LUCERO
COMMERCIAL GROUP

PRECONSTRUCTION · FOR LEASE



— SIMCOE COUNTY, ONTARIO · PRECONSTRUCTION INDUSTRIAL UNITS FOR LEASE

Ramara *Industrial* Park

A preconstruction industrial lease opportunity 10 minutes north of the GTA boundary on Highway 12. From 4,850 to 100,000 square feet. Move-in ready or built to suit.

337 O'DONNELL COURT
BRECHIN, TOWN OF RAMARA, ONTARIO L0K 1B0

400V	32' peak	~10 min	4,850–100,000 SF
THREE-PHASE PER UNIT	CLEAR HEIGHT AT PEAK	TO THE GTA BOUNDARY	UNIT SIZES

Developed by Terrahills Developments Inc. · Leasing by Lucero Commercial Group, International Realty Firm Inc. · 647.720.8998

— THE CASE FOR RAMARA

GTA access at *Simcoe County* rates.

New-construction industrial space for lease across the GTA corridor now rents in the low $20s per square foot net, and supply has not kept up. Brechin is the first community north of the GTA on Highway 12, roughly 10 minutes past the Durham Region boundary. Same highway, same corridor, materially different cost base. For an operation that does not need to sit inside Toronto every day, that gap goes straight to the bottom line.

Rates the GTA left behind

Lease modern, purpose-built industrial space for well below what comparable GTA space commands, without giving up highway access. Rates depend on unit size, term and fit-out level, so we quote them directly. Ask us for current rates.

At the GTA's doorstep

Durham Region, the northernmost edge of the Greater Toronto Area, is about 10 minutes south. Beaverton, the nearest GTA town, is 14 km and 12 minutes away on the same road, worth understanding before you sign another GTA renewal.

Heavy power, without the queue

Every unit is supplied with 200A / 400V three-phase service as standard, with higher voltages available as an upgrade. Heavy power, without the multi-year Hydro One queue GTA sites now face.

Lowest operating cost in class

Pre-engineered steel construction (R20 walls, R35 roof), heat pump HVAC and full LED lighting compress operating costs against a conventional industrial build. Lower TMI from day one of occupancy.

Built around your operation

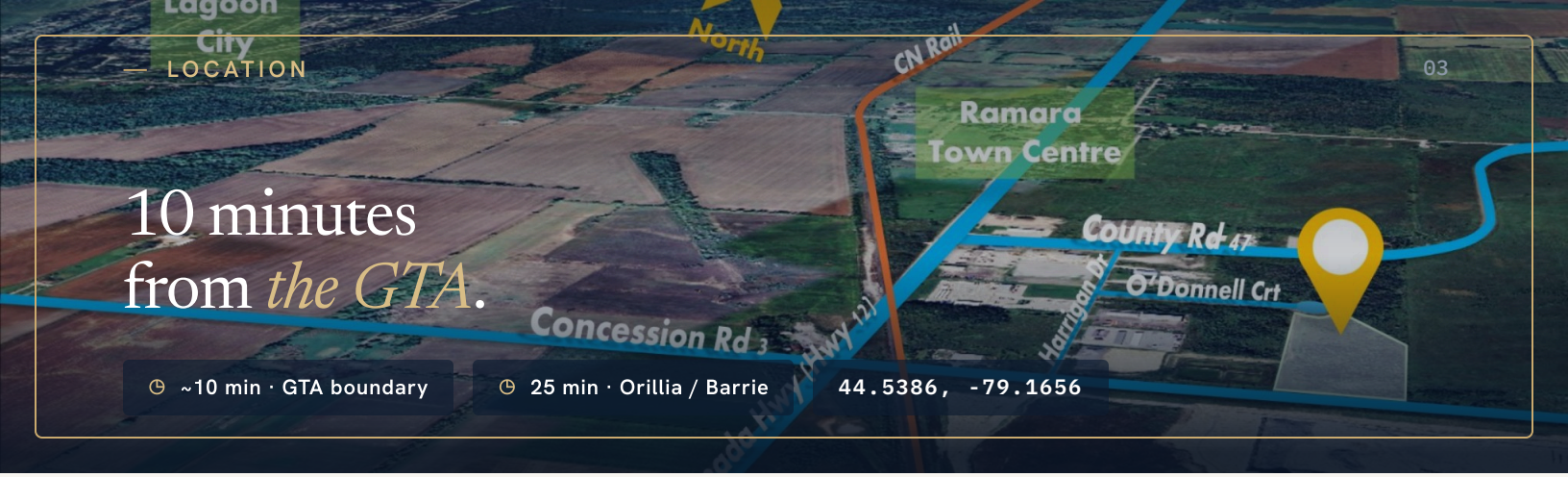
This is not a generic shell. Loading, power allocation, office build-out, clinical plumbing, treatment rooms and mezzanines are configured to how you actually work, before you move in.

Highway 12 and CN rail proximity

Highway 12 forms the Central Ontario Route of the Trans-Canada system and carries 20,000 to 25,000 vehicles per day in the warmer months. The CN Bala Subdivision, CN's active transcontinental freight mainline to Western Canada, runs directly through Brechin with daily freight service.

"Rates in Ramara today reflect where the GTA was a decade ago."

Lucero Industrial · Ramara Industrial Park



10 minutes from *the GTA*.

~10 min · GTA boundary

25 min · Orillia / Barrie

44.5386, -79.1656

Brechin sits on Highway 12 in Simcoe County, the first community north of the GTA. Ten minutes up the same highway, modern heavy-power space leases at a fraction of GTA pricing.

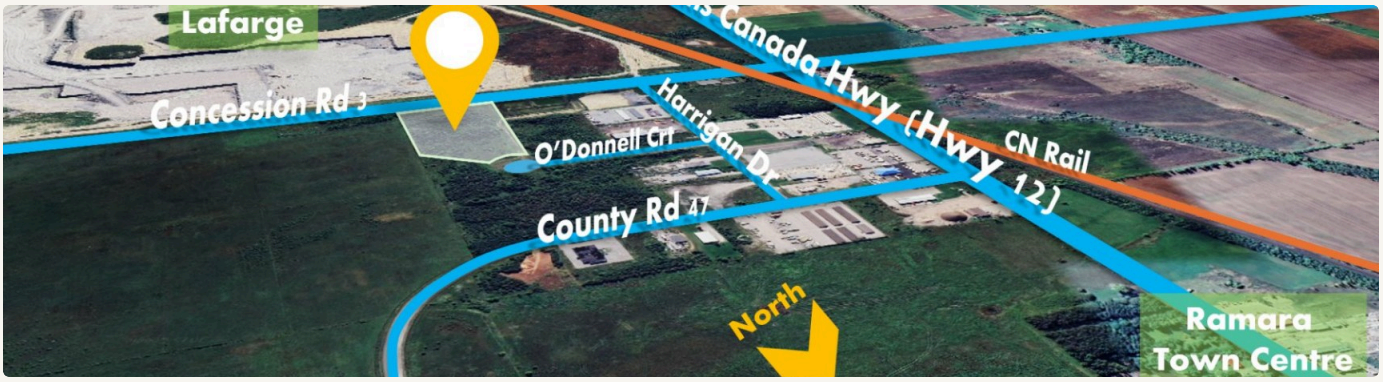
CORRIDOR ADVANTAGES

- Highway 12, 500 metres from the site, is the Trans-Canada Central Ontario Route and carries 20,000 to 25,000 vehicles per day in season.
- The CN Bala Subdivision mainline runs through Brechin about 500 metres away with daily freight, and a private spur is possible at additional cost subject to CN approval.
- Minutes from Lagoon City, the Lake Simcoe waterfront and Casino Rama, with strong year-round traffic.
- Simcoe County property taxes sit substantially below GTA equivalents.

DRIVE TIMES

Durham Region, GTA boundary	~10 min
Beaverton, Durham Region	12 min · 14 km
Orillia / Barrie	25 min
Highway 404 / 400-series	30 min
Highway 401	~1 hr
Toronto Pearson Airport	1 hr 45 min
Downtown Toronto	~1 hr 45 min

SITE IN CONTEXT



850 new homes approved nearby.

The Town of Ramara has approved approximately 850 new residential units between Lagoon City and Highway 12, bringing a larger workforce, more last-mile and trades demand, and a growing customer base for clinics, offices and childcare.

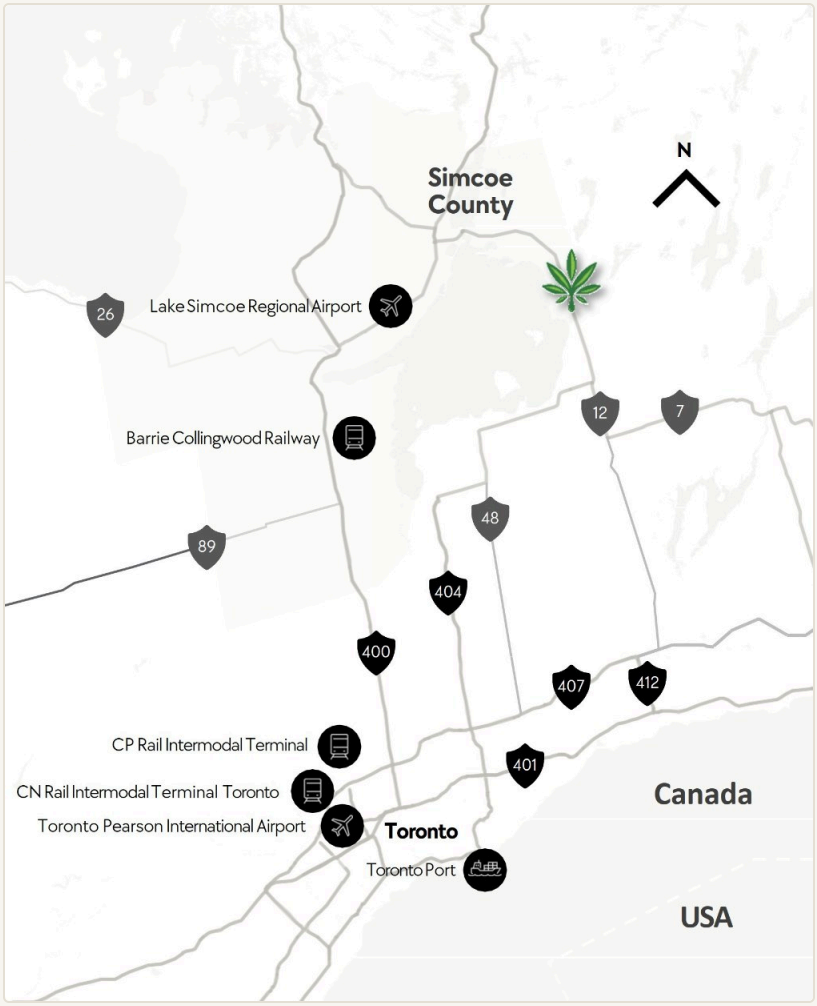
The Township's own industrial land is sold out.

Ramara's municipal industrial land program, previously offered at $88,500 per acre, is fully absorbed. No lots remain, and built leasable space in this corridor is now limited.

— REGIONAL CONNECTIVITY

One corridor to *every mode*.

Highway 12, 500 metres from the site, links it to the 400-series network, two Class I rail intermodal terminals, two airports and the Port of Toronto. Freight leaves Brechin and reaches the continental network the same day.



CORRIDOR ANCHORS

HIGHWAY	Trans-Canada Hwy 12	500 m
RAIL	CN Bala Subdivision mainline	500 m
400-SERIES	Hwy 400 / Hwy 404	30 min
LONG HAUL	Hwy 401	1 hr
AIR CARGO	Toronto Pearson International	1 hr 45
REGIONAL AIR	Lake Simcoe Regional Airport	35 min
MARINE	Port of Toronto	1 hr 45

The northern edge of the Golden Horseshoe

Brechin sits where the Greater Toronto supply chain meets Central Ontario. Reach Durham, York and Simcoe markets within the hour while paying Simcoe County occupancy costs, with northern routes to Muskoka and Sudbury straight up Highway 12.

Private rail spur potential

CN's active transcontinental freight line runs through Brechin, about 500 metres from the site, with daily service. A private spur is achievable at additional cost, subject to CN approval and engineering assessment.

Road

Hwy 12 is 500 m away and carries 20,000–25,000 vehicles daily in season

Rail

Daily CN freight on the Bala Subdivision, 500 m from the site

Air

Two airports, including Pearson cargo, inside two hours

Marine

Port of Toronto and the Seaway system in under two hours

Lucero Industrial · Ramara Industrial Park

Regional context, not to scale



Built to *perform*.

Every building is open span with no interior columns, which makes the space adaptable to a wide range of operations. The first phase comprises three buildings. Building A offers 3,915 square feet of industrial and office space with a 1,900 square foot mezzanine dwelling; Building B offers four units of 4,850 square feet, with an optional dwelling; and Building C offers units of 4,850 and 5,340 square feet. Contiguous units within a building can be combined. The balance of the parcel is held for future development, where a single occupier needing up to 100,000 square feet or more can be accommodated in one purpose-built building.

CONSTRUCTION

Pre-engineered steel

Steel walls (R20), steel roof (R35, 2:12 slope), reinforced concrete floor, double-pane argon-filled aluminum windows

CEILING HEIGHT

32' peak · 24' eave

2:12 gable roof maximises usable cubic volume for racking, mezzanines and oversized equipment

ELECTRICAL

200A / 400V 3-phase

Service to every unit, with higher voltages available as an upgrade

LIGHTING

Energy-efficient LED

Full-bay LED fixtures throughout, reducing TMI and annual operating overhead from day one

HEATING

Heat pumps and HVAC

High-efficiency heat pump with mini-split A/C and baseboard heat in the office; shop heaters in the warehouse

LOADING

Grade level plus man door

Grade-level loading and 36" man door at rear; 36" aluminum-and-glass front entrance. Ample truck apron and manoeuvring space across the site

PARKING

2.5 per 1,000 SF

Surface vehicle parking plus outdoor storage space available per unit

UNIT SIZE

4,850 to 5,340 SF

Contiguous units combinable within a building. Column-free open span throughout

WASHROOM

AODA compliant

2-piece washroom in every unit. Office area with primed division walls and doors

AVAILABLE SIZES

`5,815 (Bldg A)` `4,850` `5,340` `9,700` `10,190` `14,550` `19,400`

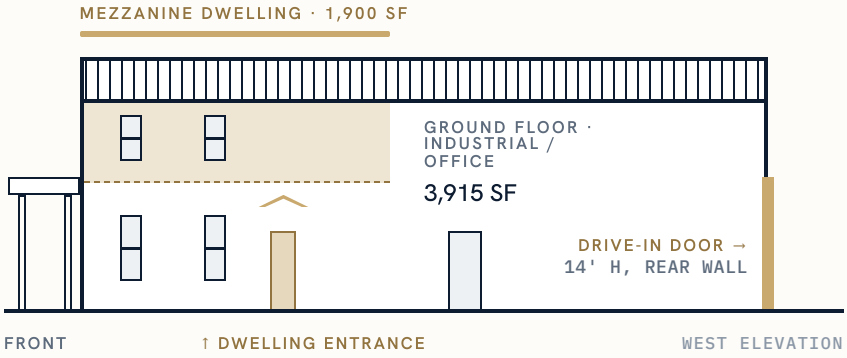
`100,000+ SF single building` `Custom`

Standard bays and contiguous combinations within Buildings B and C, or a purpose-built building on the future development area for a larger occupier.

— FLOOR PLANS · BUILDING A

Work below, *live above*.

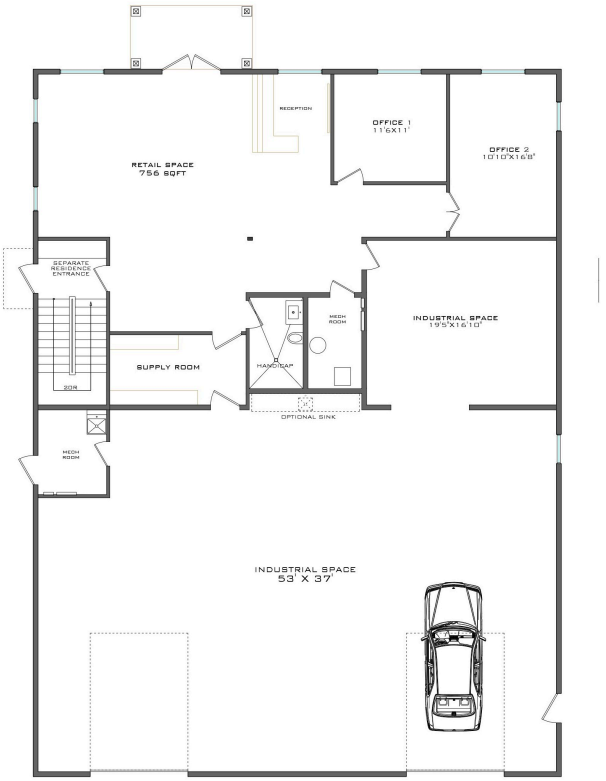
Ground-floor industrial and office space with a finished four-bedroom dwelling on the mezzanine, reached by its own separate entrance on the side of the building. Permitted as of right under Village Industrial (VID) Exception Two zoning.



TOTAL

5,815 SF

Ground floor	3,915 SF
Mezzanine dwelling	1,900 SF
Dwelling access	Own side entrance
Drive-in doors	14' H × 10' W





GROUND FLOOR — 3,915 SF

Industrial, retail and office

MEZZANINE — 1,900 SF

Four-bedroom dwelling

— BUILDING A · RENDERINGS

Built for the *owner-operator*, not the big box.

TAKE THE 3D WALKTHROUGH →
ramaraindustrialpark3d.pages.dev

EXTERIOR


NORTHWEST VIEW

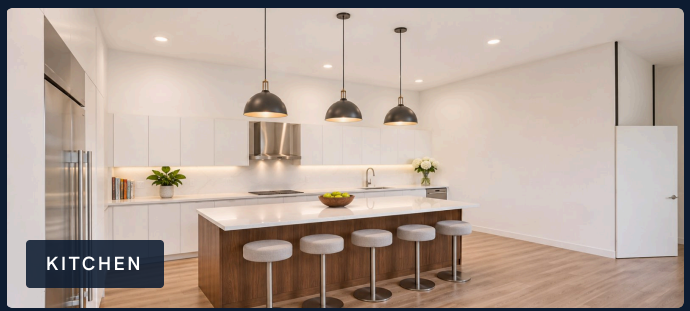

SOUTHEAST VIEW

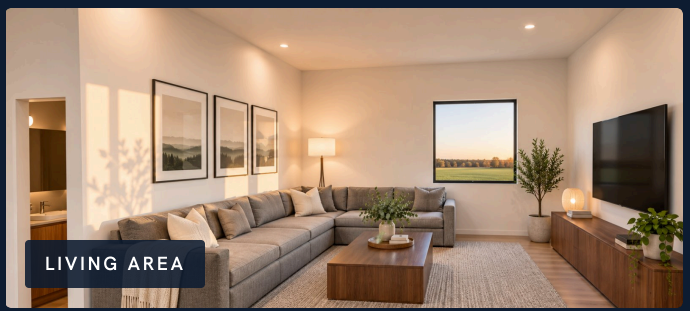
GROUND FLOOR · 3,915 SF

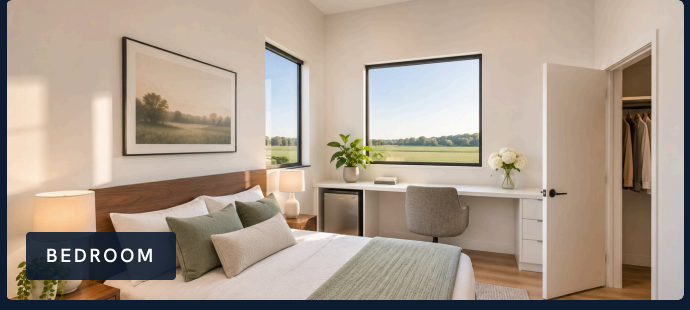

OFFICE AND RECEPTION


SHOP SPACE

MEZZANINE DWELLING · 1,900 SF


KITCHEN


LIVING AREA


BEDROOM


WALK-IN CLOSET

Artist's renderings · for illustration only

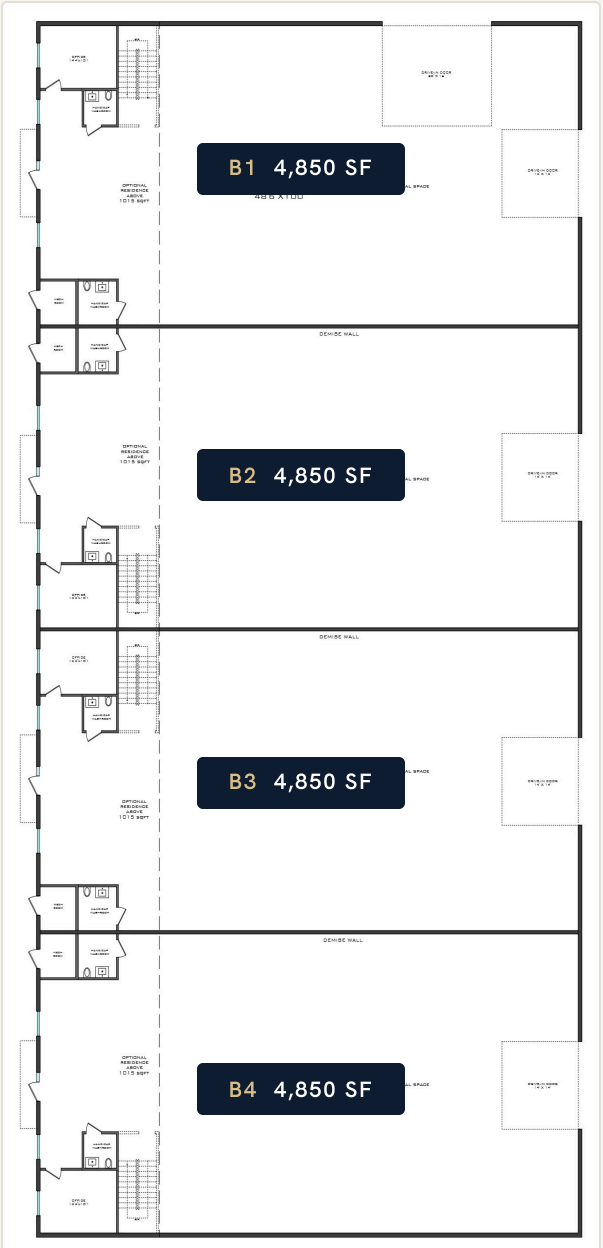
— FLOOR PLANS · BUILDING B

Four units, *four configurations*.


BUILDING B · FRONT ELEVATION



ON THE SITE

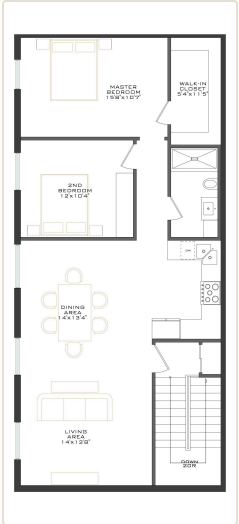


LEASING OPTIONS

B1 B2 B3 B4	Any one unit	4,850
B1 B2 B3 B4	Two units	9,700
B1 B2 B3 B4	Three units	14,550
B1 B2 B3 B4	Whole building	19,400

LOADING

- Four drive-in grade-level doors, 14' high × 14' wide, one per unit
- Unit B1 adds a side drive-in door, 20' high × 16' wide



OPTIONAL · SECOND FLOOR

Two-bedroom *apartment*

Any Building B unit can add a second-floor dwelling at additional cost: two bedrooms, walk-in closet, full bath, kitchen, dining and living areas.

Plans not to scale · subject to change

— WHO THIS IS FOR

Built for *every serious business*.

ZONING Village Industrial (VID) Exception Two

The Township of Ramara takes a flexible, growth-oriented approach to permitted uses in this development. Whether you run a distribution business, a fabrication shop, a trades operation or an EV service centre, you can lease modern heavy-power space here for far less than comparable GTA rates.

> Most industrial parks are built for national tenants. Ramara is built for the Canadian owner-operator: right-sized units, heavy power and a live/work mezzanine dwelling, a combination you won't find in a typical industrial park.

01 Wholesale and distribution

02 Storage and warehousing

03 EV and clean energy

04 Manufacturing and fabrication

05 Trades and construction

09 Equipment and RV sales & rental

07 Vertical farming and cannabis

09 Auto service and body shops



LIVE / WORK

Live and work in the same unit, *permitted as of right*.

Village Industrial (VID) Exception Two zoning permits an accessory dwelling within an industrial unit as of right, with no variance required. Terrahills can build out a two-bedroom apartment unit on the mezzanine at an additional cost.

— FLEXIBILITY

Built to *suit your vision*.

The current site plan places Buildings A, B and C at the north end of the parcel, with the balance held for future development. If your operation requires something specific, the team designs around your requirements and delivers a purpose-built space on that land.

01

Custom footprint and layout

Drive-through bays, oversized loading, cold storage, multiple grade doors, or a completely different footprint. Every detail is specified to your workflow before a single beam is placed.

02

Specification to business use

Epoxy floors, reinforced slabs, mezzanine levels, industrial wash bays, finished office space, climate control, additional drainage. Every specification is priced and confirmed before you commit.

03

Dedicated power allocation

Build-to-suit tenants can negotiate a higher-amperage allocation than the 200A standard. Particularly valuable for manufacturers, EV fleet operators, agri-tech producers and data-centre adjacent uses.

04

Flexible lease terms

Lease the footprint you need today with room to expand into contiguous units as you grow. For uses needing a minor variance, the lease can be made conditional on Township approval.



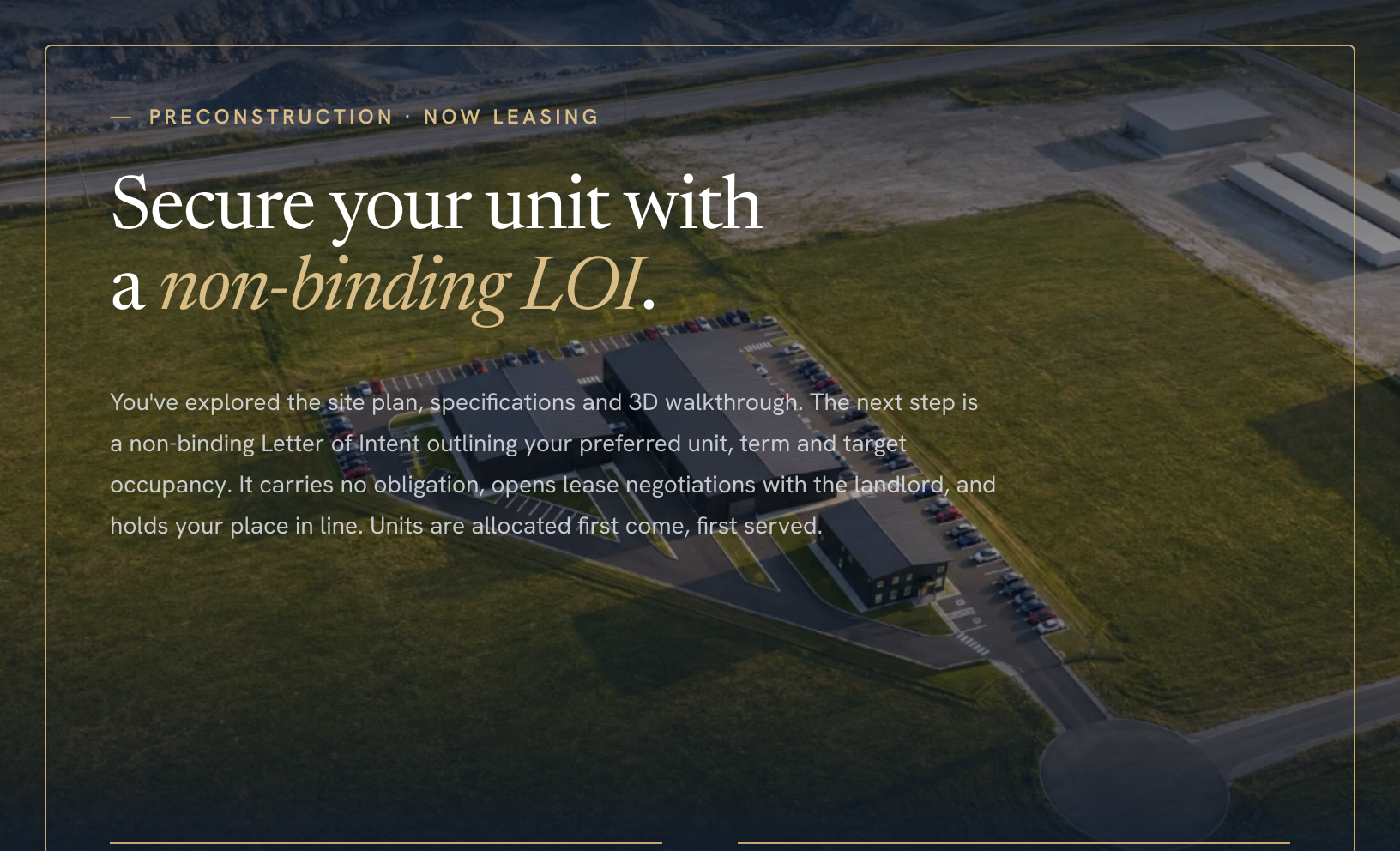
— ABOUT THE DEVELOPER

Built by *Terrahills*.

Terrahills Developments Inc. is headquartered in the Town of Ramara, the same municipality as this development. The company has been delivering construction projects across Ontario for over 30 years, with an in-house team spanning land planning, municipal approvals, project management and general contracting, which is why specification changes get answered by the people who will actually build them.

From EU-GMP certified pharmaceutical facilities and Tier III and IV data centres to CMHC-funded multi-residential buildings and residential subdivisions, Terrahills delivers every project type under one accountable team, from land acquisition through to occupancy. Not an out-of-province developer. Local, experienced, and personally invested in the long-term success of this park.

30+	Tier IV	EU-GMP	1
YEARS BUILDING IN ONTARIO	DATA CENTRE CAPABLE	CERTIFIED PHARMA BUILDS	INTEGRATED TEAM, LAND TO OCCUPANCY



— PRECONSTRUCTION · NOW LEASING

Secure your unit with a *non-binding LOI*.

You've explored the site plan, specifications and 3D walkthrough. The next step is a non-binding Letter of Intent outlining your preferred unit, term and target occupancy. It carries no obligation, opens lease negotiations with the landlord, and holds your place in line. Units are allocated first come, first served.

SPEAK WITH THE BROKER

BROKER

Mya Qi, B.Sc., M.P.H.

OFFICE

365.387.8999

CELL

647.720.8998

REGISTER ONLINE

ramaraindustrialparkvv.com

THE OFFERING

SITE ADDRESS

337 O'Donnell Court, Brechin, Ramara, ON L0K 1B0

LEASING & SALES

Lucero Commercial Group, International Realty Firm Inc.

DEVELOPER

Terrahills Developments Inc.

AVAILABILITY

Preconstruction, 4,850 to 100,000 SF

SUBMIT AN LOI

Start your Letter of Intent →

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This is a preconstruction leasing offering. All images and renderings are artist's concepts for illustrative purposes only and are not representations of the completed building; final construction, finishes, dimensions and site layout may vary. Rates, specifications and availability are subject to change without notice. Power servicing is subject to Hydro One connection review. This is not intended to solicit tenants or buyers already under contract with another agent. Errors and omissions excepted (E. & O.E.).

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