street, Etobicoke



800 Fulton Market, Chicago

Epilogue

The Future of Station Twelve

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