



GATEWAY410

12304 HEART LAKE RD, CALEDON, ON

Design Build Purchase Opportunities

OCCUPANCY AS EARLY AS Q2 2027



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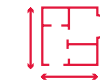


THE PROPERTY

This strategically located, shovel-ready site presents a unique ownership opportunity in the rapidly growing submarket of GTA West.

The site offers prime Highway 410 frontage and a unique signage opportunity, with direct access to the 400-series highway network and is surrounded by world-class tenants.

Abutting an amenities rich area with unparalleled access to labour, and transit.



DESIGN BUILD OPPORTUNITIES FROM:

122,792 SF - 967,000 SF



OFFICE:

2% OR BUILD-TO-SUIT



LAND PRICE:

\$2,950,000 PER ACRE

HWY
410

HEART LAKE RD

DESIGN BUILD OPPORTUNITIES

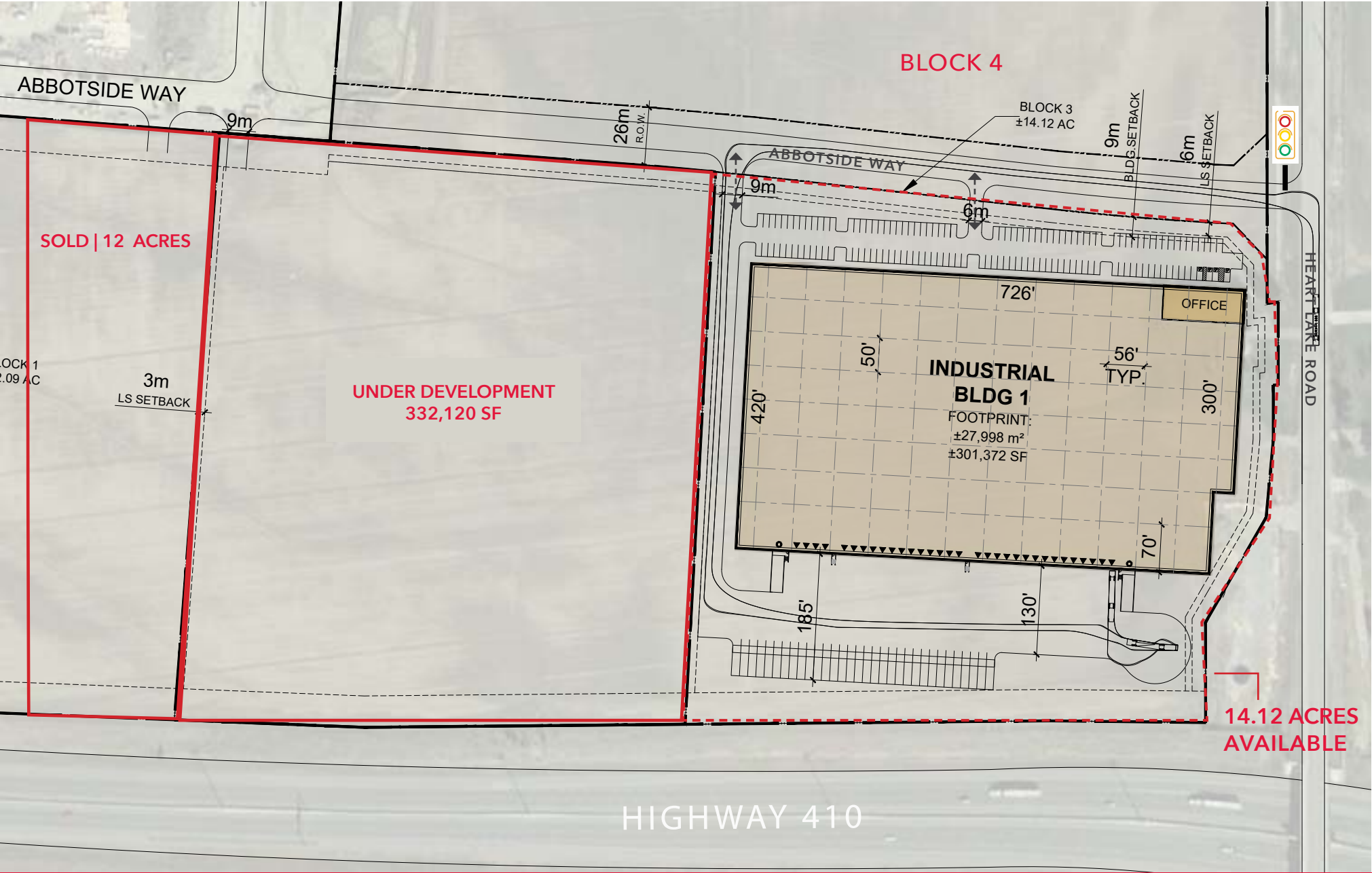
BLOCK 3
Conceptual Plans

BLOCK 4
Conceptual Plans

60+ ACRES AVAILABLE

PRESTIGE INDUSTRIAL ZONING
[Click here for zoning Details](#)





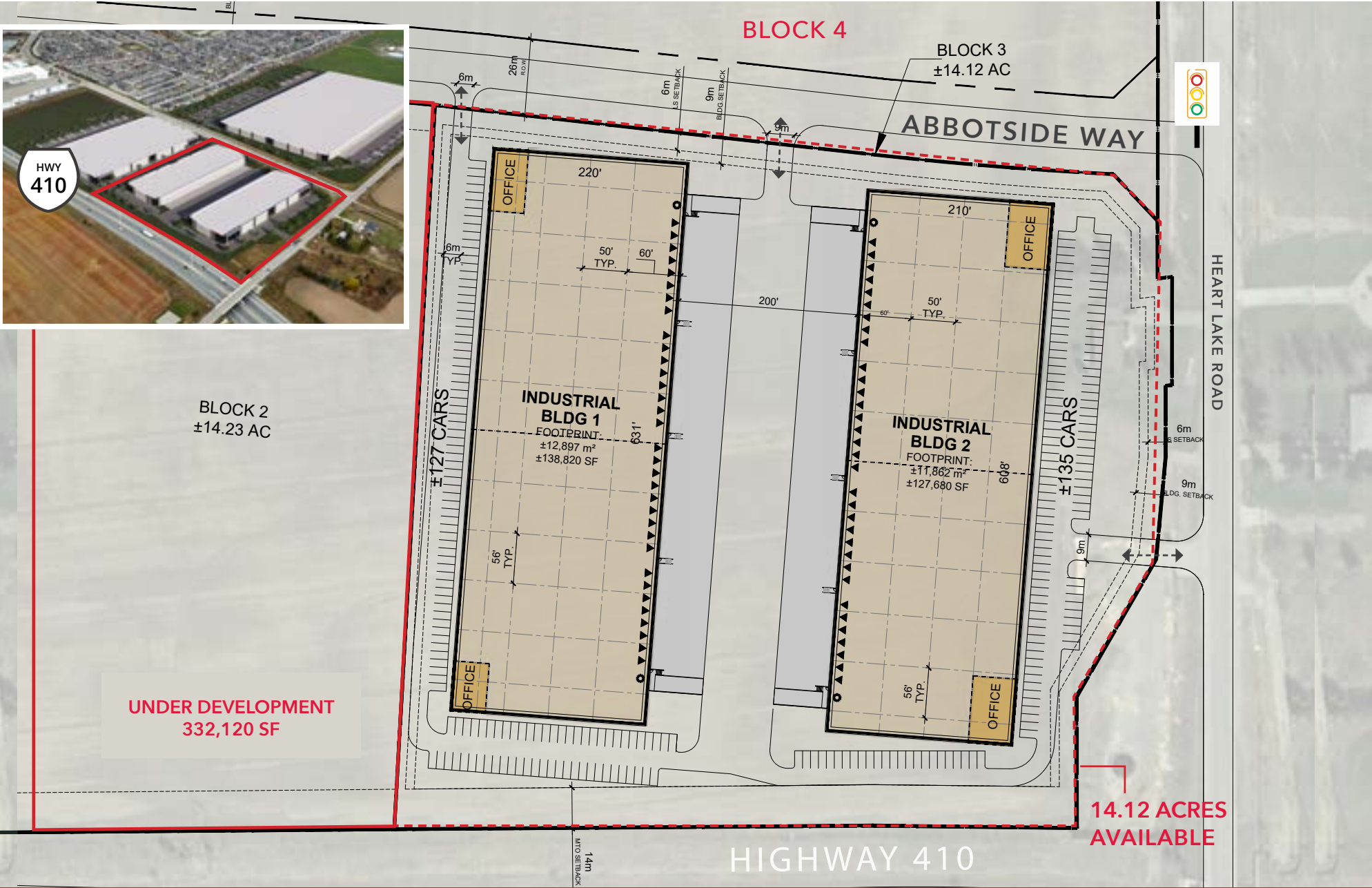
BLOCK 3 CONCEPTUAL PLAN

BUILDING 1 | 301,372 SF | 14.12 ACRES

- OFFICE AREA: 2% OR BUILD-TO-SUIT
- CLEAR HEIGHT: 40'
- SHIPPING: 32 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
- BAY SIZE: 50' X 56' | 70' STAGING BAY
- CAR PARKING STALLS: 138
- TRAILER PARKING STALLS: 32
- APRON DEPTH: 185'
- LIGHTING: LED
- SPRINKLER: ESFR
- ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS
- ABILITY TO SECURE YES



Speak to Listing Team for Design Build Pricing



BLOCK 3 CONCEPTUAL PLAN

BUILDING 1 | 138,820 SF

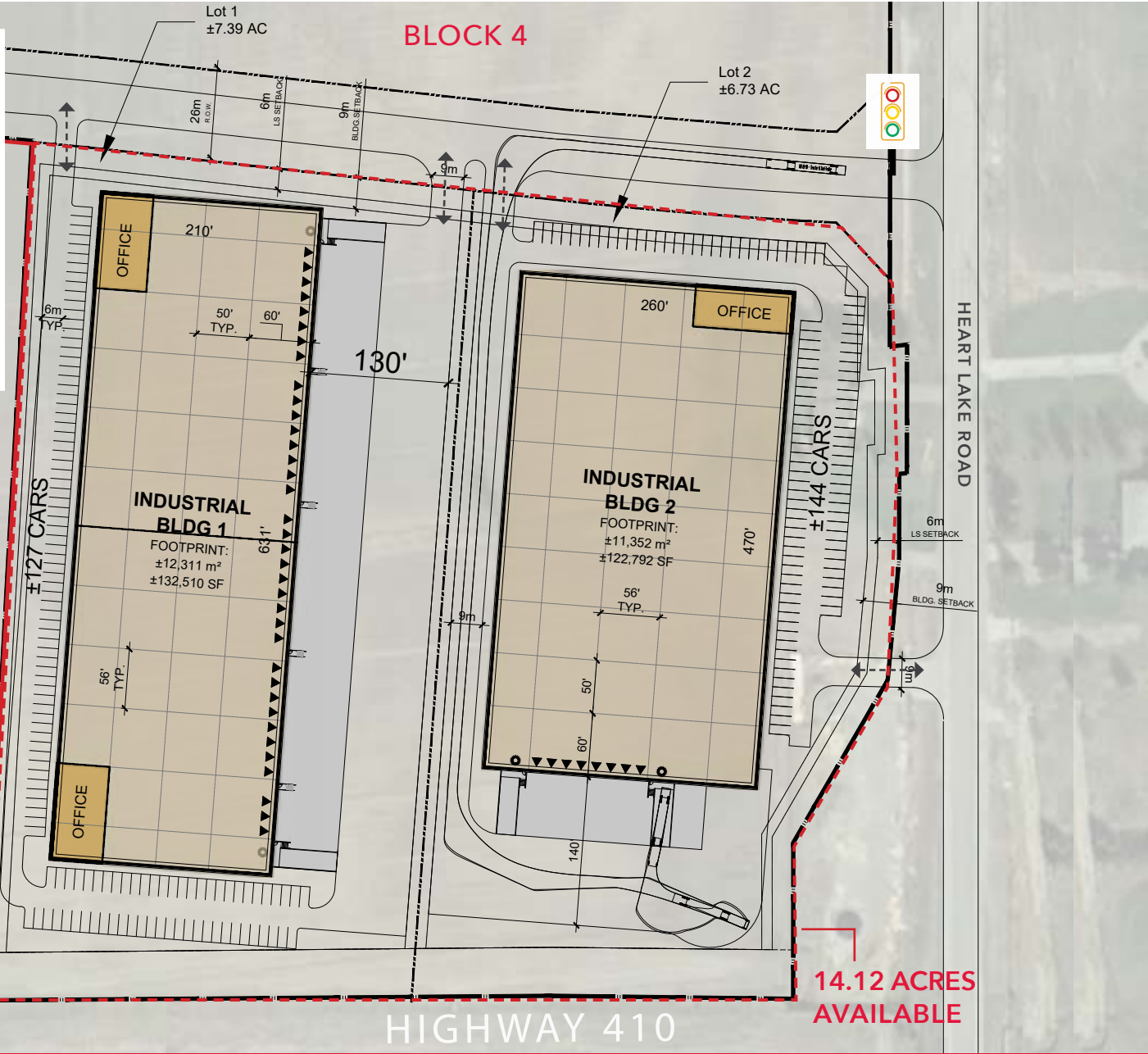
- OFFICE AREA: 2% OR BUILD-TO-SUIT
- CLEAR HEIGHT: 40'
- SHIPPING: 34 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
- BAY SIZE: 50' X 56' | 60' STAGING BAY
- CAR PARKING STALLS: 127
- APRON DEPTH: 200'
- LIGHTING: LED
- SPRINKLER: ESFR
- ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS
- ABILITY TO SECURE NO

BUILDING 2 | 127,680 SF

- OFFICE AREA: 2% OR BUILD-TO-SUIT
- CLEAR HEIGHT: 40'
- SHIPPING: 33 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
- BAY SIZE: 50' X 56' | 60' STAGING BAY
- CAR PARKING STALLS: 135
- APRON DEPTH: 200'
- LIGHTING: LED
- SPRINKLER: ESFR
- ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS
- ABILITY TO SECURE: NO



UNDER DEVELOPMENT
332,120 SF



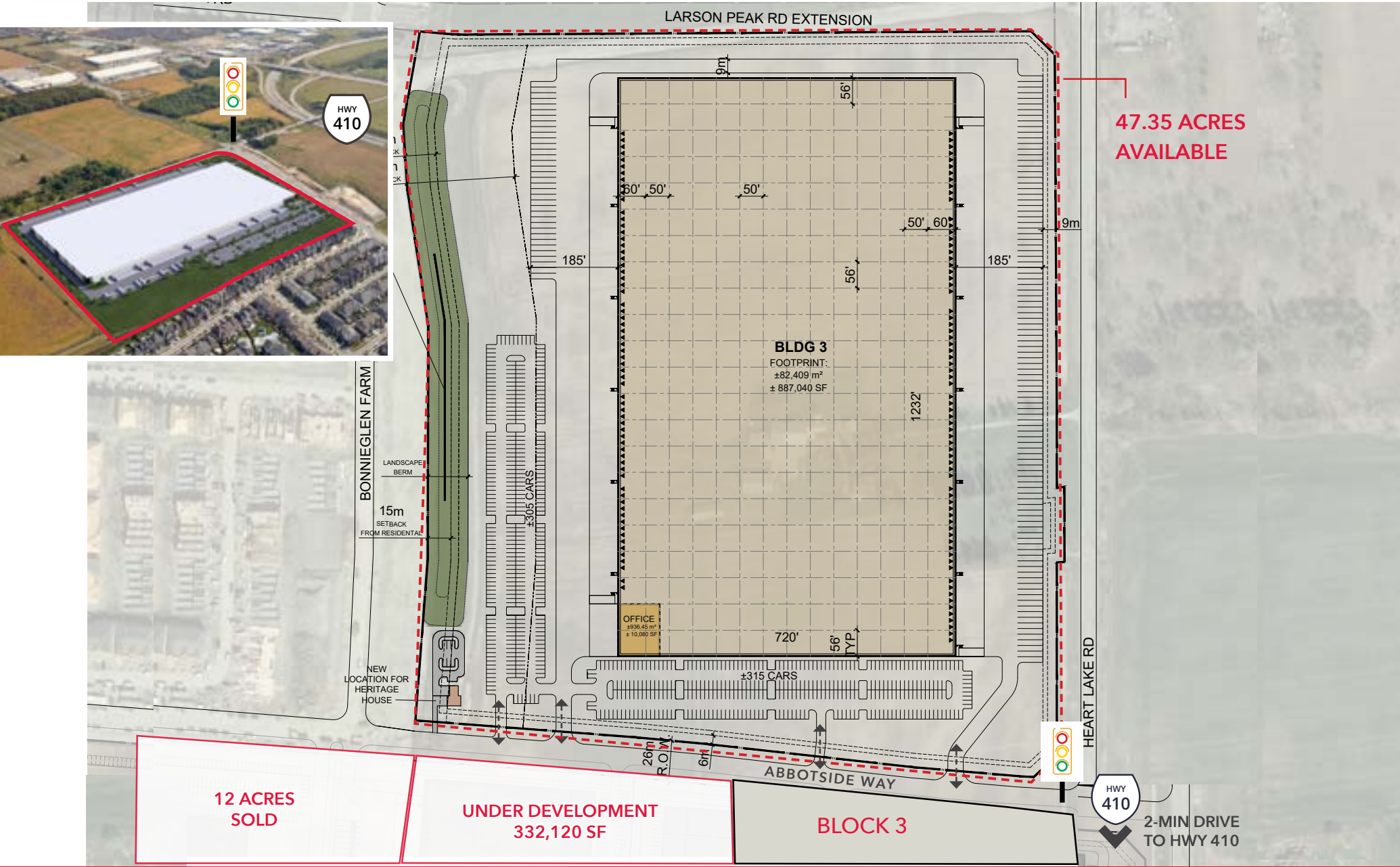
BLOCK 3 CONCEPTUAL PLAN

BUILDING 1 | 132,510 SF

- OFFICE AREA: 2% OR BUILD-TO-SUIT
- CLEAR HEIGHT: 40'
- SHIPPING: 36 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
- BAY SIZE: 50' X 56' | 60' STAGING BAY
- CAR PARKING STALLS: 127
- APRON DEPTH: 130'
- LIGHTING: LED
- SPRINKLER: ESFR
- ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS
- ABILITY TO SECURE YES

BUILDING 2 | 122,792 SF

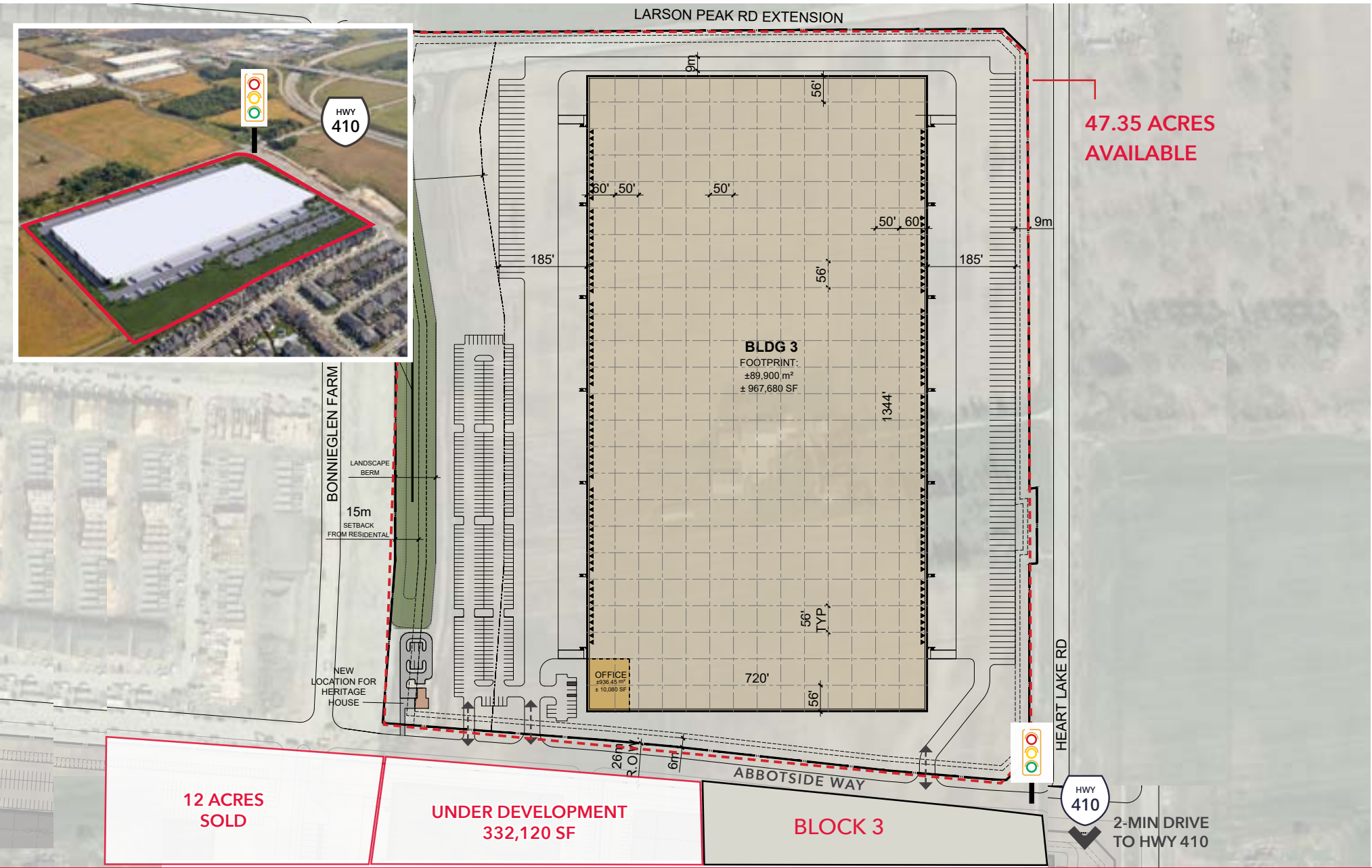
- OFFICE AREA: 2% OR BUILD-TO-SUIT
- CLEAR HEIGHT: 40'
- SHIPPING: 8 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
- BAY SIZE: 50' X 56' | 60' STAGING BAY
- CAR PARKING STALLS: 144
- APRON DEPTH: 140'
- LIGHTING: LED
- SPRINKLER: ESFR
- ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS
- ABILITY TO SECURE: NO



BLOCK 4 CONCEPTUAL PLAN

BUILDING 1 | 967,680 SF | 47.35 ACRES

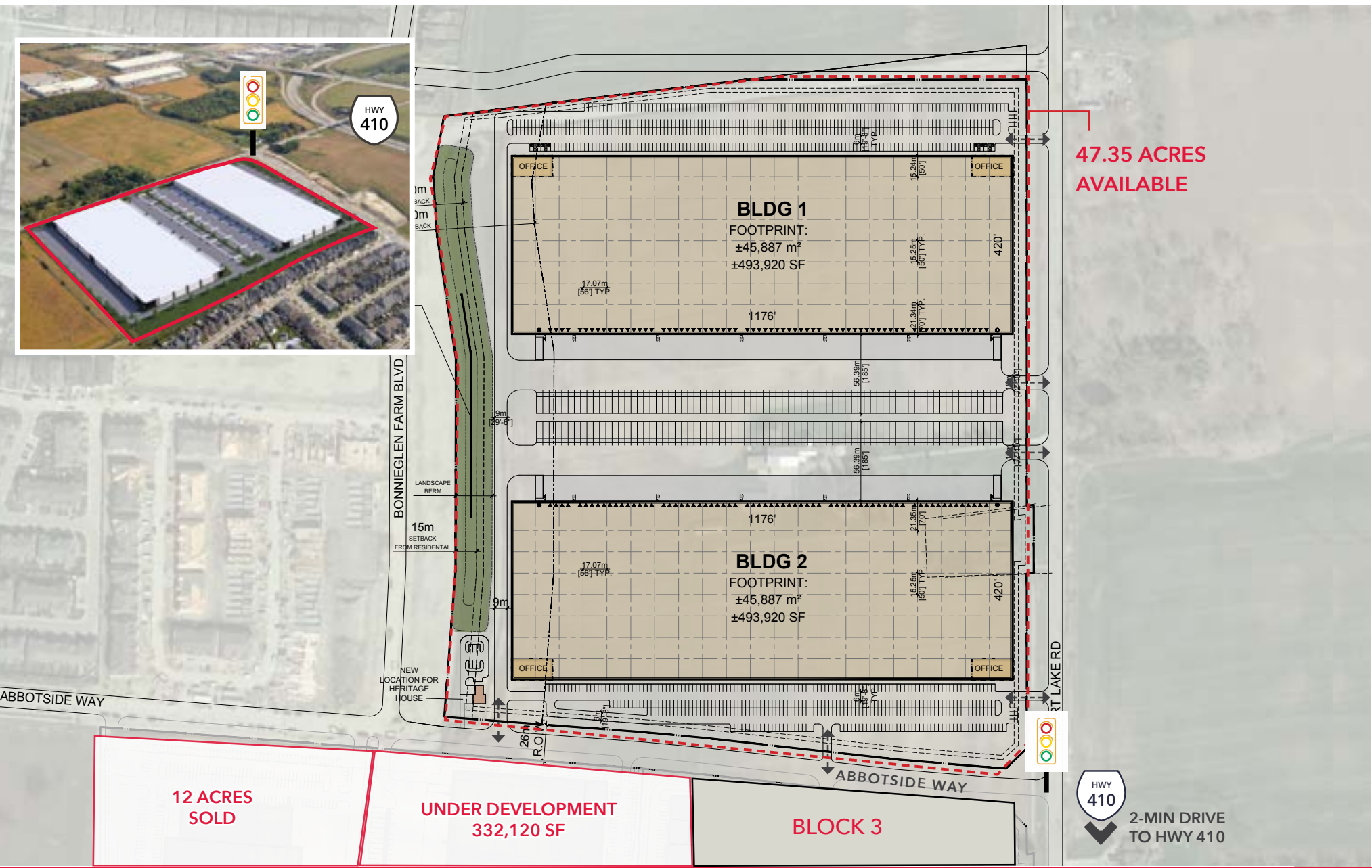
OFFICE AREA:	2% OR BUILD-TO-SUIT
CLEAR HEIGHT:	40'
SHIPPING:	149 TRUCK LEVEL DOORS, 4 DRIVE-IN DOORS
BAY SIZE:	50' X 56' 60' STAGING BAY
CAR PARKING STALLS:	305
TRAILER PARKING STALLS:	140
APRON DEPTH:	185'
LIGHTING:	LED
SPRINKLER:	ESFR
ACCESS:	3 POINTS OF ACCESS INGRESS/EGRESS
ABILITY TO SECURE	YES



BLOCK 4 CONCEPTUAL PLAN

BUILDING 1 | 887,040 SF | 47.35 ACRES

OFFICE AREA:	2% OR BUILD-TO-SUIT
CLEAR HEIGHT:	40'
SHIPPING:	149 TRUCK LEVEL DOORS, 4 DRIVE-IN DOORS
BAY SIZE:	50' X 56' 60' STAGING BAY
CAR PARKING STALLS:	620
TRAILER PARKING STALLS:	140
APRON DEPTH:	185'
LIGHTING:	LED
SPRINKLER:	ESFR
ACCESS:	4 POINTS OF ACCESS INGRESS/EGRESS
ABILITY TO SECURE	YES



BLOCK 4 CONCEPTUAL PLAN

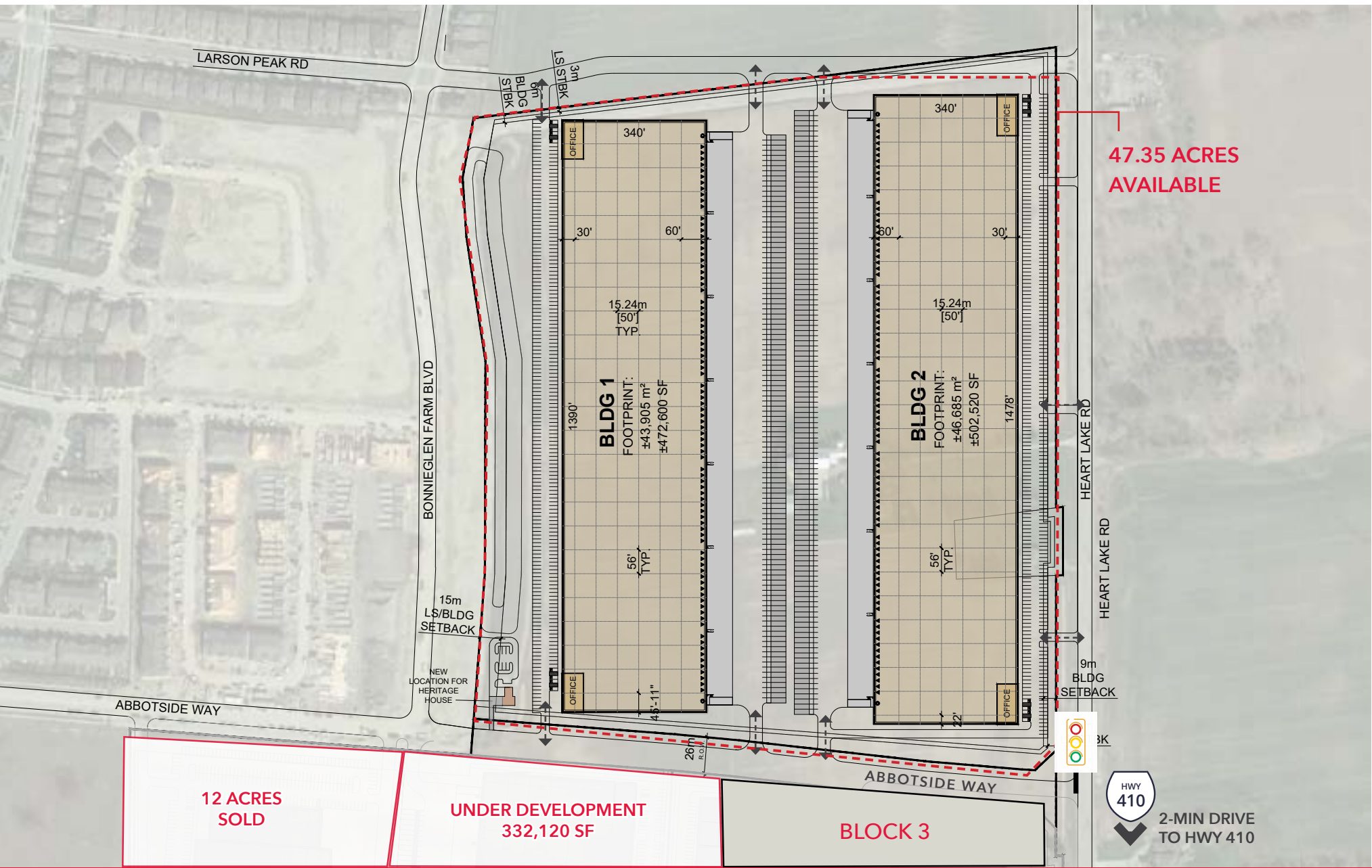
BUILDING 1 | 493,920 SF

OFFICE AREA:	2% OR BUILD-TO-SUIT
CLEAR HEIGHT:	40'
SHIPPING:	69 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
BAY SIZE:	50' X 56' 70' STAGING BAY
CAR PARKING STALLS:	486
TRAILER PARKING STALLS:	74
APRON DEPTH:	185'
SPRINKLER:	ESFR
ACCESS:	2 POINTS OF ACCESS INGRESS/EGRESS
ABILITY TO SECURE	YES

BUILDING 2 | 493,920 SF

OFFICE AREA:	2% OR BUILD-TO-SUIT
CLEAR HEIGHT:	40'
SHIPPING:	69 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
BAY SIZE:	50' X 56' 70' STAGING BAY
CAR PARKING STALLS:	383
TRAILER PARKING STALLS:	74
APRON DEPTH:	140'
SPRINKLER:	ESFR
ACCESS:	4 POINTS OF ACCESS INGRESS/EGRESS
ABILITY TO SECURE:	YES

Speak to Listing Team for Design Build Pricing



BLOCK 4 CONCEPTUAL PLAN

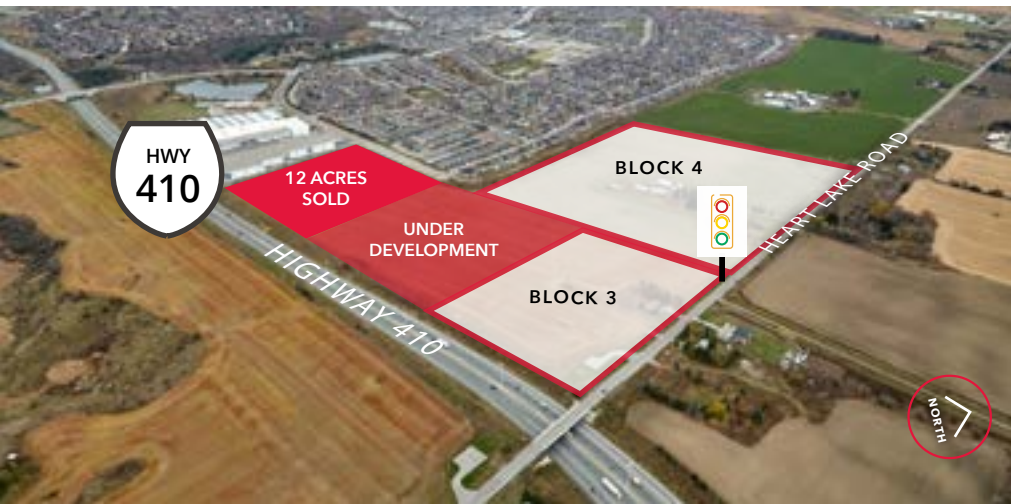
BUILDING 1 | 472,600 SF

OFFICE AREA:	2% OR BUILD-TO-SUIT
CLEAR HEIGHT:	40'
SHIPPING:	85 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
BAY SIZE:	50' X 56' 60' STAGING BAY
CAR PARKING STALLS:	310
TRAILER PARKING STALLS:	112
APRON DEPTH:	185'
SPRINKLER:	ESFR
ACCESS:	2 POINTS OF ACCESS INGRESS/EGRESS
ABILITY TO SECURE	YES

BUILDING 2 | 502,520 SF

OFFICE AREA:	2% OR BUILD-TO-SUIT
CLEAR HEIGHT:	40'
SHIPPING:	91 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS
BAY SIZE:	50' X 56' 60' STAGING BAY
CAR PARKING STALLS:	315
TRAILER PARKING STALLS:	119
APRON DEPTH:	140'
SPRINKLER:	ESFR
ACCESS:	4 POINTS OF ACCESS INGRESS/EGRESS
ABILITY TO SECURE:	YES

Speak to Listing Team for Design Build Pricing



WHY CALEDON

KEY FEATURES

- CALEDON IS WITHIN 2-HOURS OF THE U.S. BORDER AND ADJACENT TO CANADA'S LARGEST INTERNATIONAL AIRPORT
 - CLOSE PROXIMITY TO INTERMODAL YARDS AND PEARSON INTERNATIONAL AIRPORT
 - CALEDON IS CENTRALLY LOCATED IN THE MIDDLE OF THE GTHA INNOVATION CORRIDOR
 - CALEDON PROVIDES A DIVERSE BUSINESS COMMUNITY AND HIGH QUALITY OF LIFE
- ACCESS TO A LABOUR FORCE OF OVER 4.3 MILLION PEOPLE ACROSS THE GTA
 - ACCESS TO 7 TRANSCONTINENTAL HIGHWAYS ACCESSING 158+ MILLION NORTH AMERICAN CONSUMERS
 - CALEDON'S GREEN DEVELOPMENT PROGRAM PROVIDES DEVELOPMENT CHARGE DISCOUNTS FOR NEW GREEN COMMERCIAL AND INDUSTRIAL BUILDINGS. THIS PROGRAM ENABLES DEVELOPERS TO CREATE MORE SUSTAINABLE PROJECTS IN THE COMMUNITY



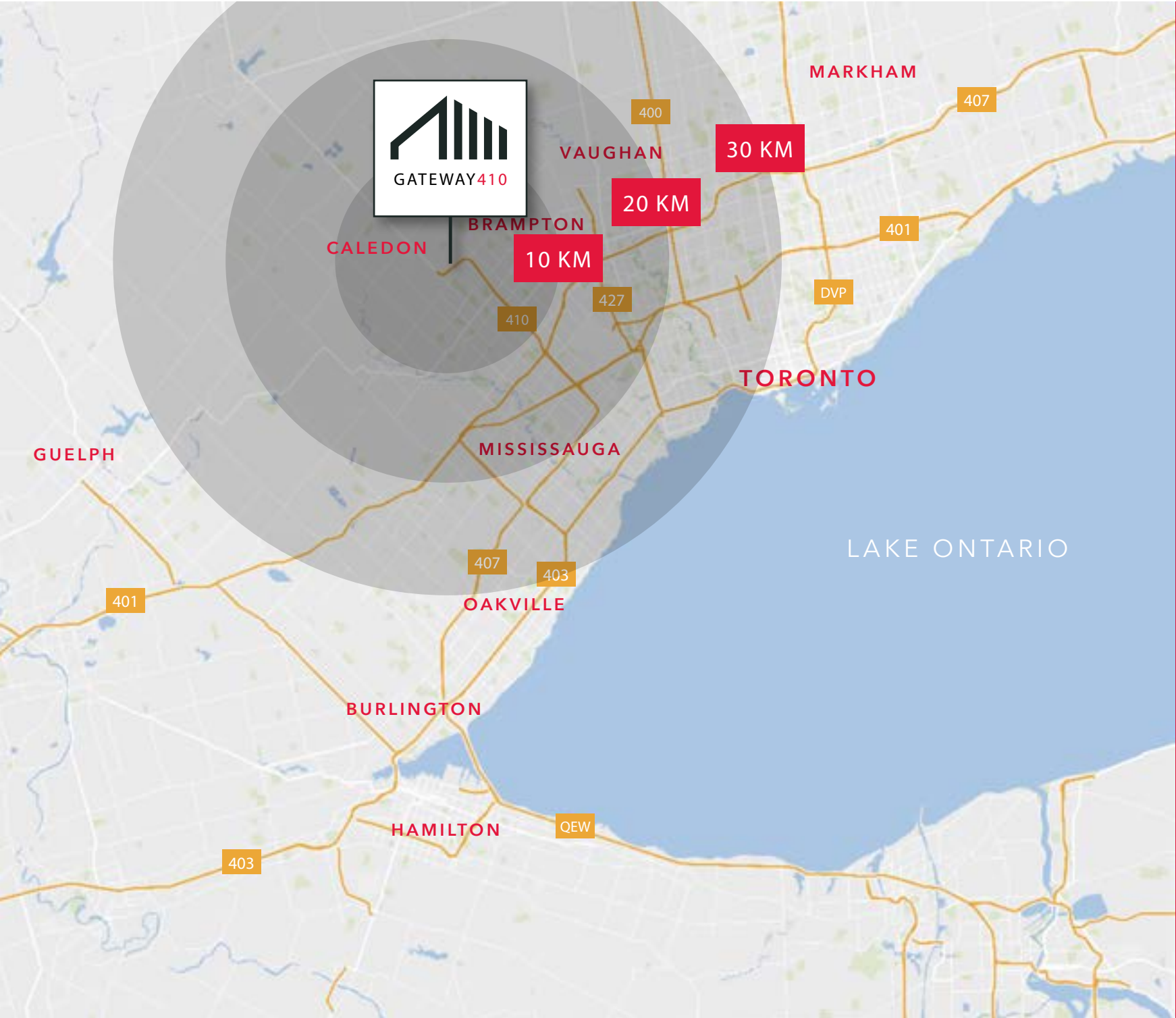
GET CONNECTED AT GATEWAY 410

TRAVEL DISTANCES

410	HIGHWAY 410 1.6 KM 2 Min	407	HIGHWAY 407 13 KM 10 Min
427	HIGHWAY 427 29 KM 20 Min	401	HIGHWAY 401 25 KM 18 Min
400	HIGHWAY 403 29 KM 21 Min		WINDSOR BORDER 360 KM 3 Hrs 45 Min
	CN INTERMODAL BRAMPTON 15 KM 25 Min		CPKC INTERMODAL 18 KM 30 Min
	CN MACMILLAN YARD VAUGHAN 40 KM 33 Min		CN MISC YARD 16.5 KM 19 Min
	PEARSON AIRPORT 29 km 28 min		BRAMPTON GO 13 km 20 min

-  **FUTURE HIGHWAY 413**
-  Highway Interchange
-  Future Mayfield & Heart Lake Interchange: est. 1 min drive
-  Future Airport Interchange: est. 9 min drive





TALENT, LABOUR

WORK FORCE



	10 KM	20 KM	30 KM
POPULATION	577,059	1,215,991	2,967,074
LABOUR FORCE	325,936	690,564	1,664,031
MEDIAN AGE	35.4	36.5	38.8

CALEDON DEMOGRAPHICS



PROVIDES A DIVERSE
LABOUR FORCE FROM
MANUFACTURING TO
DISTRIBUTION



HIGHLY SKILLED
TALENT: ACCESS
TO 4.3 MILLION
LABOUR POOL



CENTRALLY LOCATED IN
THE MIDDLE OF CANADA'S
INNOVATIVE CORRIDOR

TRANSIT AND AMENITIES

MAJOR AMENITIES
WITHIN 10 MINUTE DRIVE

 **50+**
RESTAURANTS / CAFE

 **10**
GROCERY STORES

 **25+**
GAS STATIONS

 **14**
BANKS

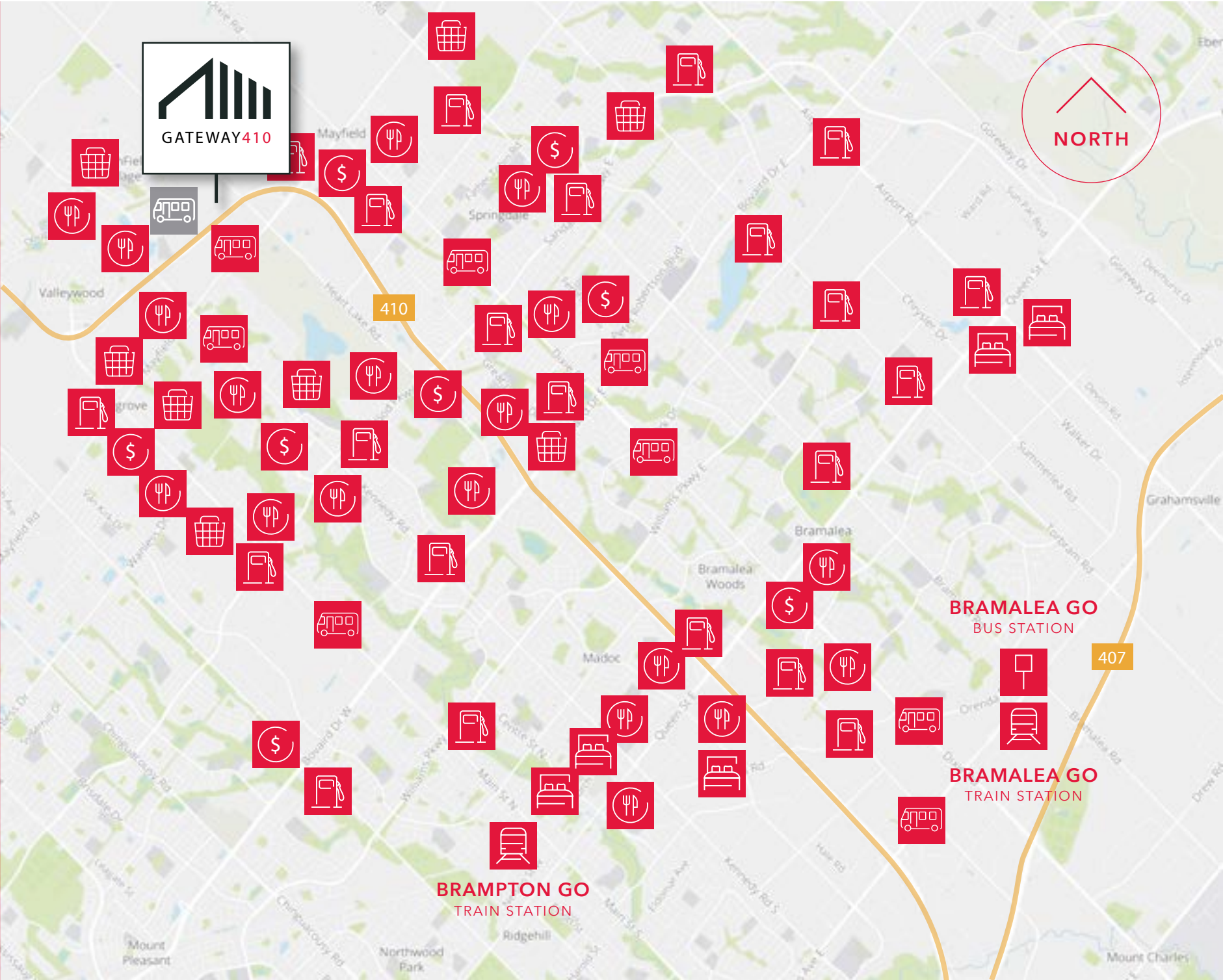
 **05**
HOTELS

CONVENIENTLY
CONNECTED

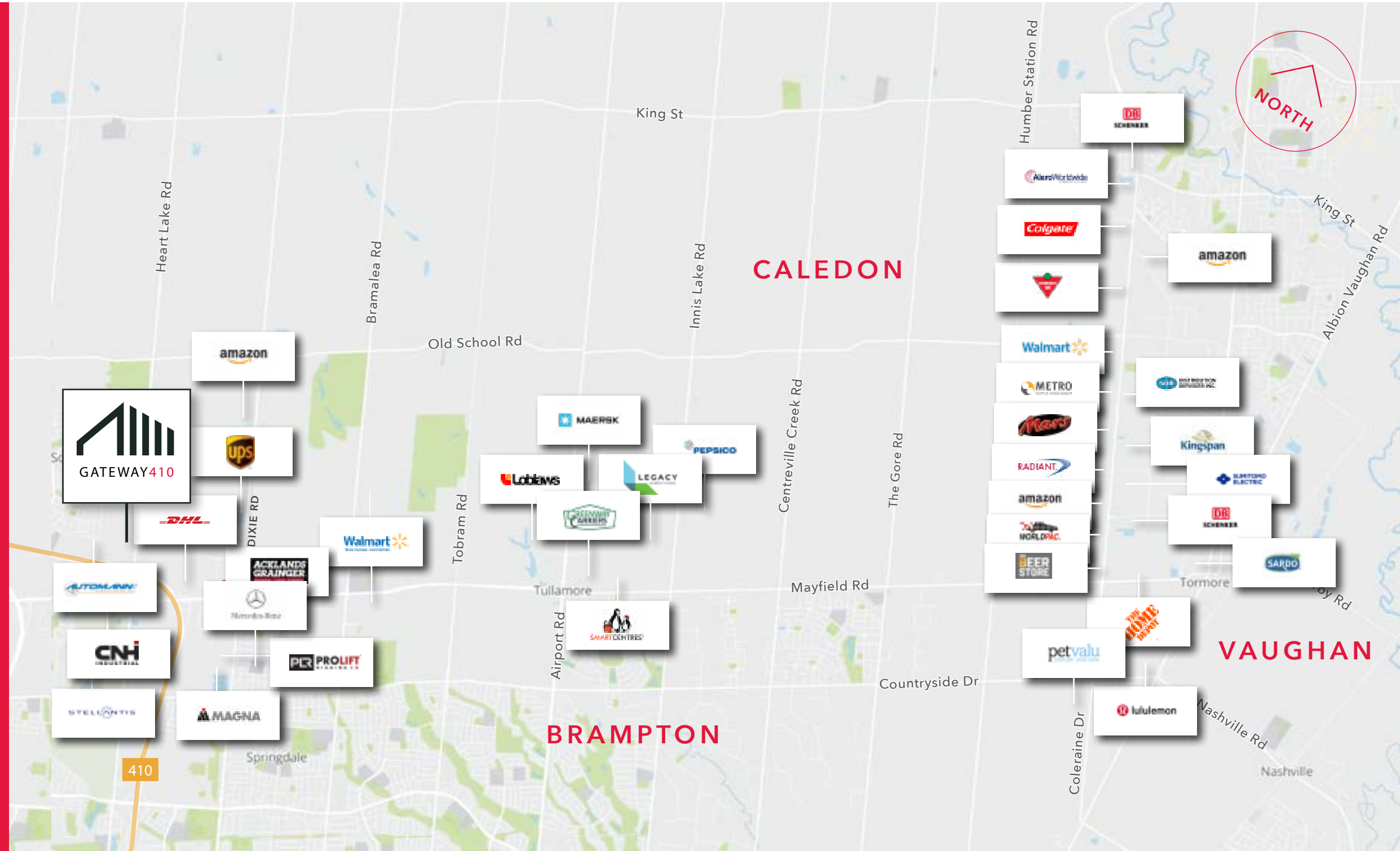

ZUM
TRANSIT BUS
 TRANSIT STOP 5003
700 M FROM THE SITE


GO
TRAIN STATION


GO
BUS STATION



CORPORATE NEIGHBOURS





SALES & MARKETING

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