



# CASE STUDY

## GLOBAL PLAS



### CLIENT

**Global Plas**

### LOCATIONS

120 Spinnaker Way,  
Vaughan, ON  
300 Spinnaker Way,  
Vaughan, ON  
6685 Langstaff Blvd,  
Vaughan, ON

### REAL ESTATE TYPE

Commercial

### SQUARE FOOTAGE

227,000 SF

### SERVICES

- Real estate advisory since 2012
- Multiple lease renewals and expansions

### PROJECT OVERVIEW

Global Plas Inc. (Global Plas) is a manufacturer of interior and exterior under the hood plastic components for the automotive industry. Undergoing rapid growth, Global Plas was faced with capacity constraints and growing business lines that required an analysis of whether to expand their operations and under what terms.

### THE CHALLENGE

Considering the significant investment required to construct and build out a heavy manufacturing injection mold facility, Global Plas would require ample planning along with the procurement of a specialized use facility to support their needs.

Faced with upcoming lease expiries in 2025, Jesse Micak was engaged 30 months prior to lease expiry to begin the real estate advisory and negotiation process.

### THE SOLUTION

By beginning the process early, Global Plas and Jesse were afforded ample time to procure and evaluate options that could meet the following specialized use criteria:

- 100,000 - 150,000 SF
- 2000+ amps of power
- 28 ft + clear height
- Minimum 8-inch slab
- Office build that was set up for GMP
- Oversized drive-in doors

### RESULTS ACHIEVED

Following a thorough building search of both existing and to be constructed options, Jesse ran a competitive RFP and site selection process. Jesse was able to procure a facility for Global Plas that not only met their specialized use criteria requirements, but also negotiated ample free rent and fixturing periods to best support a complex tenant build out and construction.