

New Speculative Development

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 AIRPORT ROAD, CALEDON

Centered Between Mayfield Road & Old School Road

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 Airport Road an ideal destination for logistics, manufacturing, warehousing, and distribution operations.



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No glazing installation for single tenant building, potentially available for a two tenant scenario, speak to listing team for more information



Prominent frontage on
Airport Rd



Multiple Configurations
Available



7 Minute Drive to Hwy
410 Interchange



Prime Caledon
Location

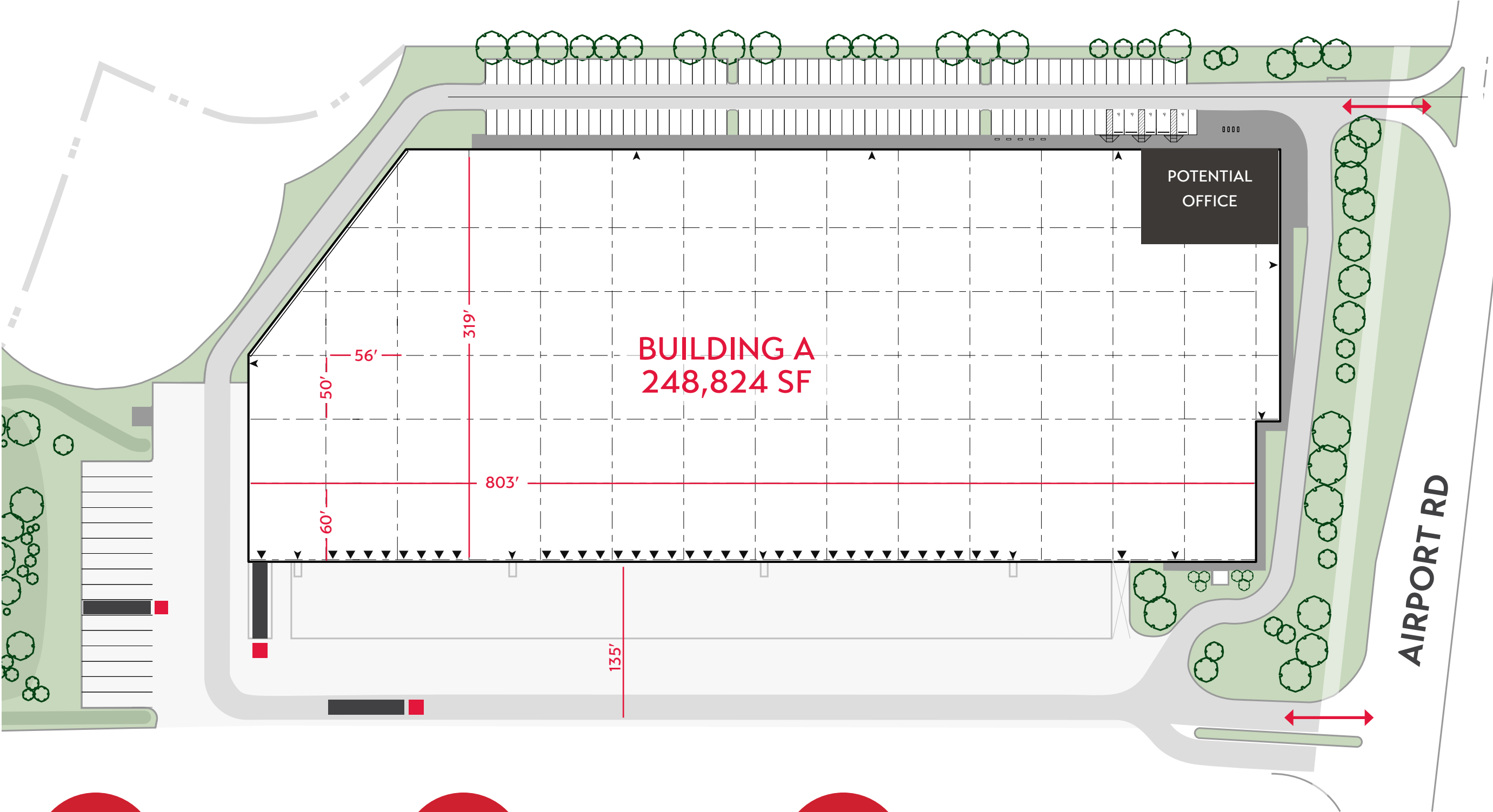


Q3 2027
Occupancy

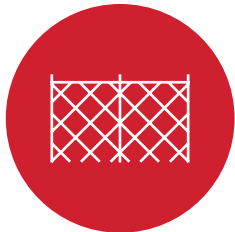
BUILDING SPECIFICATIONS

BUILDING A

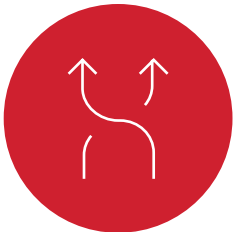
Total Area:	248,824 SF
Office Area:	8,013 SF
Clear Height:	40'
Shipping:	33 Truck Level Doors 2 Drive-In Doors
Bay Size:	50' x 56', 60' Staging Bay
Car Parking Stalls:	116
Trailer Parking Stalls:	16
Truck Dock Apron:	135'
Lighting:	LED
Sprinkler:	ESFR
Power:	1,200A / 600V (potential to increase)
Zoning:	MS - Serviced Industrial Click here to download permitted uses
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

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** *Warm-shell building, does not include office build-out (Speak to listing team for more information)

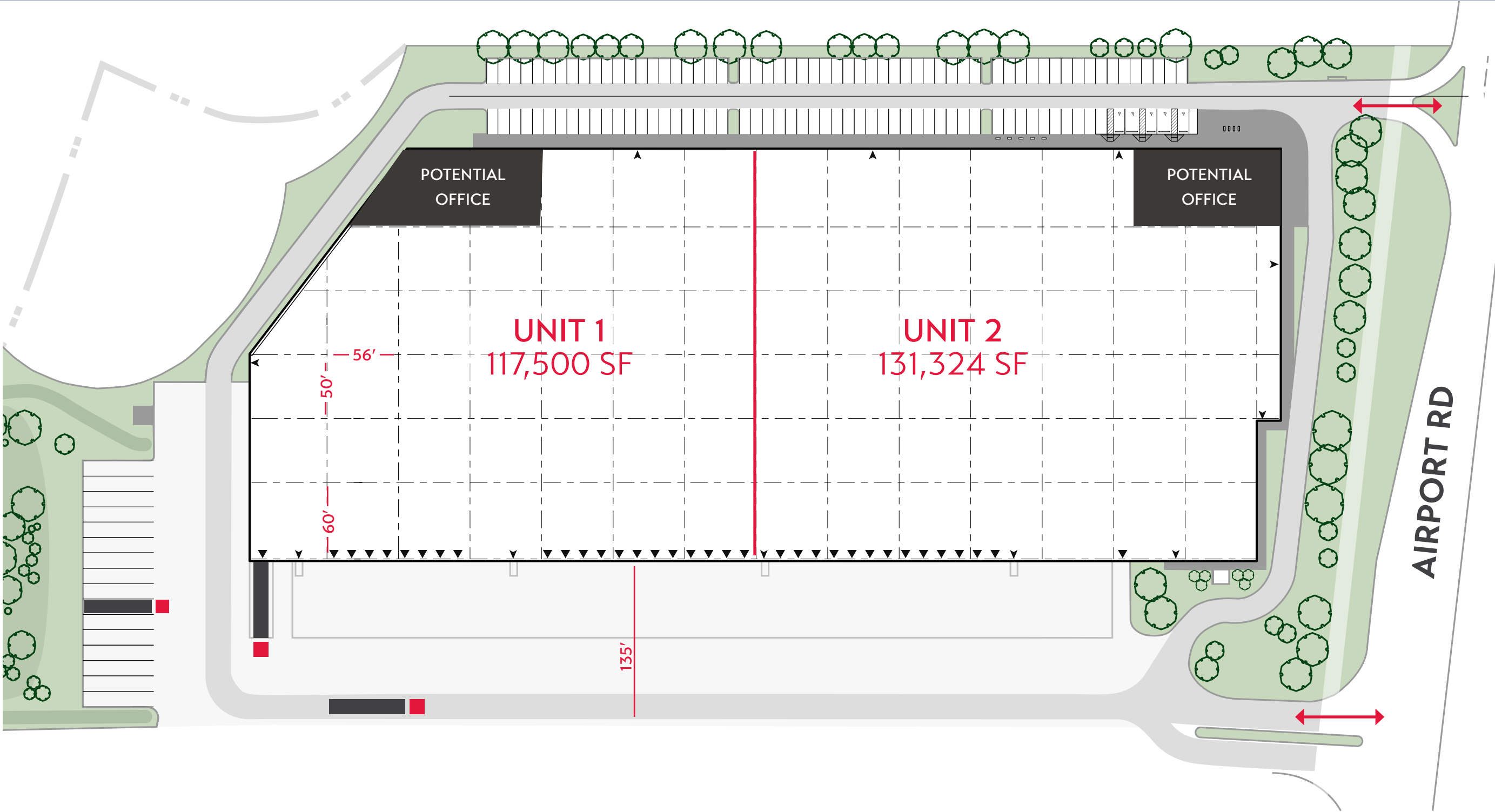
DEMISING OPTIONS

BUILDING A | UNIT 1

Total Area:	117,500 SF
Office Area:	2% or to-suit
Shipping:	20 Truck Level Doors 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 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



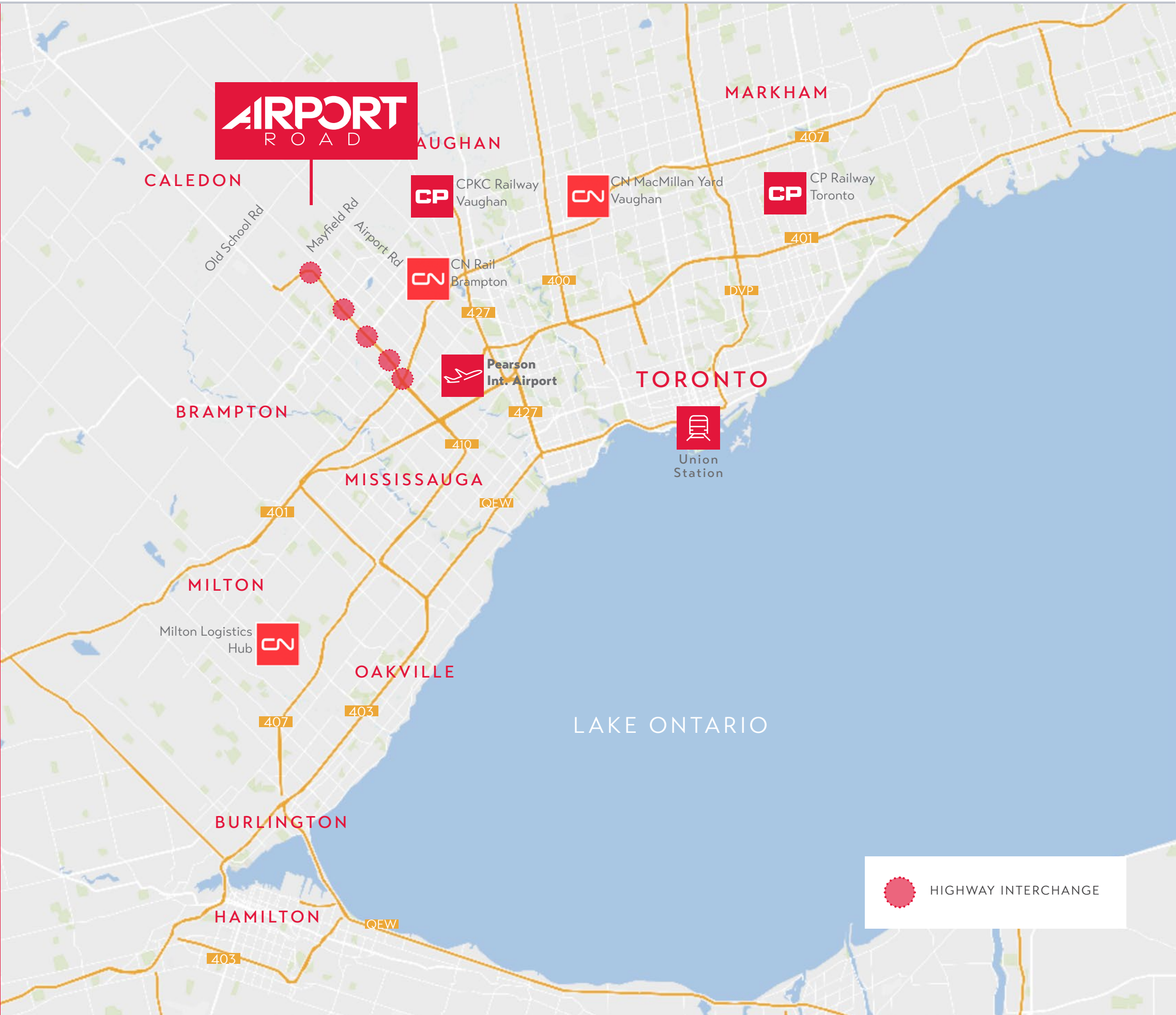
Speak to Listing Team for
asking rate and sale price

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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

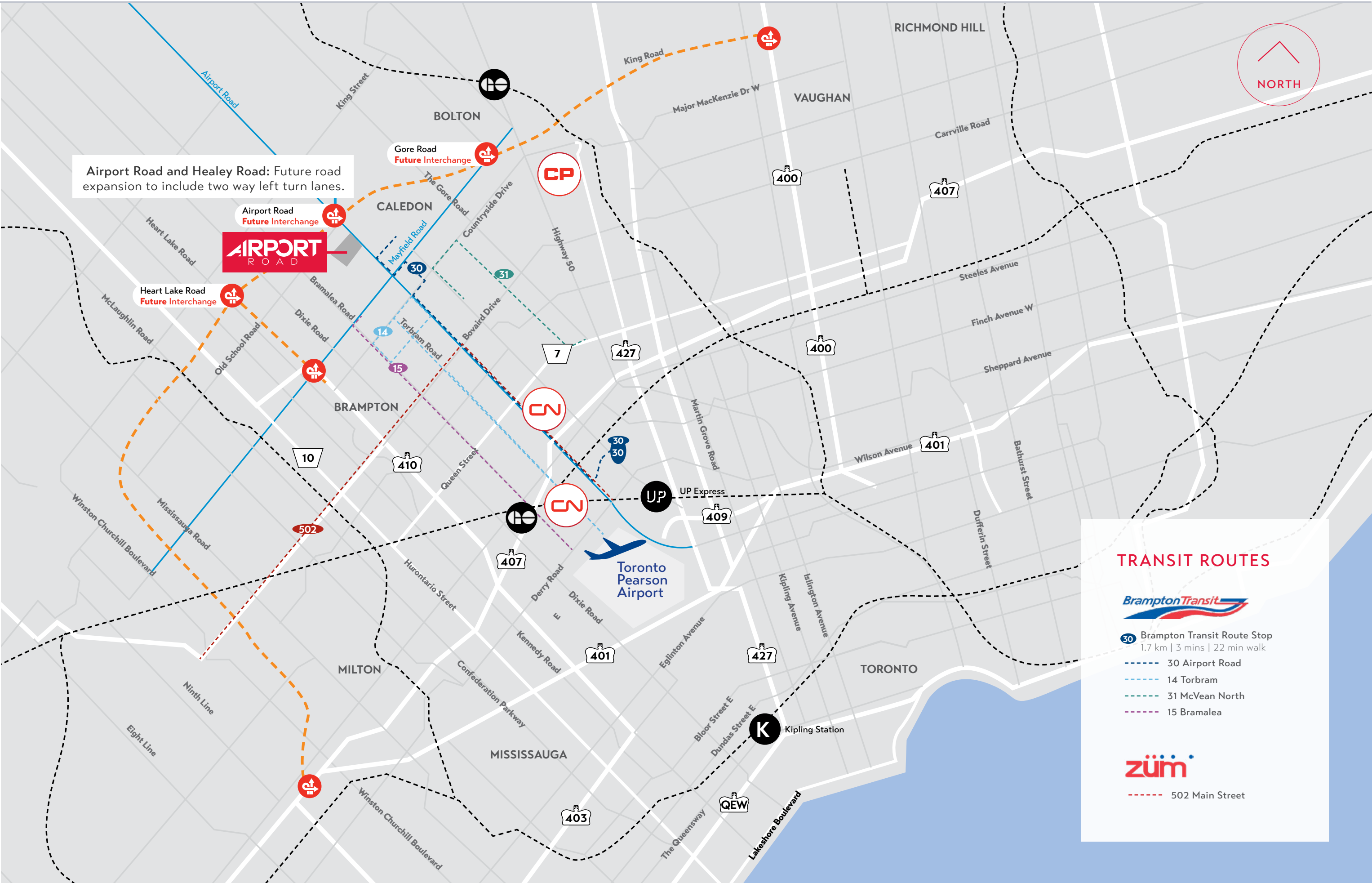


GET CONNECTED AT AIRPORT RD

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

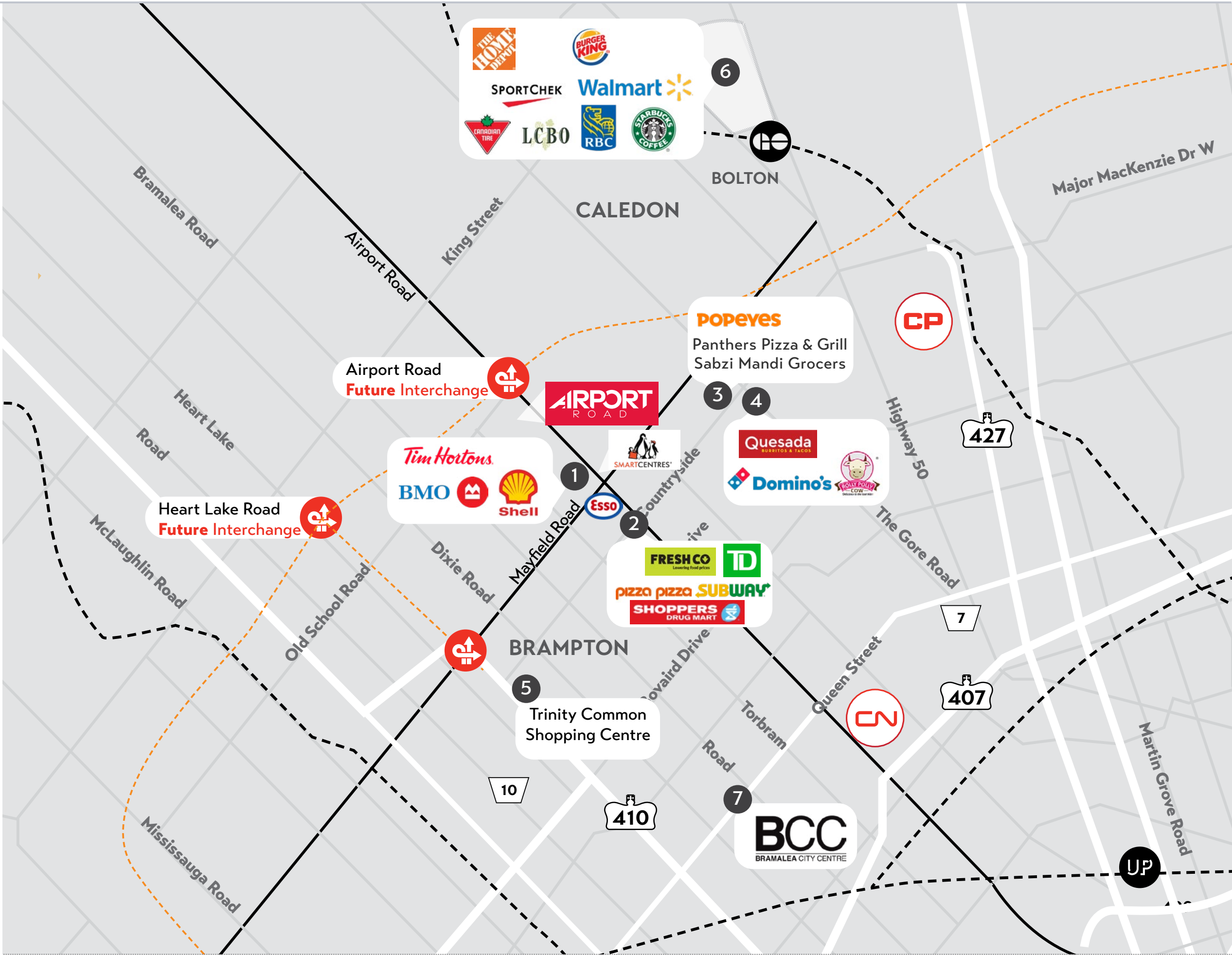
CONVENIENTLY CONNECTED

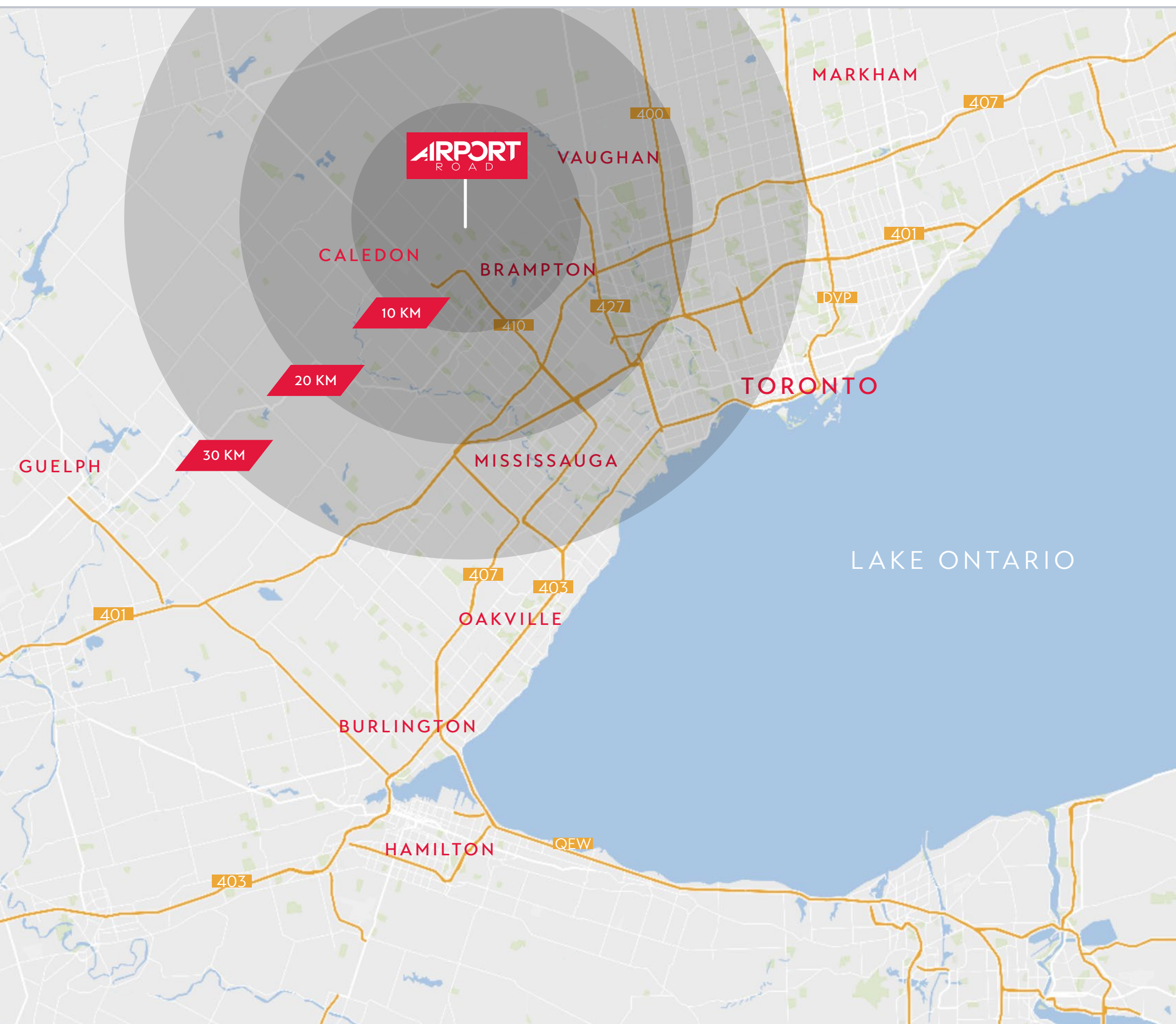
Nearby Amenities | Drive Times

- 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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