

# New Speculative Development

N/A Airport Road, Caledon | North of Mayfield Road, Adjacent to a New 5 Million SF Park

## For Lease or Sale: 248,824 SF

### Construction to Start Sept 2026

### Q3 2027 Occupancy



Rendering shown is for illustration purposes only and is not reflective of the final building design

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## BROCCOLINI



# INTRODUCING N/A AIRPORT ROAD, CALEDON

Centered Between Mayfield Road & Old School Road

N/A Airport Road presents a state-of-the-art industrial development strategically located within South Caledon’s established industrial hub. Offering 248,824 SF of modern industrial space, the facility features best-in-class specifications designed to enhance operational efficiency and accommodate a diverse range of industrial users.

The property benefits from exceptional connectivity, with close proximity to a comprehensive network of urban roadways and major 400-series highways, providing seamless access throughout the Greater Toronto Area and key North American markets. Nearby CP and CN railway intermodal terminals offer both domestic and international containerized services, further strengthening the site’s multimodal transportation advantages.

In addition to its superior transportation infrastructure, the location provides access to a robust and highly skilled labour pool, making N/A Airport Road an ideal destination for logistics, manufacturing, warehousing, and distribution operations.





Prominent frontage on Airport Rd



Multiple Configurations Available



7 Minute Drive to Hwy 410 Interchange



Prime Caledon Location

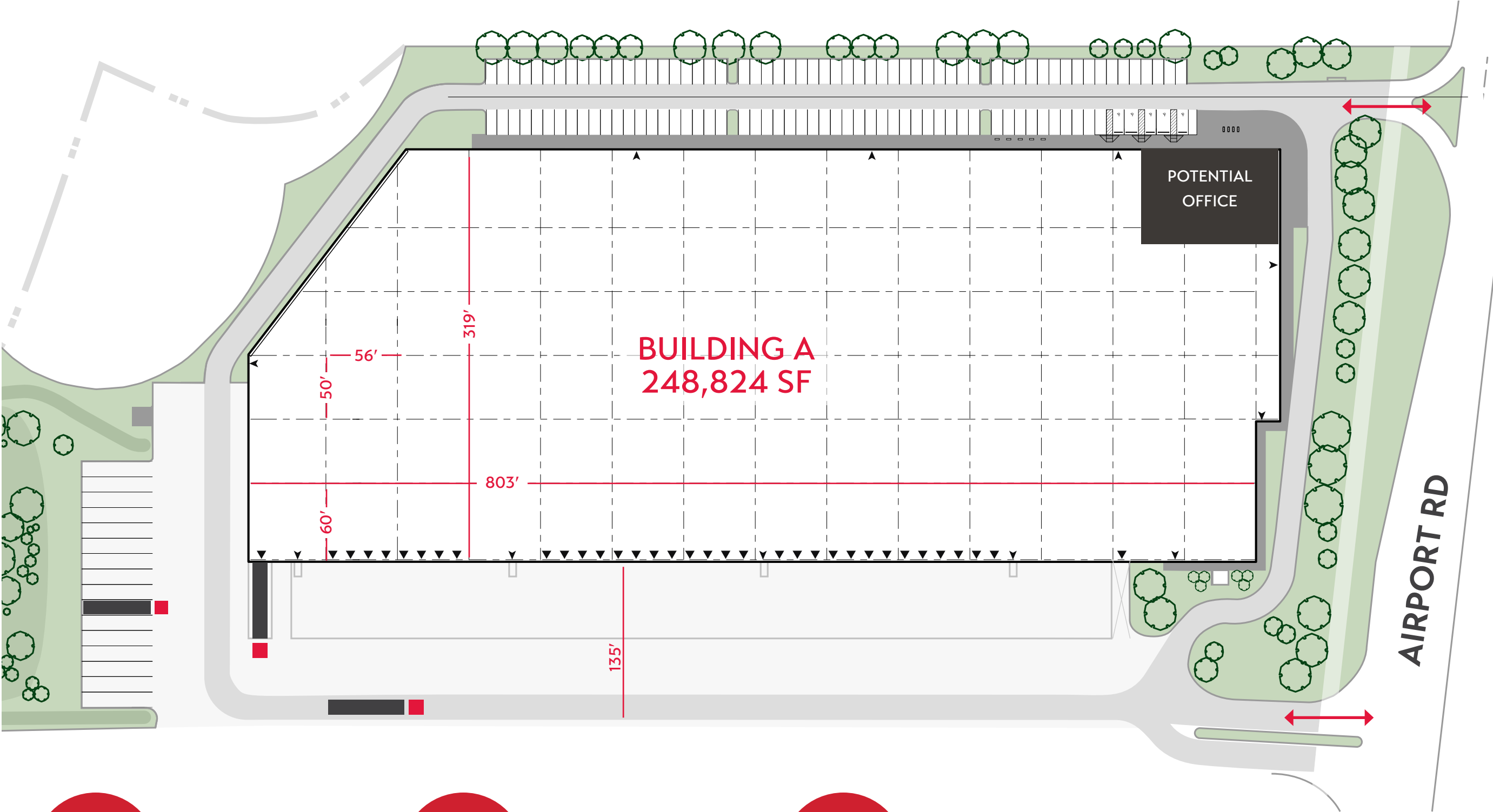


Q3 2027 Occupancy

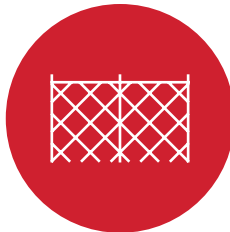
# BUILDING SPECIFICATIONS

## BUILDING A

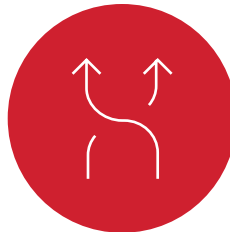
|                                                |                                                                                   |
|------------------------------------------------|-----------------------------------------------------------------------------------|
| Total Area:                                    | 248,824 SF                                                                        |
| Office Area:                                   | 8,013 SF                                                                          |
| Clear Height:                                  | 40'                                                                               |
| Shipping:                                      | 33 Truck Level Doors<br>2 Drive-In Doors                                          |
| Bay Size:                                      | 50' x 56', 60' Staging Bay                                                        |
| Car Parking Stalls:                            | 116                                                                               |
| Trailer Parking Stalls:                        | 16                                                                                |
| Truck Dock Apron:                              | 135'                                                                              |
| Lighting:                                      | LED                                                                               |
| Sprinkler:                                     | ESFR                                                                              |
| Power:                                         | 1,200A / 600V<br>(potential to increase)                                          |
| Zoning:                                        | MS - Serviced Industrial<br><a href="#">Click here to download permitted uses</a> |
| Access                                         | 2 Points of Access Ingress/Egress                                                 |
| Ability to Secure                              | Yes                                                                               |
| Occupancy:                                     | Q3 2027                                                                           |
| Asking Rate: Speak to Listing Team             |                                                                                   |
| New Turnkey Build-to-suit Pricing: \$355 PSF** |                                                                                   |



Up to 16 Trailer  
Parking Stalls



Ability to gate  
and secure yard



2 Points of Access  
Ingress/Egress

\*Rendering shown is for illustration purposes only. No glazing installation for single tenant building, potentially available for a two tenant scenario, speak to listing team for more information  
\*\* \*Warm-shell building, does not include office build-out (Speak to listing team for more information)

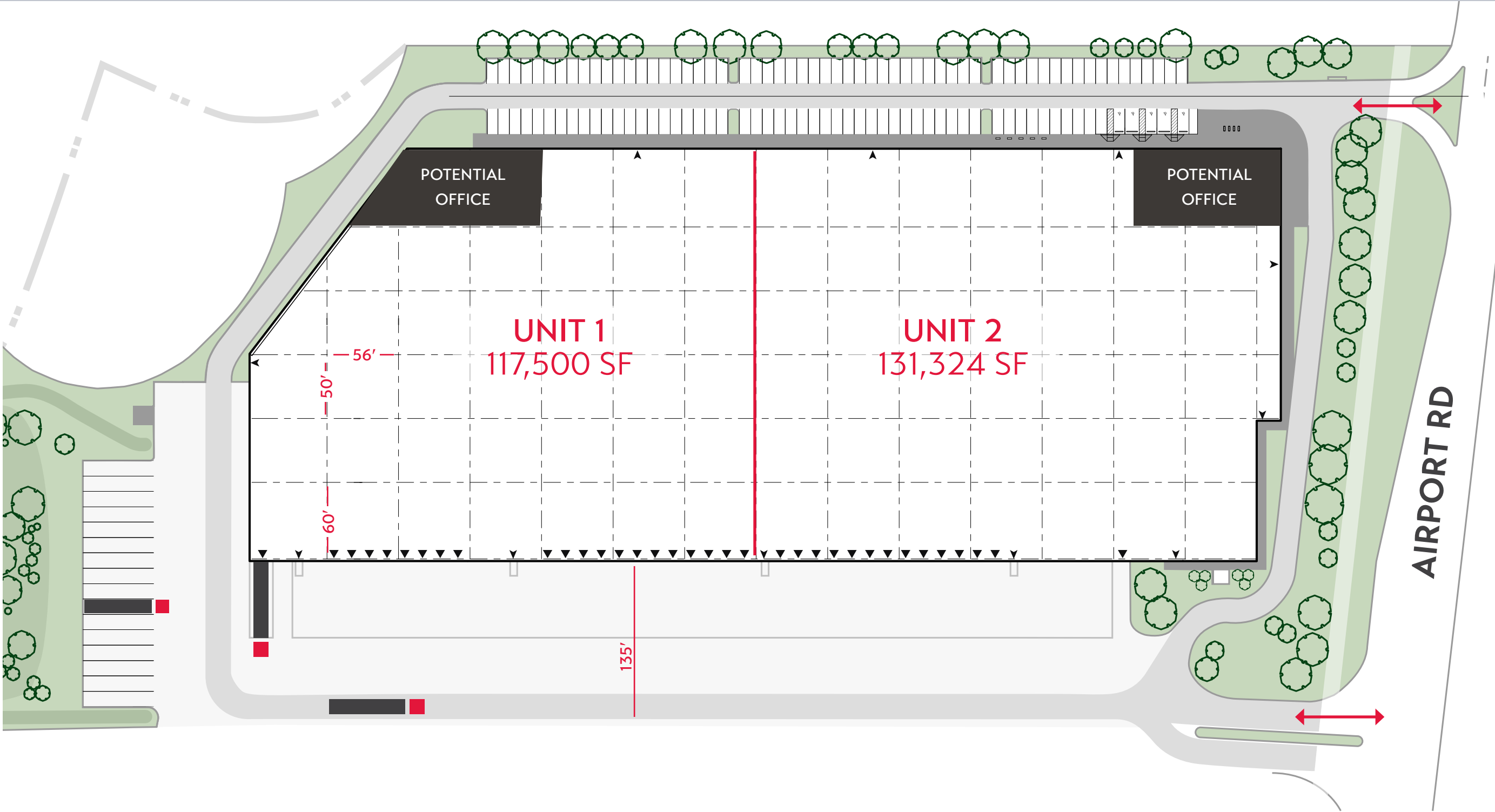
# DEMISING OPTIONS

## BUILDING A | UNIT 1

|                     |                                          |
|---------------------|------------------------------------------|
| Total Area:         | 117,500 SF                               |
| Office Area:        | 2% or to-suit                            |
| Shipping:           | 20 Truck Level Doors<br>1 Drive-In Doors |
| Car Parking Stalls: | 58 (1:2,026 SF)                          |
| Truck Dock Apron    | 135'                                     |
| Lighting            | LED                                      |
| Sprinkler           | ESFR                                     |
| Power               | 600A / 600V                              |

## BUILDING A | UNIT 2

|                    |                                          |
|--------------------|------------------------------------------|
| Total Area         | 131,324 SF                               |
| Office Area        | 2% or to-suit                            |
| Shipping           | 13 Truck Level Doors<br>1 Drive-In Doors |
| Car Parking Stalls | 58 (1:2,164 SF)                          |
| Truck Dock Apron   | 135'                                     |
| Lighting           | LED                                      |
| Sprinkler          | ESFR                                     |
| Power              | 600A / 600V                              |



Trailer Parking:  
16 stalls for full  
building



Clear Height:  
40'



Q3 2027  
Occupancy



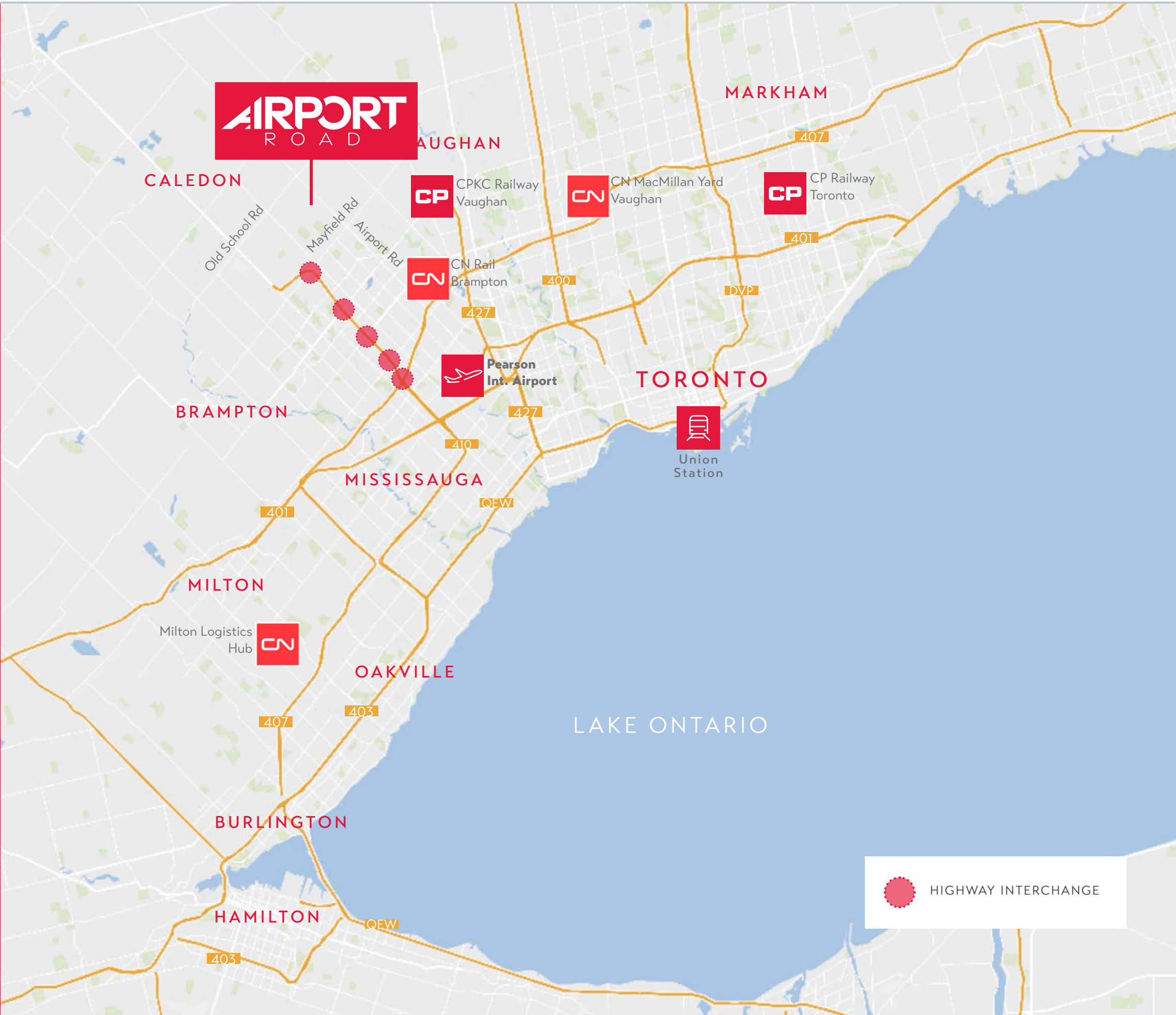
Speak to Listing Team for  
asking rate and sale price

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# 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 access 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

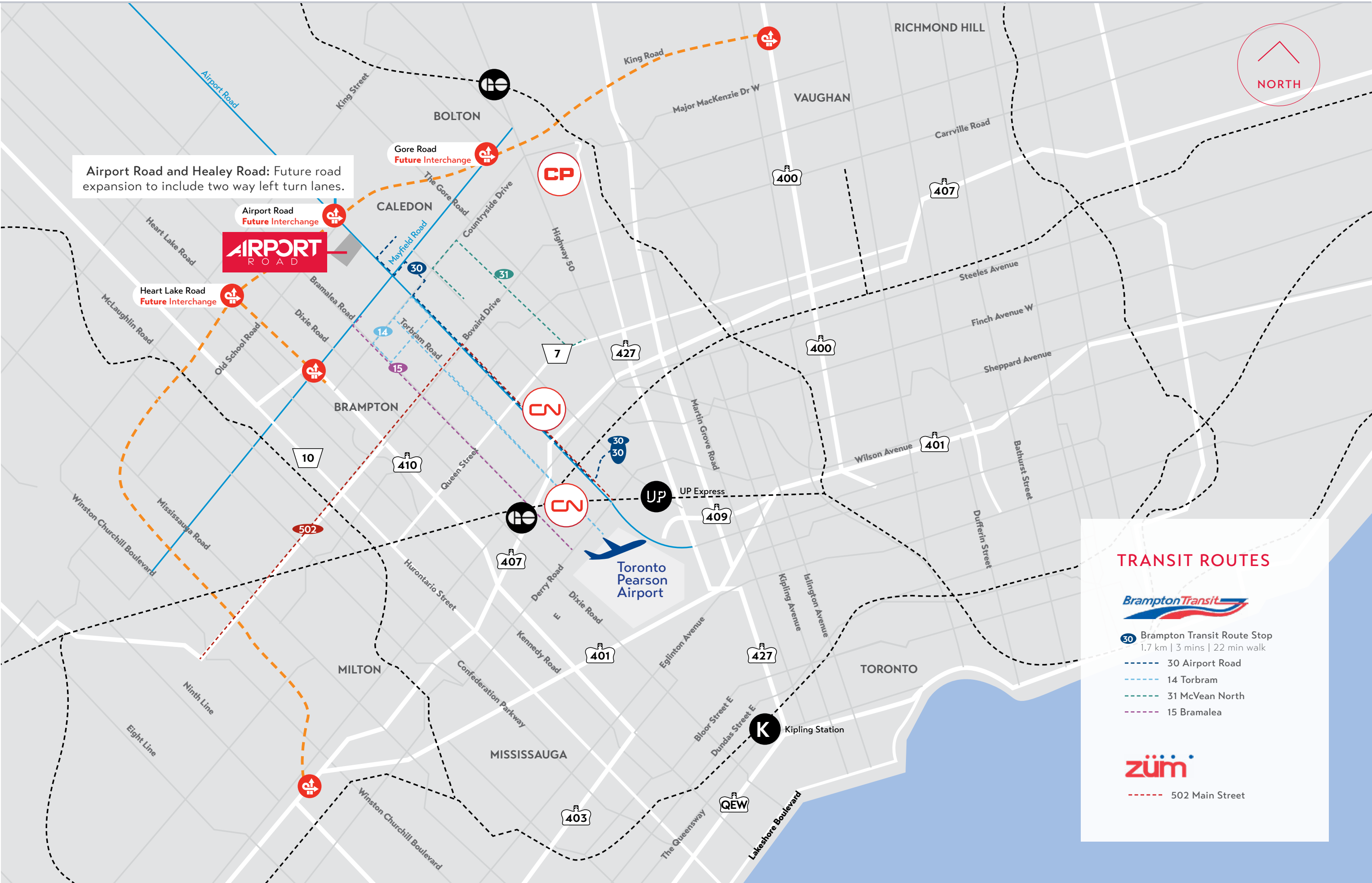


# GET CONNECTED AT AIRPORT RD

## Travel distances

- **Highway 410**  
6.9 KM | 7 Min
- **Highway 427**  
14 KM | 16 Min
- **Highway 407**  
14 KM | 16 Min
- **Highway 401**  
26 KM | 19 Min
- **Highway 400**  
24.4 KM | 27 Min
- **QEW**  
35 KM | 28 Min
- **CN Intermodal Brampton**  
12 KM | 15 Min
- **CPKC Intermodal Vaughan**  
12.5 KM | 15 Min
- **PEARSON AIRPORT**  
24.4 km | 23 min
- **BRAMALEA GO**  
16 km | 20 min

-  Future Highway 413
-  Highway Interchange
-  Future Airport Interchange: est. 1 min drive
-  Future Gore Road Interchange: est. 8 min drive



## TRANSIT ROUTES



-  Brampton Transit Route Stop  
1.7 km | 3 mins | 22 min walk
-  30 Airport Road
-  14 Torbram
-  31 McVean North
-  15 Bramalea



-  502 Main Street

# NEARBY AMENITIES

## Major Amenities WITHIN 10KM RADIUS

 **50+**  
Restaurants / Cafe

 **10+**  
Grocery Stores

 **10**  
Gas Stations

 **18**  
Banks

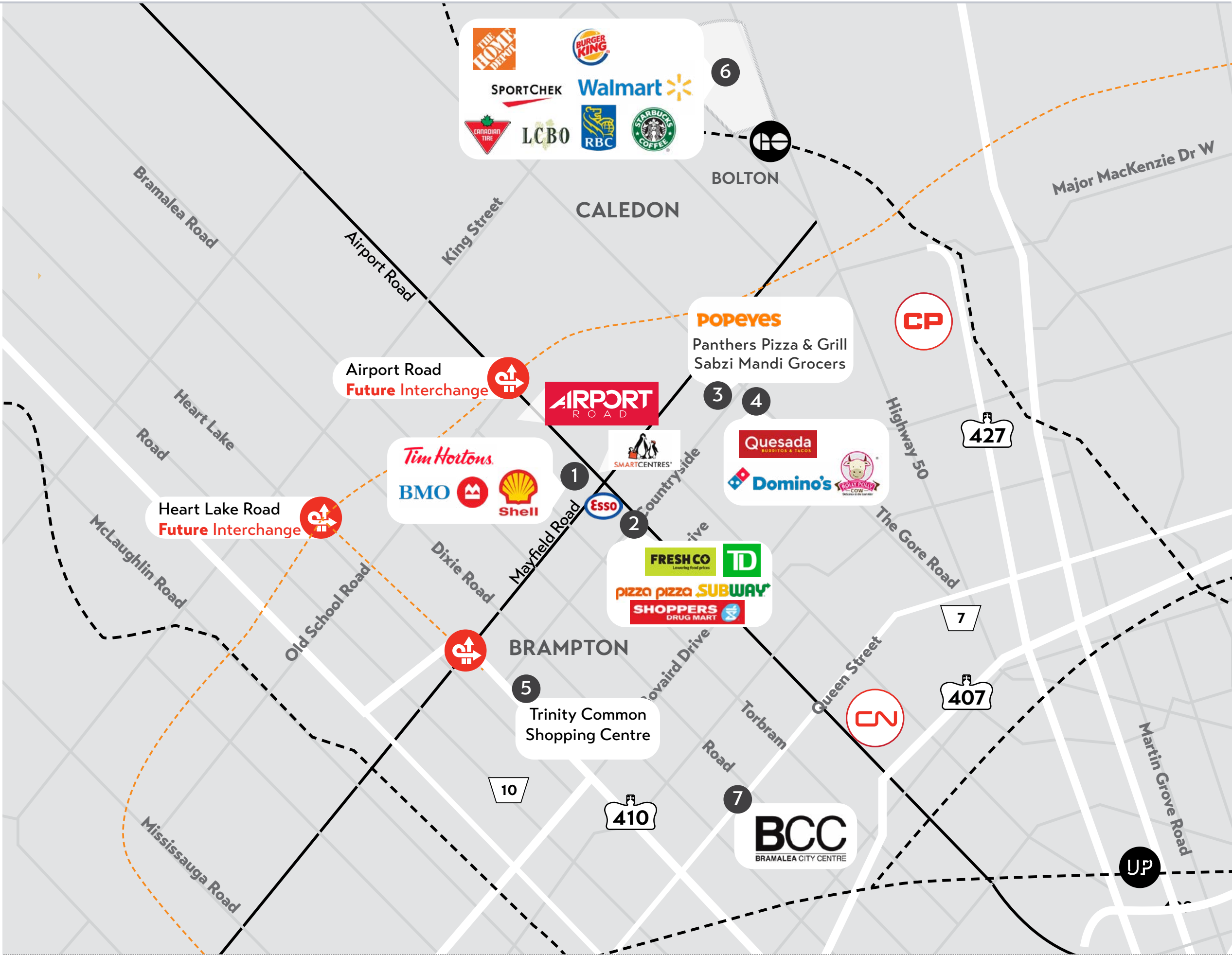
### CONVENIENTLY CONNECTED

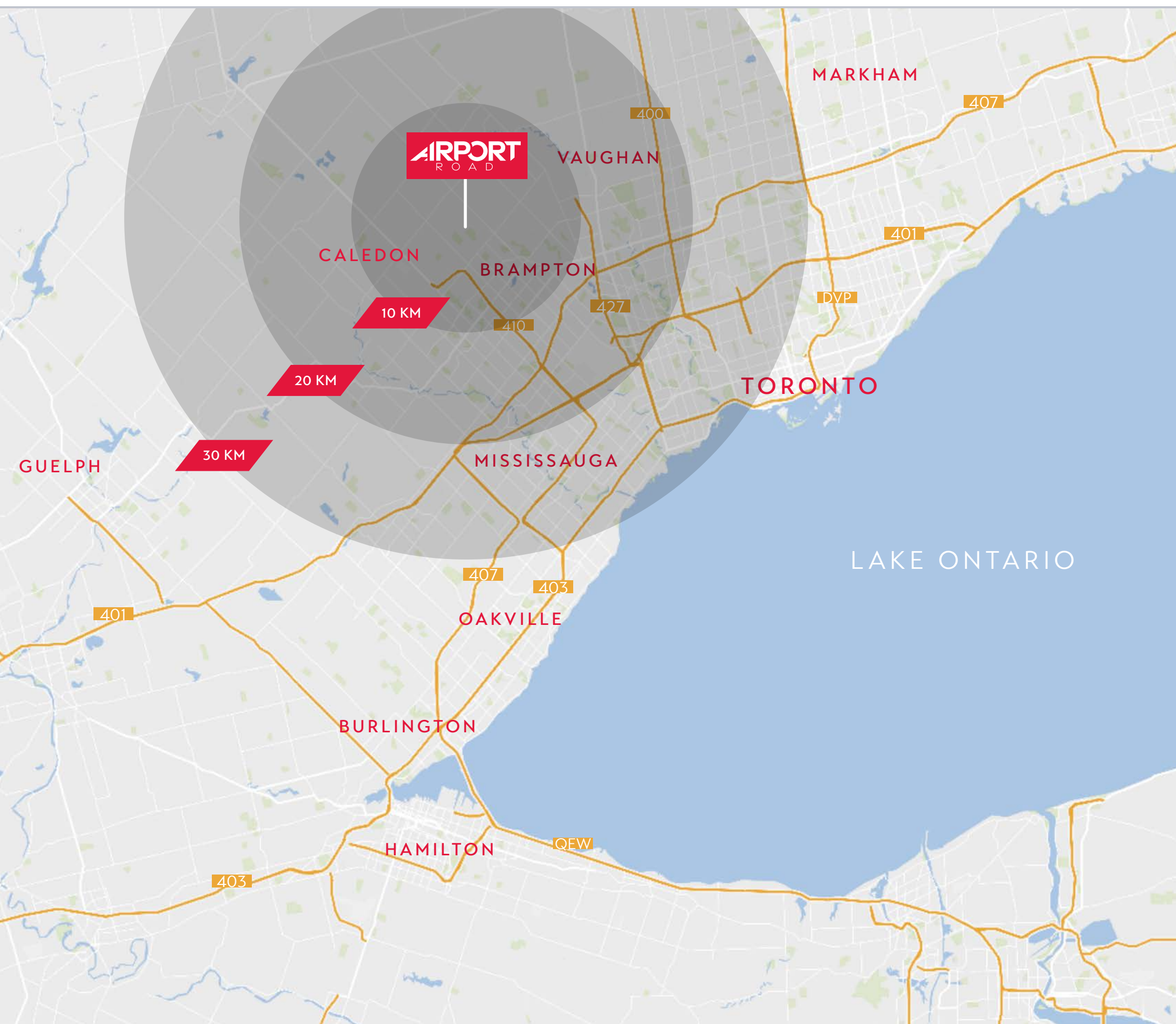
#### Nearby Amenities | Drive Times

- 1 1.1 KM | 2 Minute Drive
- 2 2.5 KM | 4 Minute Drive
- 3 2.5 KM | 5 Minute Drive
- 4 3.9 KM | 9 Minute Drive

#### Major Shopping Centres | Drive Times

- 5 9.7 KM | 17 Minute Drive
- 6 12.7 KM | 18 Minute Drive
- 7 11.9 KM | 22 Minute Drive





# TALENT, LABOUR

## Work Force



### 10 KM

Population  
393,598  
Labour Force  
196,019  
Median Age  
35

### 20 KM

Population  
1,240,846  
Labour Force  
676,324  
Median Age  
35

### 30 KM

Population  
3,226,382  
Labour Force  
1,741,182  
Median Age  
38

## Caledon Demographics



Provides a diverse  
labour force from  
manufacturing to  
distribution



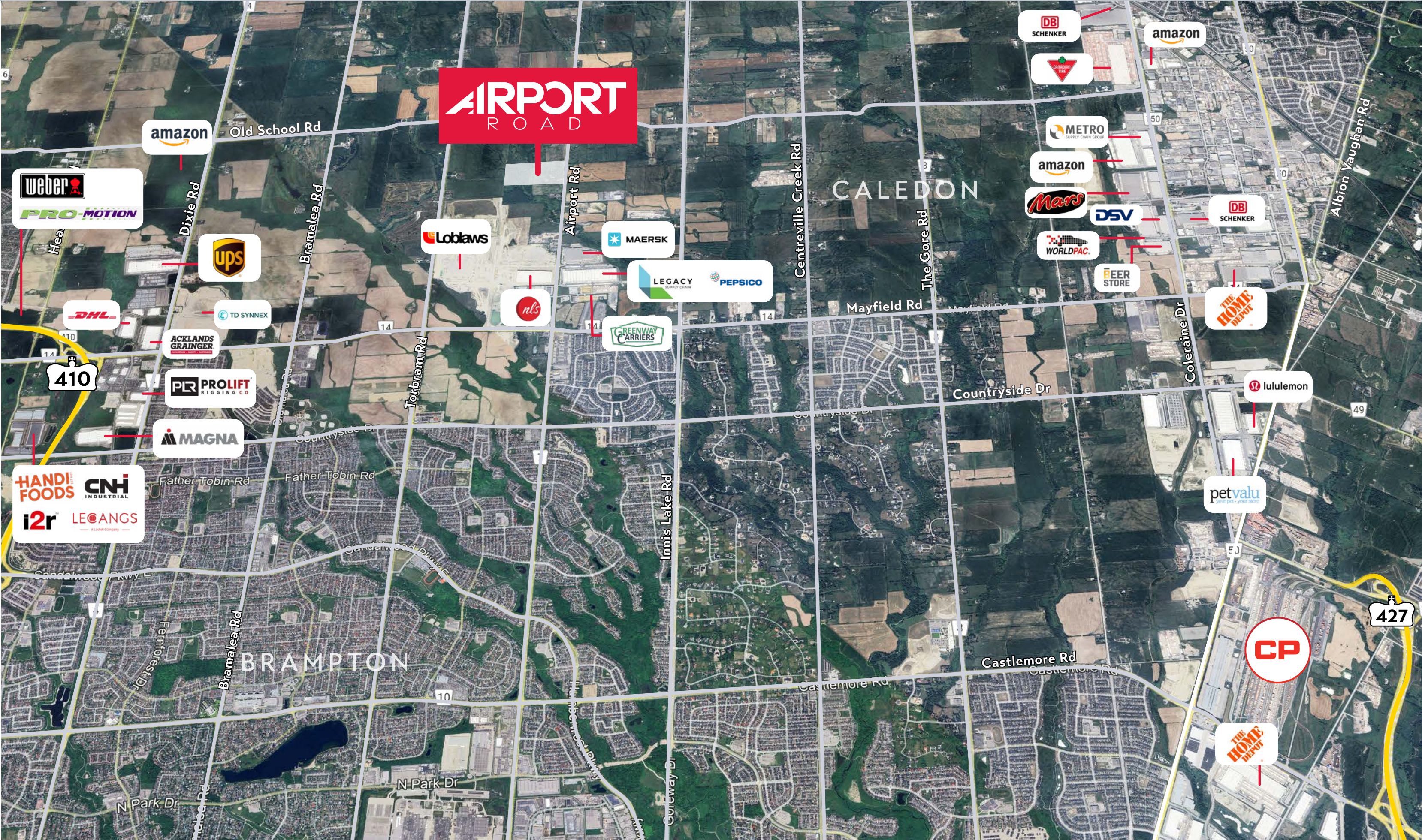
Highly skilled  
talent: Access to  
4.3 Million labour  
pool



Centrally located  
in the middle of  
Canada's Innovative  
Corridor

# CORPORATE NEIGHBOURS

Mayfield Road corridor is  
one of the fastest growing  
industrial nodes in the GTA.





## SALES & MARKETING

Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

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# BROCCOLINI

## DEVELOPER

With over 75 years of experience, Broccolini is a leading, fully integrated real estate provider offering complete end-to-end solutions in investment, development, construction, and property management. Ranked among Canada's top builders, we support every stage of the real estate lifecycle across the industrial, residential, commercial, and office sectors in Quebec, Ontario, and beyond.

From landmark new developments to comprehensive turnkey design-build projects, as well as expansions, renovations, and interior fit-outs, Broccolini brings vision, expertise, and precision to every project. We work in close collaboration with our clients to fully understand their requirements and to deliver tailored solutions that consistently meet or exceed their expectations in terms of design, quality, budget, and schedule.

Over the decades, Broccolini has earned the trust of some of the world's most recognized companies and institutions. Our client portfolio includes Michelin, Amazon, Canadian Tire, Best Buy, Costco, Ikea, Walmart, National Bank, and the CBC, among many others. These enduring partnerships reflect our commitment to building not only exceptional projects but also lasting relationships founded on trust and performance.

At the heart of everything we do are the values that define Broccolini. We succeed together as One Team. We care deeply for our clients, our partners, and our communities. We are powered by passion in every project we take on. And above all, we make it happen. These values guide our work, shape our culture, and inspire us to continue building spaces where businesses thrive, communities grow, and people live better.

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