

# BEAVER CREEK

Industrial Park <sup>TM</sup>

112 EAST BEAVER CREEK ROAD  
RICHMOND HILL, ON

**FOR LEASE**

New Industrial Development  
in the heart of Richmond Hill





PROUDLY PURSUING  
**LEED**  
CERTIFICATION



# Welcome to Beaver Creek Industrial Park™

**Beaver Creek Industrial Park™** presents a cutting-edge industrial development situated in an established hub in Richmond Hill. Offering 132,148 SF of modern industrial space, it boasts best-in-class features tailored to optimize the efficiency and functionality of your business operations.

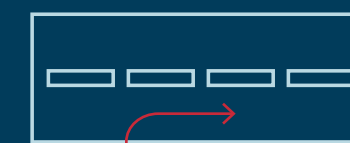
## PROJECT FEATURES



**132,148 SF**



**36'  
CLEAR HEIGHT**

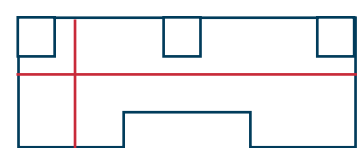
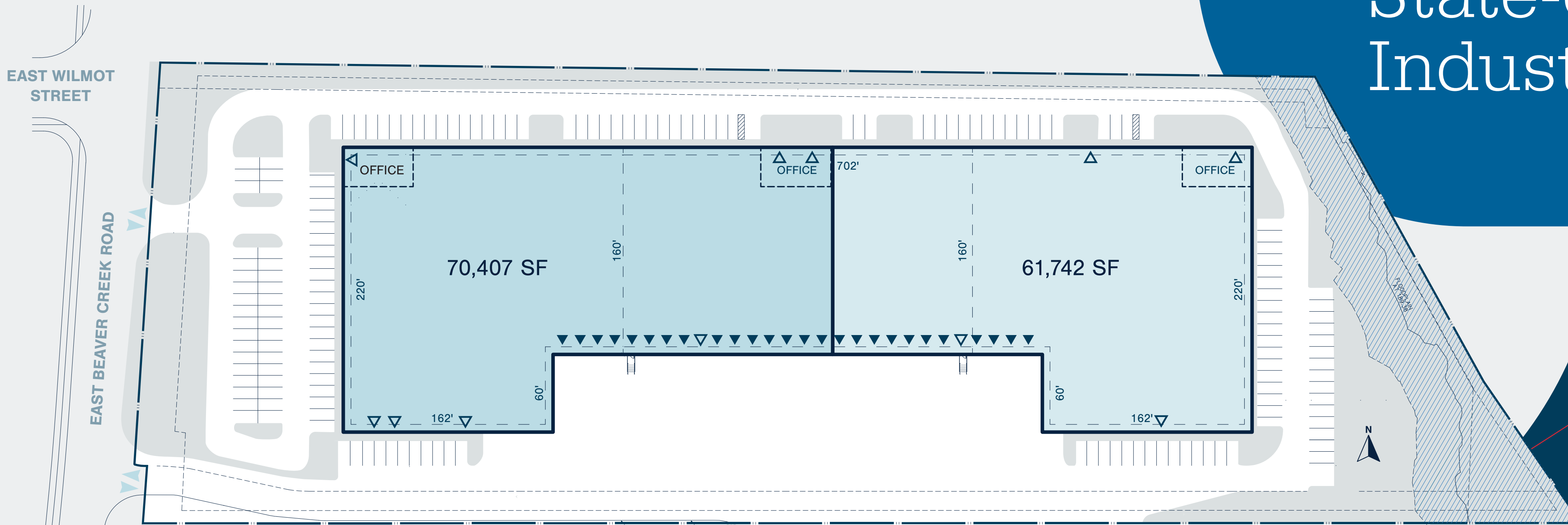


**MINUTES TO  
HIGHWAYS 404 & 407**



**OCCUPANCY  
Q2 2025**

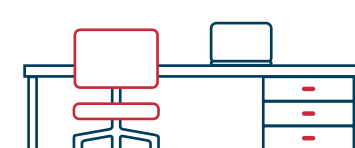
# Discover Your State-of-the-Art Industrial Space



**132,148 SF**  
(DEMISABLE TO 61,742 /  
70,407 SF UNITS)



**SHIPPING DOORS**  
26 TRUCK LEVEL  
1 DRIVE-IN



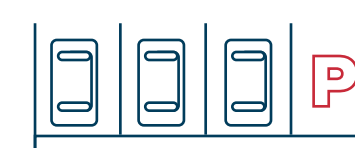
**OFFICE**  
5% OR TO SUIT



**CLEAR HEIGHT**  
36'



**OCCUPANCY**  
Q2 2025



**PARKING**  
170 STALLS  
(INCL. 20 EV STALLS)



**BAY SIZES**  
50' X 54'  
**STAGING BAY**  
60'



**POWER**  
2,000 AMPS  
347/600 VOLTS

# Location Overview

A coveted last mile location.

4 Minutes to Highway Interchanges



BEAVER CREEK Industrial Park™

Located strategically on an 8-acre site in Richmond Hill, Beaver Creek Industrial Park™ is positioned adjacent to 400-series highways, providing efficient access via multiple routes throughout the GTA.

DRIVE TIMES

25 MIN  
TORONTO

30 MIN  
PEARSON AIRPORT

# Labour Pool

Richmond Hill, a diverse and growing community within the Greater Toronto Area (GTA), boasts a well-educated and skilled workforce. The city's economy reflects this diversity, encompassing thriving sectors such as technology, finance, healthcare, and manufacturing.



ECONOMIC HIGHLIGHTS

## LABOUR FORCE AND INCOME

Source: 2021 Statistics Canada Census Data

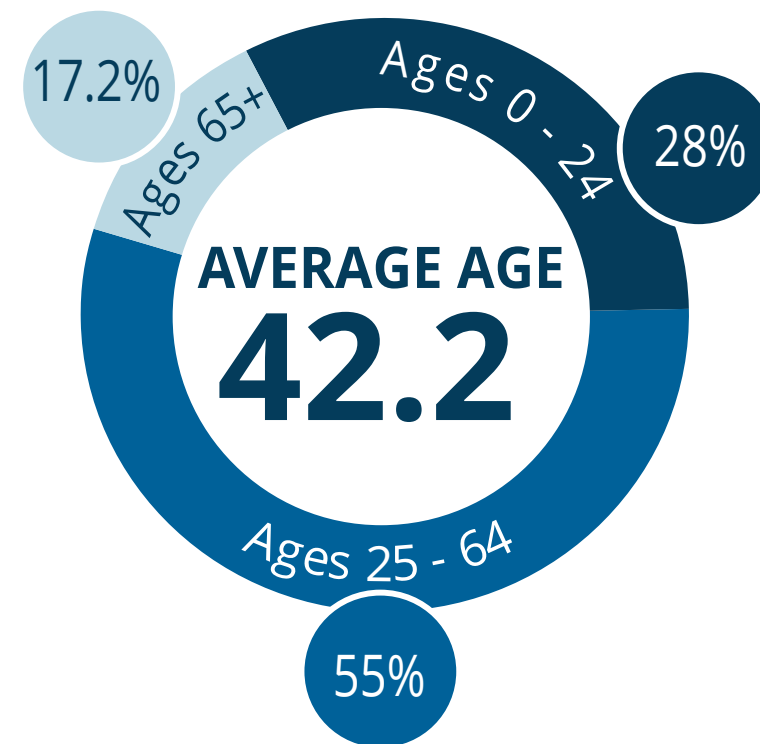
Population with Post-secondary Education

**79.0%**

Median Household Income

**\$102,000**

# Richmond Hill

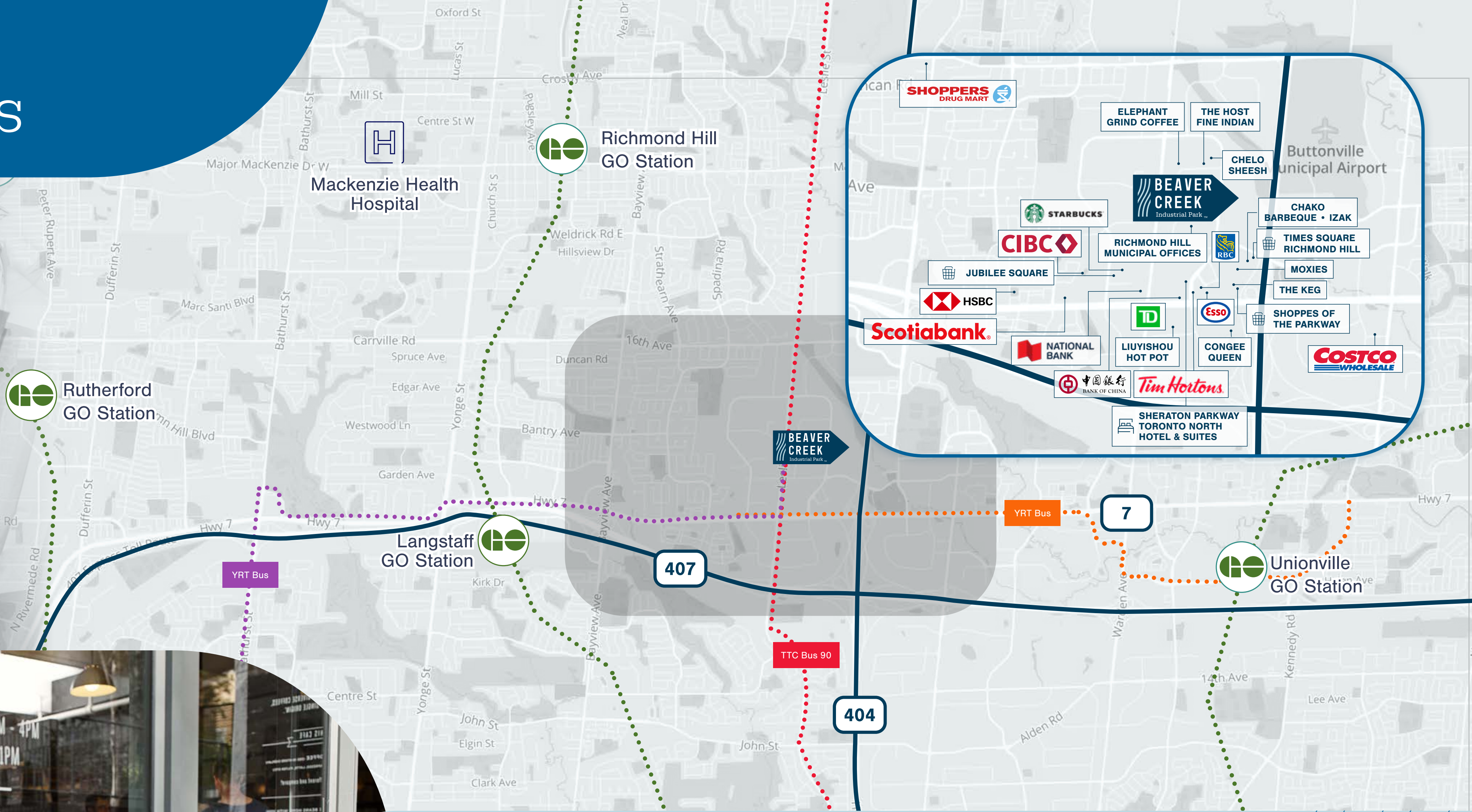


## RESIDENTS BY OCCUPATION TYPE | POPULATION WITHIN 10KM: 988,929

Source: 2021 Statistics Canada Census Data



# Amenities



WITHIN 3KM OF 112 EAST BEAVER CREEK ROAD

4 SHOPPING MALLS	99 CAFES & RESTAURANTS	8 GAS STATIONS	32 BUSINESS SERVICES
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# Corporate Neighbours

Surrounded by a thriving community and a diverse range of multi-national companies



20 LARGEST EMPLOYERS  
IN RICHMOND HILL

- |           |                  |           |                                |
|-----------|------------------|-----------|--------------------------------|
| <b>1</b>  | Mackenzie Health | <b>11</b> | La Rocca                       |
| <b>2</b>  | Apotex           | <b>12</b> | Alphabroder                    |
| <b>3</b>  | Compugen         | <b>13</b> | Paymentus                      |
| <b>4</b>  | Amico            | <b>14</b> | Johnson Controls               |
| <b>5</b>  | Staples          | <b>15</b> | Mazda                          |
| <b>6</b>  | OpenText         | <b>16</b> | Olympus                        |
| <b>7</b>  | Multimatic       | <b>17</b> | Aecom                          |
| <b>8</b>  | Magna            | <b>18</b> | LevelWear                      |
| <b>9</b>  | Johnson          | <b>19</b> | Canada Computers & Electronics |
| <b>10</b> | BMW              | <b>20</b> | Applanix                       |



# Project Team



**Cadillac Fairview** is one of the largest owners, operators, investors and developers of best-in-class office, retail, multi-family residential, industrial and mixed-use properties in North America.

[cadillacfairview.com](http://cadillacfairview.com)



Headquartered in Calgary with offices in Toronto and Phoenix, **Hopewell Development LP** (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

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