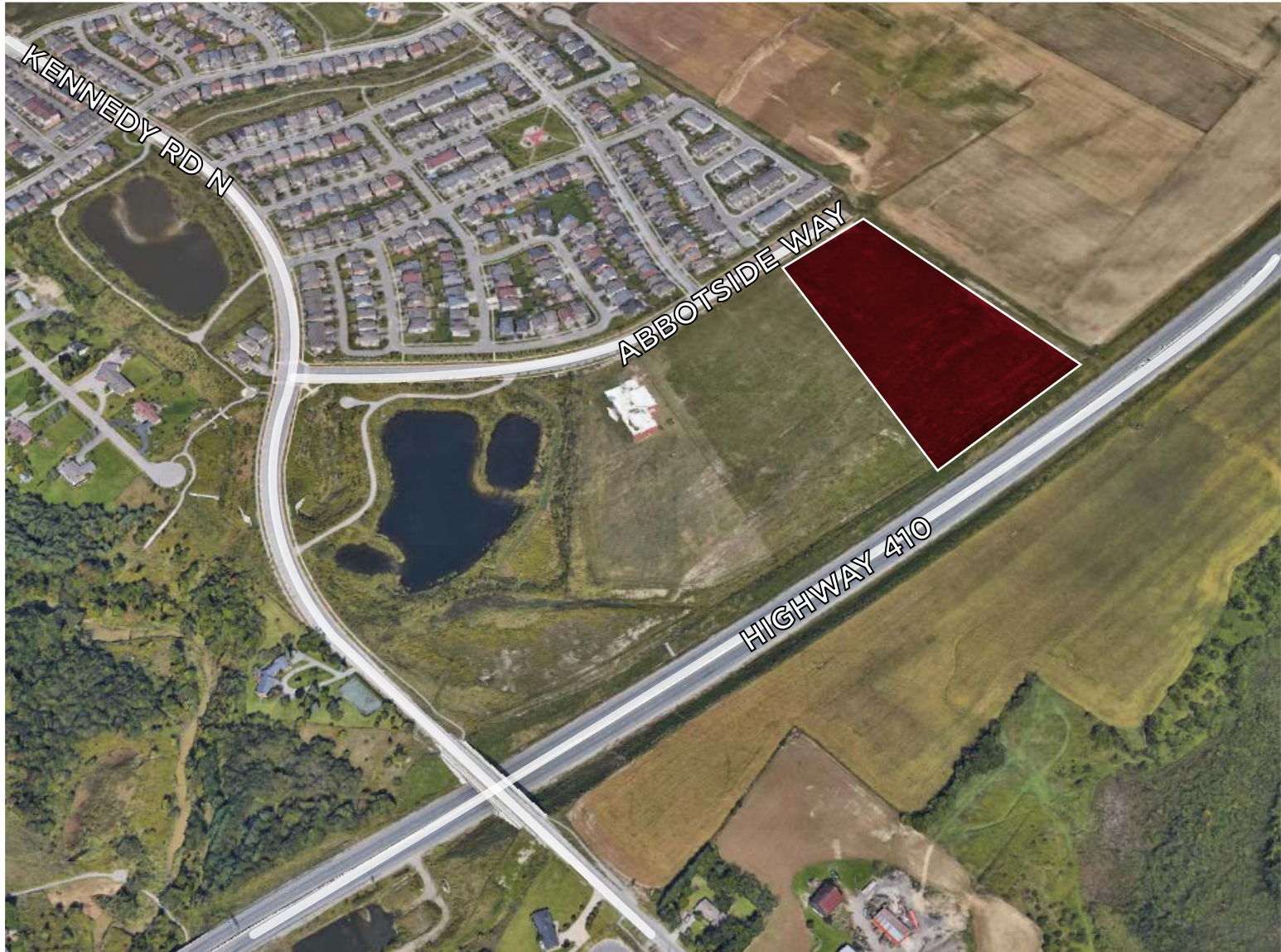


ABBOTTSIDE WAY
CALEDON, ON

FOR SALE

INDUSTRIAL DEVELOPMENT SITE

CONTENTS:



MICHAEL YULL*
Vice President
T: 905 501 6480
E: michael.yull@cushwake.com

FRASER PLANT*
Senior Vice President
T: 905 501 6408
E: fraser.plant@cushwake.com

RORY MACNEIL*
Associate
T: 416 642 5366
E: rory.macneil@cushwake.com

1 Prologis Boulevard, Suite 300
Mississauga, Ontario L5W 0G2
T: 905 568 9500 F: 905 568 9444
cushmanwakefield.com



CONTENTS:

THE OPPORTUNITY

This property provides a rare opportunity to purchase a development site in the growing 410/Mayfield Industrial park, that is not encumbered by the GTA West Corridor Study. The site offers good access to the 410/Mayfield interchange and draws on Brampton and Caledon labour pools. Abbotside Way will eventually connect to Heart Lake Road and Spiers Giffin. There may be an opportunity to acquire the neighbouring site to increase total assembly to ±16 acres

DETAILS

Size: 7.92 Acres

Zoning: MP-462 (Prestige Industrial)

Development Charges: \$20.22 PSF

Realty Tax: \$28,626.38 (2019)

ASKING PRICE: UNPRICED

THE HIGHLIGHTS

LOCATION | HIGHWAYS • LABOUR POOL • AMENITIES

DEVELOPMENT READY | ZONED PRESTIGE INDUSTRIAL • SERVICES AT LOT

EXPOSURE | FRONTAGE HIGHWAY 410

LOCATION

CONTENTS:

DRIVE TIMES

Abbotside Way to be direct thoroughfare from Kennedy Road to Dixie Road

407 HIGHWAY 407
7 km | 6 mins

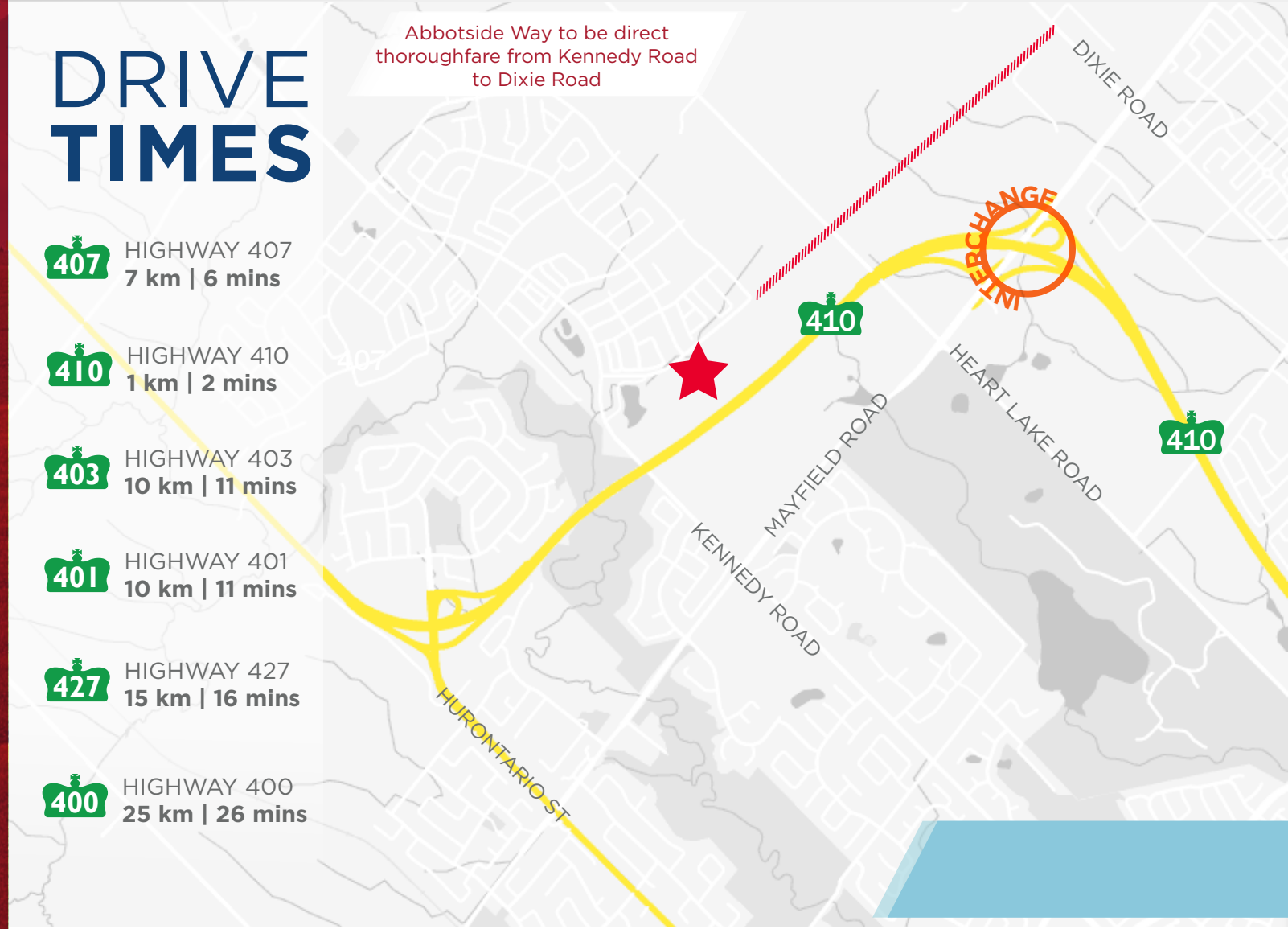
410 HIGHWAY 410
1 km | 2 mins

403 HIGHWAY 403
10 km | 11 mins

401 HIGHWAY 401
10 km | 11 mins

427 HIGHWAY 427
15 km | 16 mins

400 HIGHWAY 400
25 km | 26 mins



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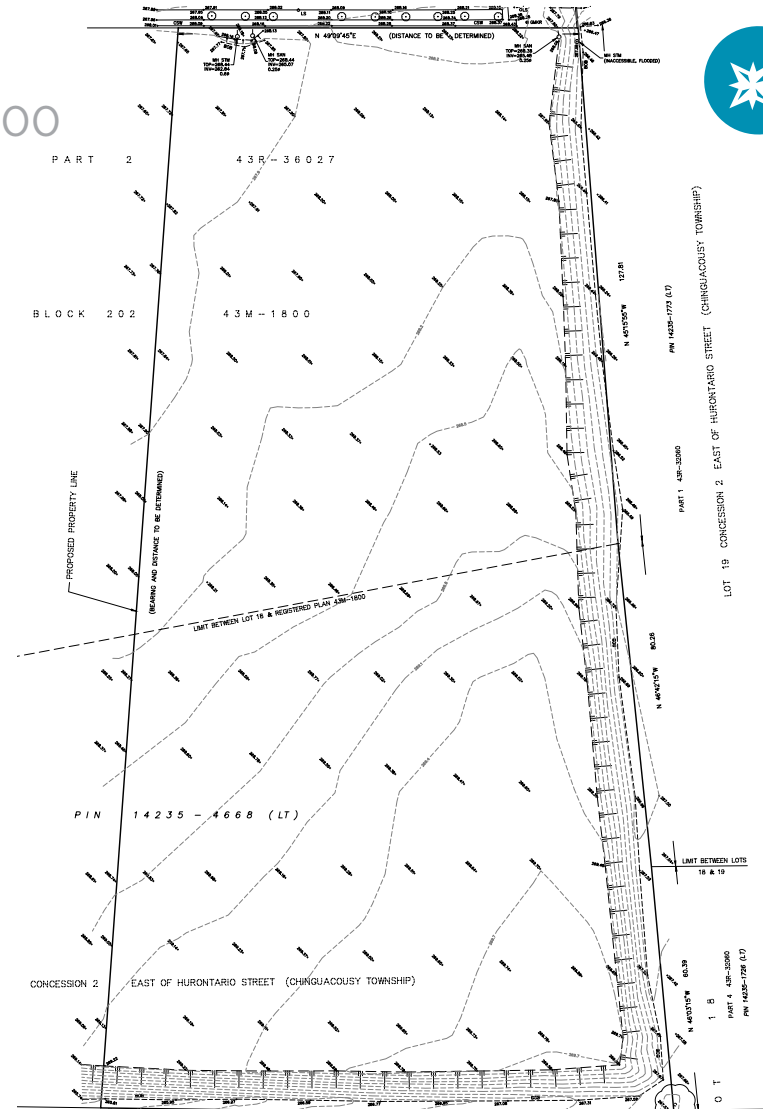


ABBOTSDAY
CALEDON, ON

SURVEY

CONTENTS:

PART OF BLOCK 202,
REGISTERED PLAN 43M-1800
AND PART OF LOT 18



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AMENITIES

CONTENTS:



- | | | | |
|---|---|--|--|
| <p>1 Sandalwood Shopping Plaza</p> <ul style="list-style-type: none"> Dollarama Mc Donald's LCBO Osmow's Tim Hortons Metro Popeyes Kitchen Mi'Hito Sushi Shoeless Joe's Moxie's Montana's Turtle Jack's Twin Fish Cineplex Cinemas | <p>2 Trinity Common Mall</p> <ul style="list-style-type: none"> Starbucks Home Depot Canadian Tire Winners Michaels Metro Dollarama Sportscheck Staples Party city Harvey's Montanas East Side Mario Wings | <p>3 KFC</p> <ul style="list-style-type: none"> Tim Hortons McDonald's Petro Canada Sobey's | <p>5 Canada Post</p> <ul style="list-style-type: none"> Venezia Pizza Kravings Bakery |
| | | <p>4 Fresh food Centre</p> <ul style="list-style-type: none"> Little Caesars Pizza Golden star Bakery | |

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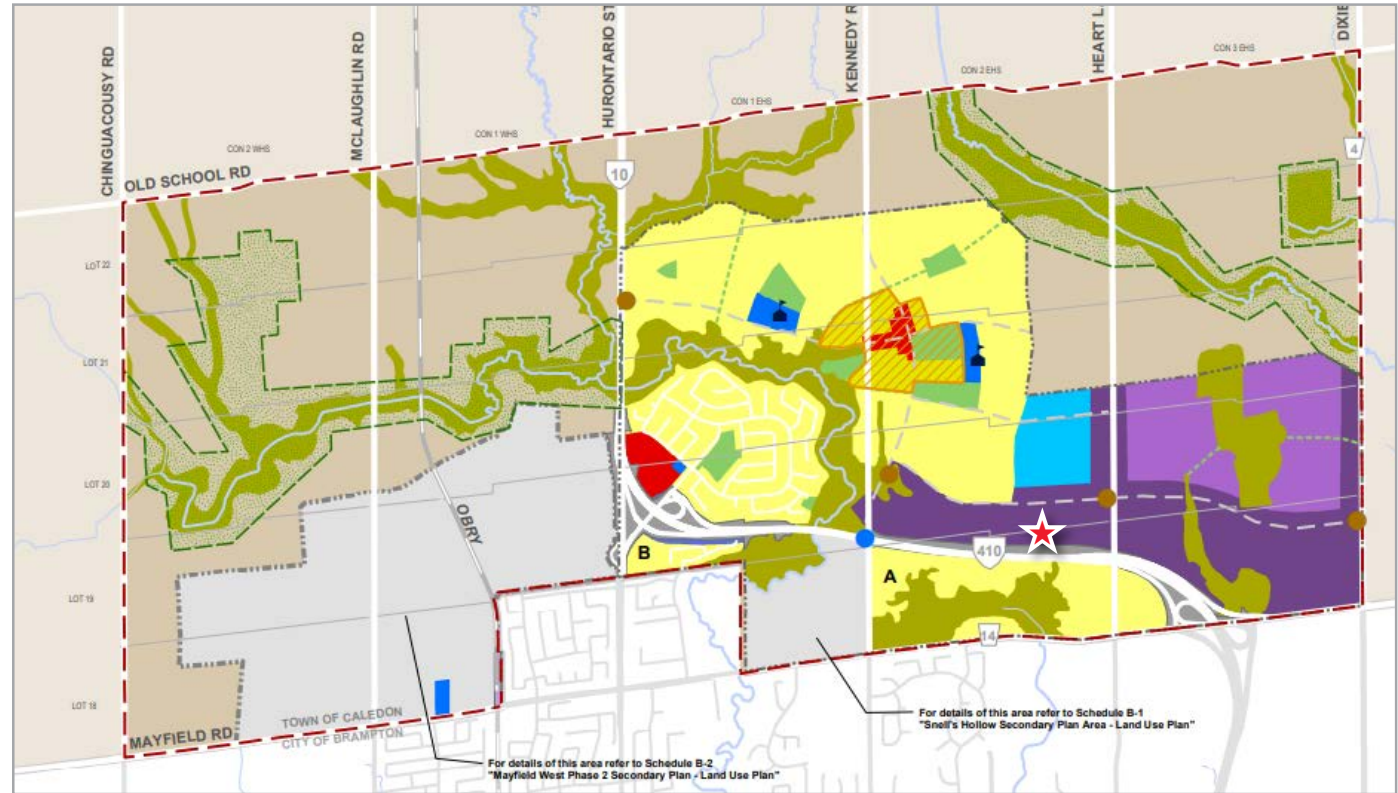
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ZONING

MP-462 (Prestige Industrial)

CONTENTS:



- Industrial Use
- Business office
- Day care facility
- Equipment storage building
- Factory outlet
- Fitness centre
- Funeral home
- Gasoline pump island
- Hotel
- Light Equipment rental
- Maintenance Garage
- Merchandise service shop
- Place of assembly
- Place of worship
- Research establishment
- Training facility
- Warehouse
- Warehouse, public self storage
- Warehouse, wholesale

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CONTENTS:

Bid Date:

Bid Date for offer submissions will 12:00 pm on **Tuesday March 31, 2020** and shall submitted to the Advisor in digital or paper copy.

msi Spergel Inc, in its capacity as Court-Appointed Receiver of 2561534 Ontario Limited (The "Vendor") has retained Cushman & Wakefield ULC (the "Advisor") to offer for sale the Subject Property located at n/a Abbotside Way, Caledon ON (PIN 14235-5806) (the "Subject Property").

The Vendor invites interested parties to submit an offer to purchase the Subject Property to Cushman & Wakefield ULC.

Following a review of all offers received, the Vendor may elect to negotiate with a single purchaser or select a short-list of purchasers. If/when the Vendor selects a short-list of purchasers, each will be asked to re-submit. The purchaser with the most attractive overall terms (based on the Vendor's sole discretion) will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the Subject Property as possible based on information provided.

Transaction Guidelines & Disposition Objectives

The Vendor wishes to maximize value of the Subject Property and will be receptive to various forms of proposals. Accordingly, the Vendor will consider a variety of approaches in selling the Subject Property. More specifically, but without limiting other options, the Vendor may consider the following transaction structures and formats:

- All cash offers
- Other transaction structures that meet the Vendor's disposition objectives.

Proponents are encouraged to include as part of their submission, the following information:

1. Key principals of the proponent company.
2. Overview of their corporate structure
3. Business history

Site Visits

Sit visits should be coordinated through the Advisor and will occur by private appointment. To arrange a site visit, prospective purchasers should contact:

Michael Yull at 647 272 3075 or email
Michael.yull@cushwake.com

Fraser Plant at 416 505 1194 or email:
Fraser.plant@cushwake.com

Return of Documents and Properties

Upon request, the Vendor and the Advisor shall have the right to request the recipient to promptly return this Confidential Information Memorandum (the "CIM") and/or any additional information made available by the Vendor and the Advisor and any copies thereof which the recipient may have made, have access to and control of, or may receive or possess during the period of review of the offering or the Subject Property or the discussions and/or business relationship between the parties.

Sale Conditions "As-is, Where-is"

The Subject Property is to be purchased on an "as is, where-is" basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Subject Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a prospective purchaser, will have been provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.
*Sales Representative **Broker

CONTENTS:

Procedure following March 31, 2020:

The Advisor and the Vendor intend to review all offers as soon as possible following the Bid Date. During this review period, the Advisor may request additional information, data and clarification from prospective purchasers. Following the review period, the Advisor and the Vendor may, at their discretion, negotiate further with one or more purchasers, or reject all offers.

Acceptance Period

All offers to purchase must be open for acceptance by the Vendor until Wednesday, April 8, 2020 at 5:00 pm.

Deposits

An initial deposit of no less than \$250,000 shall be paid by cheque to msi Spergel Inc, in its capacity as Court-Appointed Receiver upon execution of a formal APS. A further deposit of no less than \$500,000 by certified cheque shall be paid to the msi Spergel Inc, in its capacity as Court-Appointed Receiver upon waiver of any purchaser's conditions.

Obligations Of The Vendor

The Vendor is not obligated to accept the highest price or any LOI, APS or offer of any sort, nor is it obligated to state any reason for accepting or declining any LOI, APS or offer of any sort, nor will it be obligated to pay any costs incurred in connection with the preparation of any LOI, APS or offer of any sort. The Vendor will not be responsible for any damages alleged to have been suffered by prospective purchasers due to the failure of the Vendor to follow the procedures herein.

Disclaimer

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements

contained in this CIM, the additional information (the "Additional Information"), or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by

prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to prospective purchasers only.

The Vendor, the Advisor and their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in the initial Subject Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to prospective purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in any way passed judgment upon the merits of the opportunity to acquire the Subject Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide prospective purchasers with access to any additional information, including all or any of the Additional Information. In all cases, prospective purchasers should conduct their own investigation and analysis of the Subject Property.

Any sale of the Subject Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.
*Sales Representative **Broker