

AIRPORT ROAD

Airport Road, Caledon,
North of Mayfield Road, Adjacent to a New 5 Million SF Park

**±20 Acres of Development Land Available
Design Build Sale/Lease Opportunity**

Occupancy: 12-14 Months



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

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BROCCOLINI



PROPERTY
DETAILS

Property Address	Airport Road, Caledon
Total Land Area	± 59.92 Acres
Developable Site Area	± 20 Acres
Conceptual Building Sizes	± 44,847 - 490,940 SF
Official Plan Designation	Serviced Industrial MS-732 Click here to download permitted uses
Servicing	To be fully serviced
Delivery Potential	12-14 Months

Discover multiple possibilities including shovel ready land purchase, design build sale or design build lease opportunities

PROPERTY HIGHLIGHTS

- Unique ownership opportunity within a core GTA West market and rapidly growing industrial submarket
- Connectivity to 400-series highway network, future Highway 413, and CP & CN intermodals
- Surrounded by world class occupiers
- Amenity-rich area
- Regional arterial road widening of Airport Road
- Flexible building sizes, build-to-suit opportunities



DESIGN BUILD SALE / LEASE OPPORTUNITIES

 Click below to view

OPTION 1

Building B | 490,940 SF

OPTION 2

Building B | 433,355 SF

OPTION 3

Building B | 225,453 SF

OPTION 4

Building B | 219,570 SF

OPTION 5

Building B | 44,847 SF

LAND OPPORTUNITY FOR SALE



Up to 20 Acres of
Developable Land



Fully serviced and
Zoned Lot



CONCEPTUAL SITE PLANS

OPTION 1

BUILDING B

BUILDING SPECS

Size	± 490,940 SF
Office	2% or to suit
Clear Height	40'
Shipping	67 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	206
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	12-14 Months
Status	Design build opportunity, speak to listing team

BACK TO MENU



CONCEPTUAL SITE PLANS

OPTION 2

BUILDING B

BUILDING SPECS

Size	± 433,355 SF
Office	2% or to suit
Clear Height	40'
Shipping	63 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	206
Trailer Parking Stalls	93
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	12-14 Months
Status	Design build opportunity, speak to listing team

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CONCEPTUAL SITE PLANS

OPTION 3

BUILDING B

BUILDING SPECS

Size	±225,453 SF
Office	2% or to suit
Clear Height	40'
Shipping	116 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	91
Trailer Parking Stalls	157
Truck Dock Apron	205'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	12-14 Months
Status	Design build opportunity, speak to listing team

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CONCEPTUAL SITE PLANS

OPTION 4

BUILDING B

BUILDING SPECS

Size	± 219,570 SF
Office	2% or to suit
Clear Height	40'
Shipping	29 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	89
Trailer Parking Stalls	282
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	12-14 Months
Status	Design build opportunity, speak to listing team

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CONCEPTUAL SITE PLANS

OPTION 5

BUILDING B

BUILDING SPECS

Size	± 44,847 SF
Office	2% or to suit
Clear Height	32'
Shipping	50 Truck Level Doors 2 Drive-In Doors
Bay Size	32' x 30', 60' Staging Bay
Car Parking Stalls	18
Trailer Parking Stalls	400
Truck Dock Apron	205'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	12-14 Months
Status	Design build opportunity, speak to listing team

BACK TO MENU



A map of the Greater Toronto Area and surrounding regions, including Caledon, Brampton, Mississauga, Milton, Oakville, Burlington, and Hamilton. The map highlights the Airport Road corridor, which runs from the northwest towards the southeast. Key locations and features include:

- Cities and Towns:** CALEDON, BRAMPTON, MISSISSAUGA, MILTON, OAKVILLE, BURLINGTON, HAMILTON, MARKHAM, and TORONTO.
- Highways:** 401, 403, 404, 407, 410, 427, and 480.
- Key Locations:** Pearson Int. Airport, Union Station, CN Rail Brampton, CN Rail Vaughan, CN MacMillan Yard, CP Railway Toronto, and Milton Logistics Hub.
- Legend:** A red dashed line indicates the Airport Road corridor. A red dashed circle indicates a HIGHWAY INTERCHANGE.

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

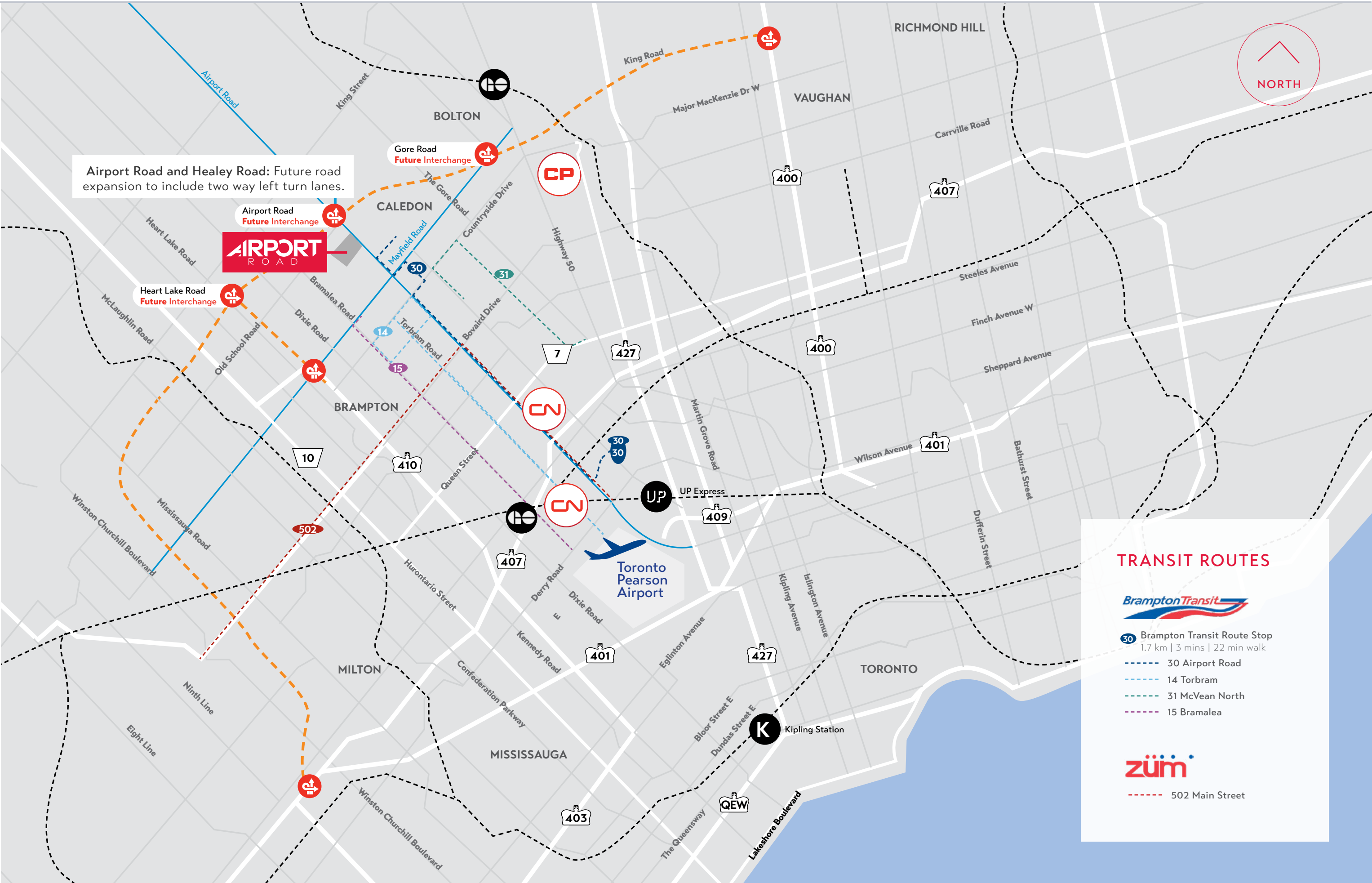
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Future Highway 413
- 

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

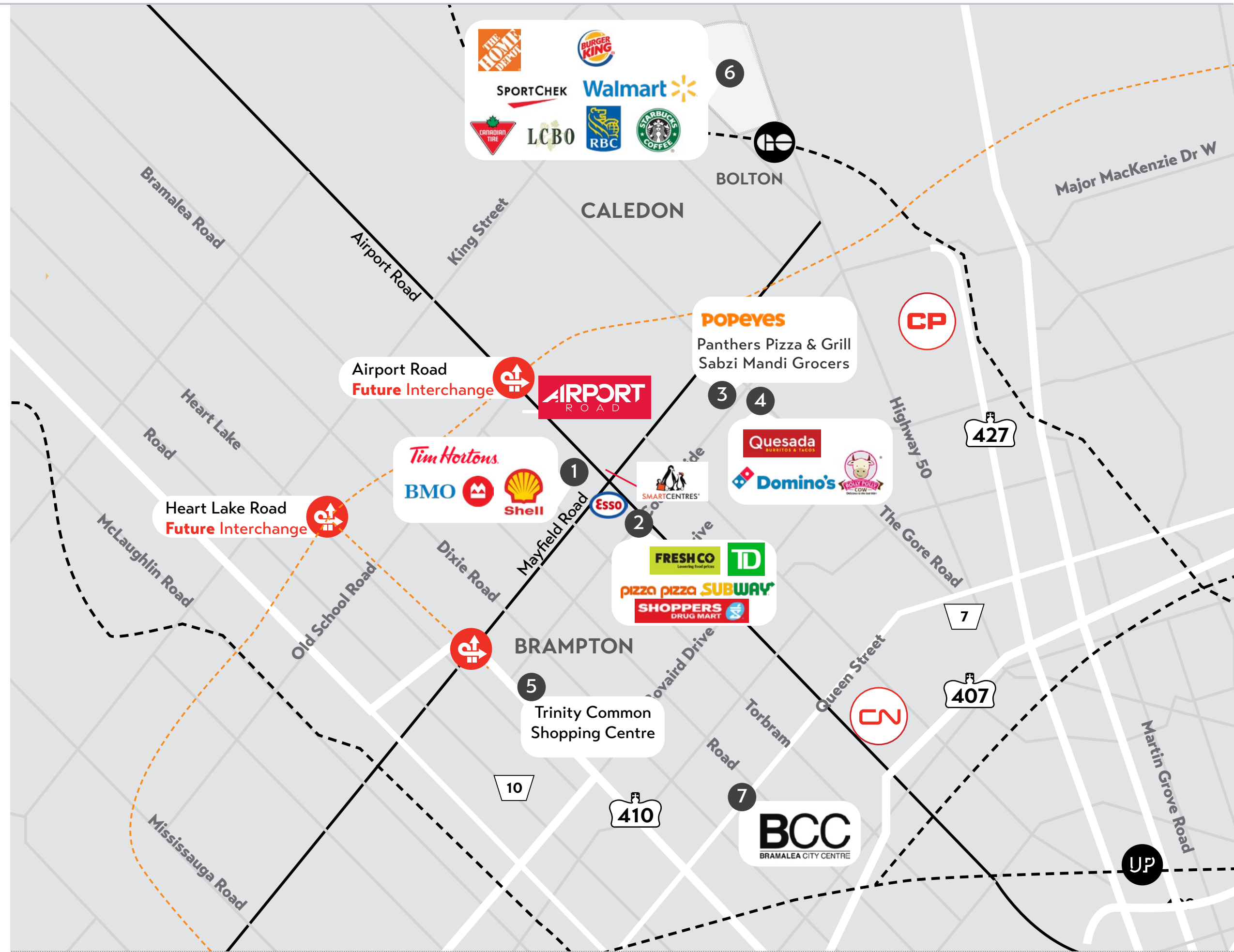
CONVENIENTLY CONNECTED

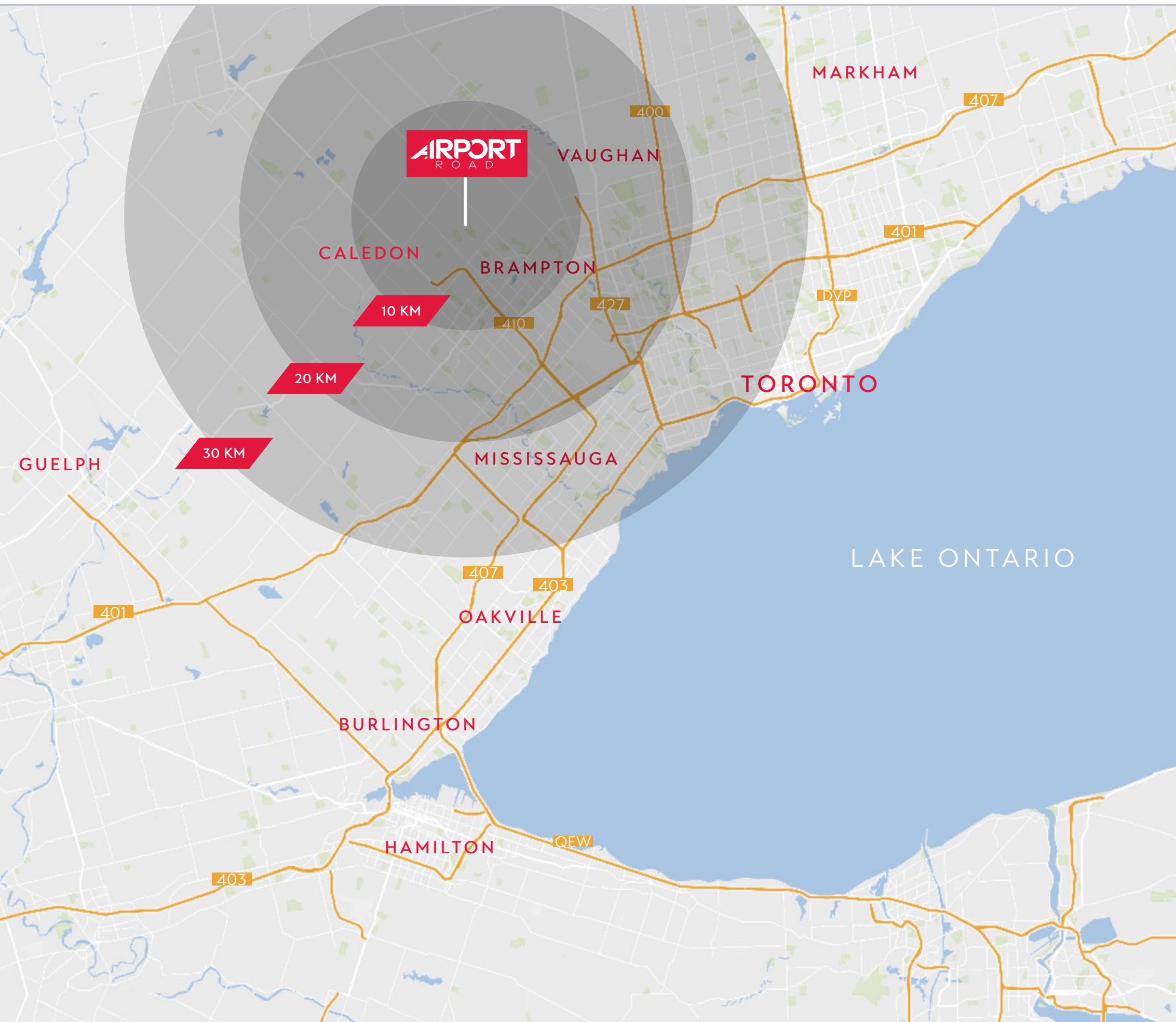
Nearby Amenities | Drive Times

- 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



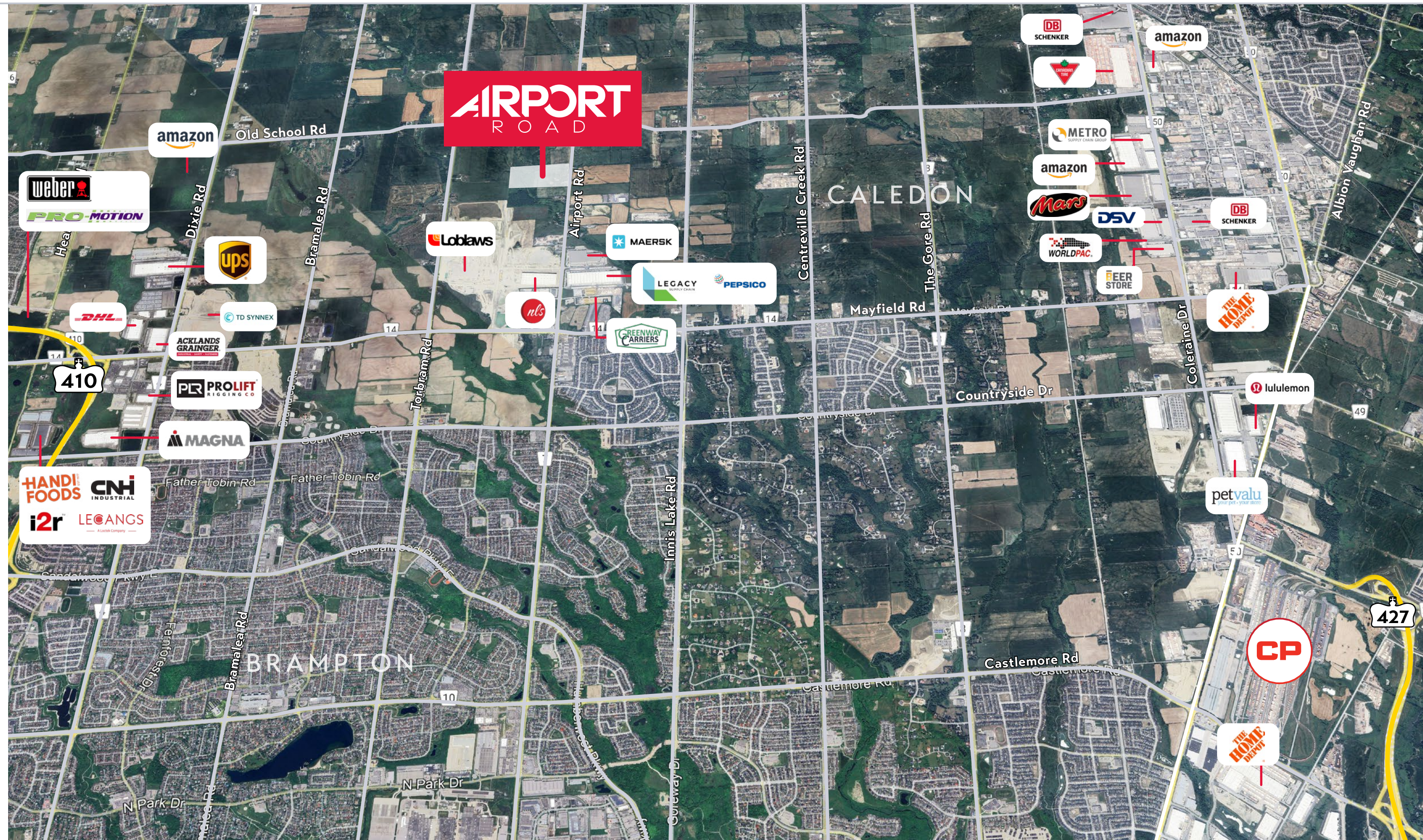
Highly skilled
talent: Access to
4.3 Million labour
pool



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.

BROCCOLINI

DEVELOPER

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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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