



NAIOP INDUSTRIAL DEVELOPMENT OF THE YEAR

CASE STUDY: VALUE CREATION



MAPLE LEAF FOODS DISTRIBUTION CENTRE PUSLINCH, ON

Using exceptional project and process management, Morguard and its team delivered the first LEED Gold refrigerated distribution centre in Canada. Through an RFP process, Morguard in partnership with McKay-Cocker, were chosen to design, build and lease back the facility.

THE OPPORTUNITY

Maple Leaf Foods, a leading Canadian consumer packaged meats company, issued a request for proposal for a build-to-suit refrigerated distribution centre to establish a critical hub for its Eastern Canada distribution network that would serve to consolidate and improve productivity.

CATEGORY

Value Creation, LEED Gold
Refrigerated Distribution Centre
282,000 SF

AWARDS



OWNERSHIP

Owned – Morguard Corporation and MIL Industrial Fund II

SERVICES

Asset Management
Development

THE VALUE PROPOSITION

Morguard's proven expertise in project management of complex industrial developments and its financial capacity to provide equity were instrumental to the success of the project.

Morguard structured the transaction to provide an acceptable risk-adjusted yield for both the company's shareholders and investor clients, while ensuring an appropriate and competitive rental rate for Maple Leaf Foods.

Morguard led a team of specialized experts through all phases of pre-development and development. The team consulted closely with Maple Leaf Foods to understand every detail of its supply chain to create a facility that would reduce operational cost and complexity, increase productivity, and set a new standard for sustainable building performance through LEED design.

THE RESULT

Delivered a high quality, state-of-the-art facility that meets the tenant's business and distribution strategy while also enhancing Morguard's industrial portfolio.

Enhanced both income and real estate value for the company's shareholders and investor clients through strong returns and rental growth over the 15-year term. Cash returns from this \$47 million development project have exceeded initial expectations.

Awarded the 2013 Industrial Development of the Year by NAIOP Greater Toronto and was recognized as Canada's first refrigerated distribution centre to receive LEED Gold certification under the more stringent 2009 standards.

\$47M

INDUSTRIAL DEVELOPMENT

182

TRUCK LOADING SPACES

FURTHER INFORMATION

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SUSTAINABILITY



The development required the introduction of self-contained underground services, and new mechanical, electrical, and refrigeration systems.



The racking systems utilize the 40' height clearance of the warehouse and innovations in racking technology to optimize storage capacity – using 2, 3 and 4 deep push back systems.



Substantial energy and water savings were achieved through LED lighting and a water filtration/reverse osmosis system.