

N/A Airport Road, Caledon,
Centered Between Mayfield Road & Old School Rd
± 33.71 Acres of Development Land Available
Design Build Sale/Lease Opportunity

Occupancy as Early as Q2 2027



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	N/A Airport Road, Caledon
Total Land Area	± 59.92 Acres
Developable Site Area	± 33.71 Acres
Conceptual Building Sizes	± 162,400 - 673,000 SF
Official Plan Designation	New Employment Zone, Industrial
Servicing	To be fully serviced
Delivery Potential	Early as Q2 2027

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

LAND OPPORTUNITY FOR SALE



Up to 33.71 Acres of
Developable Land



Fully serviced and
Zoned Lots



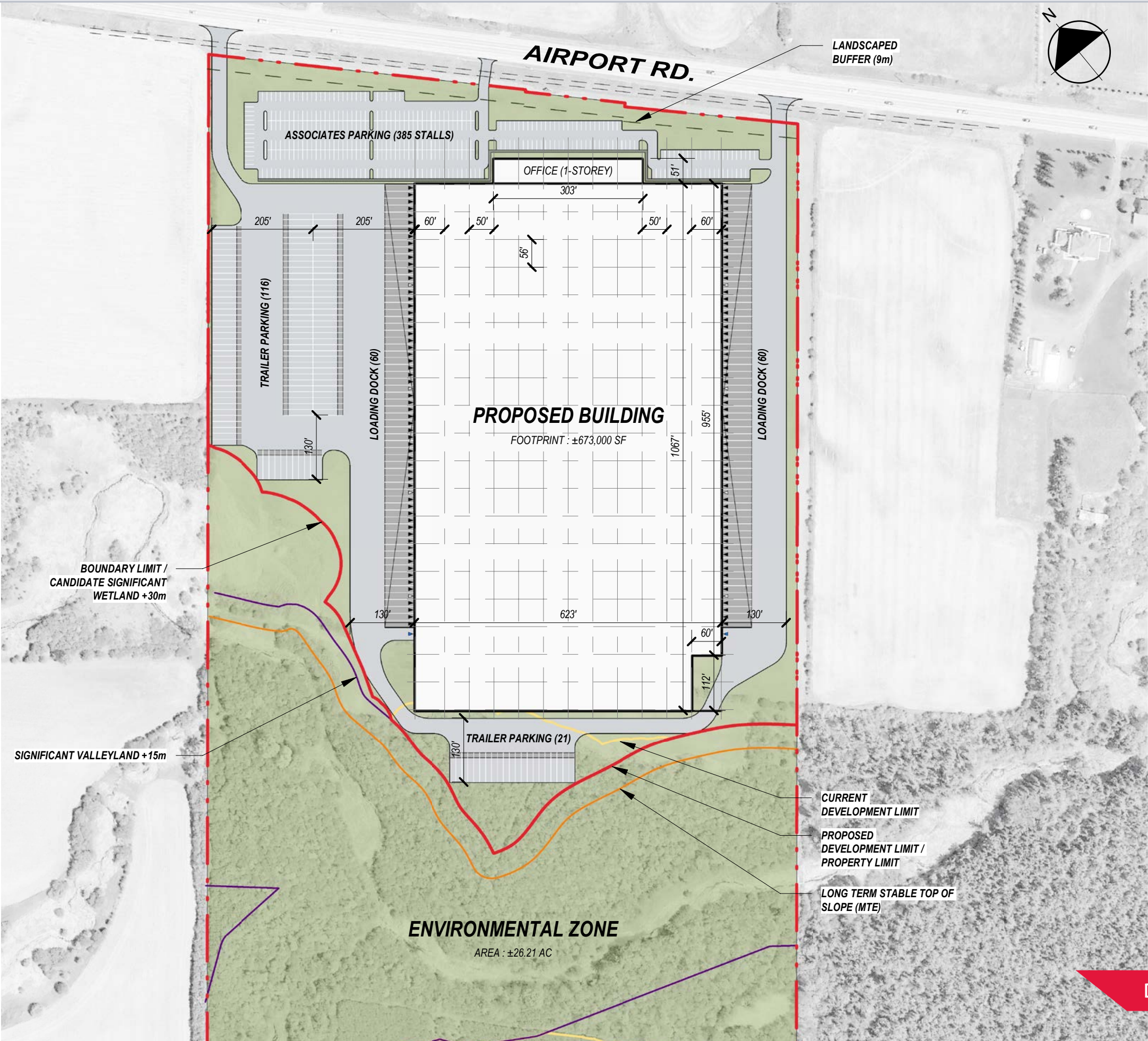
CONCEPTUAL SITE PLANS

OPTION 1

BUILDING A

BUILDING SPECS

Size	± 673,000 SF
Office	2% or to suit
Clear Height	40'
Shipping	120 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	385
Trailer Parking Stalls	137
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	3 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	Early as Q2 2027
Status	Design build opportunity, speak to listing team



DOWNLOAD SITE PLAN

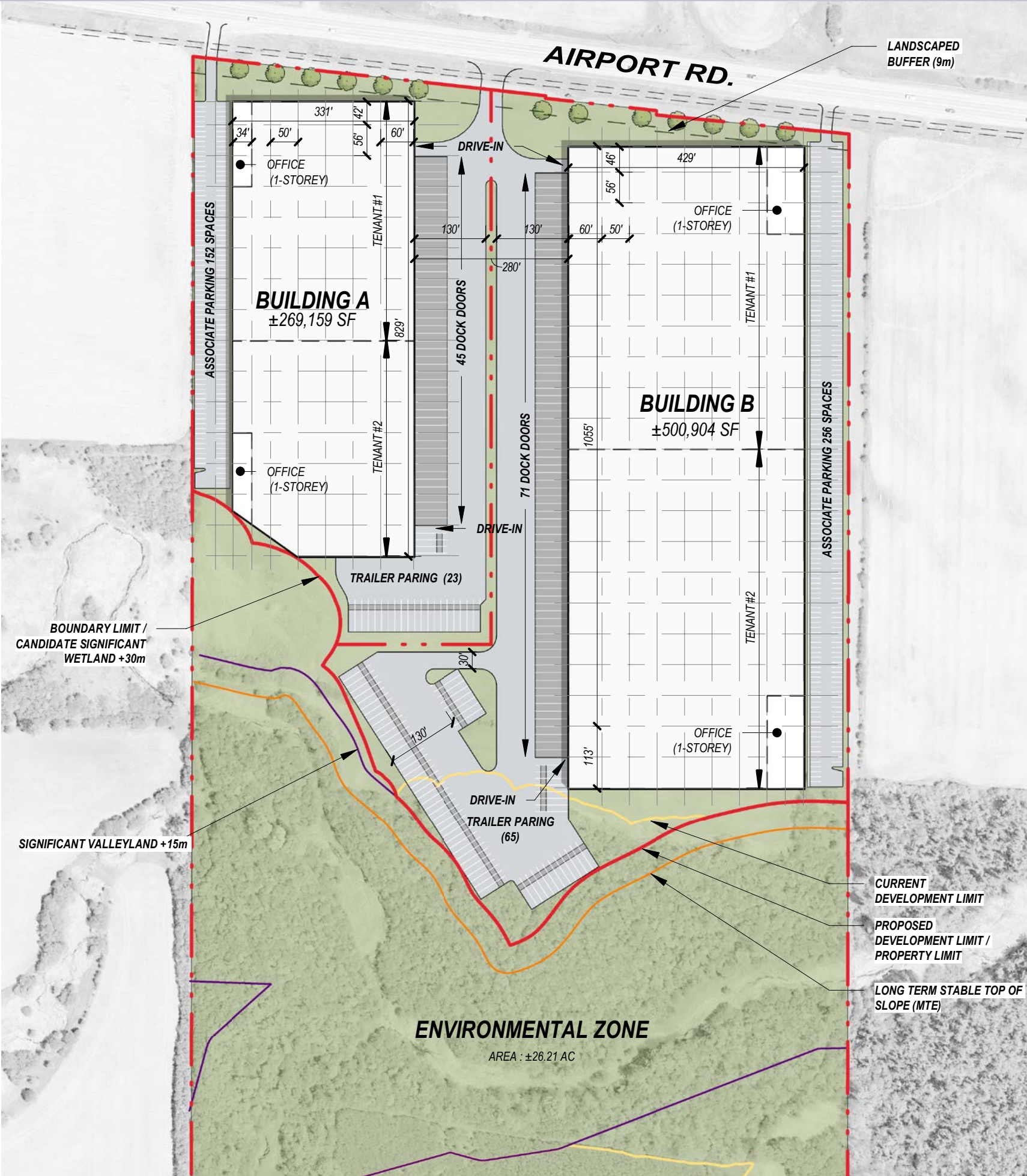
CONCEPTUAL SITE PLANS

OPTION 2

BUILDING A

BUILDING SPECS

Size	± 269,159 SF
Office	2% or to suit
Clear Height	40'
Shipping	45 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	152
Trailer Parking Stalls	23
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	Early as Q2 2027
Status	Design build opportunity, speak to listing team



BUILDING B

BUILDING SPECS

Size	± 500,904 SF
Office	2% or to suit
Clear Height	40'
Shipping	71 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	256
Trailer Parking Stalls	65
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	Early as Q2 2027
Status	Design build opportunity, speak to listing team

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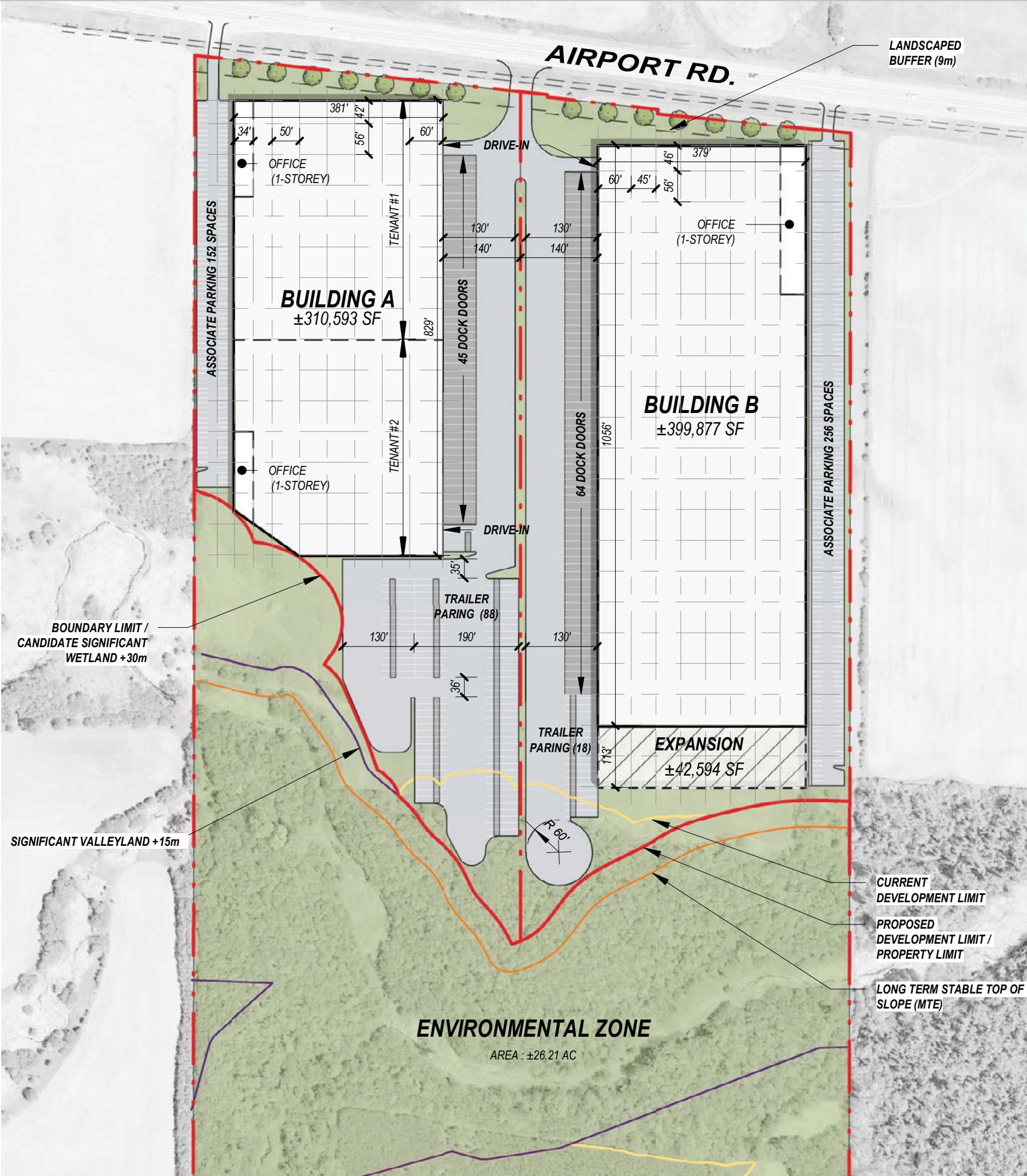
CONCEPTUAL SITE PLANS

OPTION 3

BUILDING A

BUILDING SPECS

Size	± 310,593 SF
Office	2% or to suit
Clear Height	40'
Shipping	45 Truck Level Doors 2 Drive-In Doors
Bay Size	50' x 56', 60' Staging Bay
Car Parking Stalls	152
Trailer Parking Stalls	88
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	Early as Q2 2027
Status	Design build opportunity, speak to listing team



BUILDING B

BUILDING SPECS

Size	± 442,471 SF
Office	2% or to suit
Clear Height	40'
Shipping	64 Truck Level Doors 1 Drive-In Doors
Bay Size	45' x 56', 60' Staging Bay
Car Parking Stalls	256
Trailer Parking Stalls	18
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	Early as Q2 2027
Status	Design build opportunity, speak to listing team

DOWNLOAD SITE PLAN

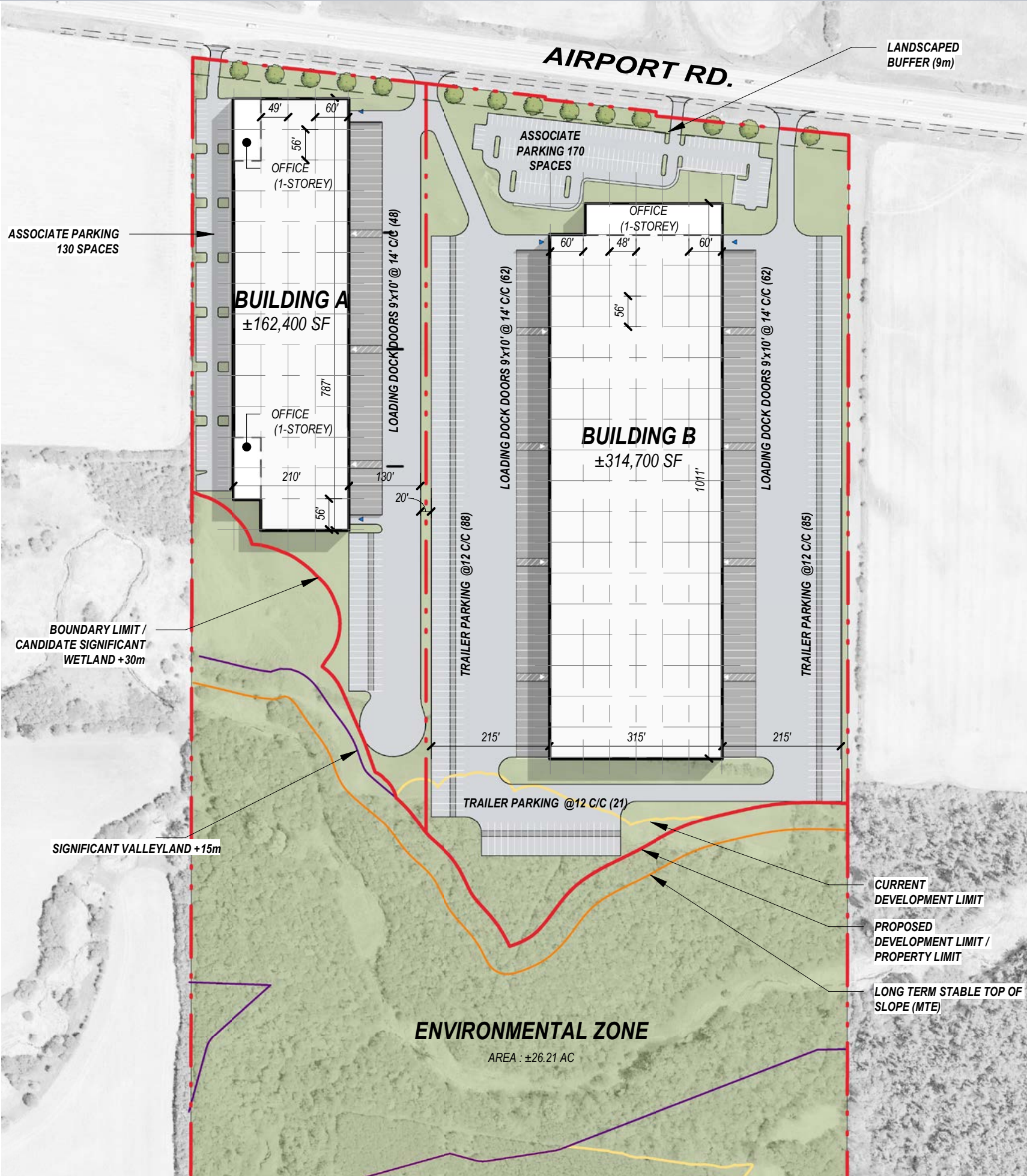
CONCEPTUAL SITE PLANS

OPTION 4

BUILDING A

BUILDING SPECS

Size	± 162,400 SF
Office	2% or to suit
Clear Height	40'
Shipping	48 Truck Level Doors 2 Drive-In Doors
Bay Size	49' x 56', 60' Staging Bay
Car Parking Stalls	130
Trailer Parking Stalls	24
Truck Dock Apron	130'
Lighting	LED
Sprinkler	ESFR
Access	2 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	Early as Q2 2027
Status	Design build opportunity, speak to listing team



BUILDING B

BUILDING SPECS

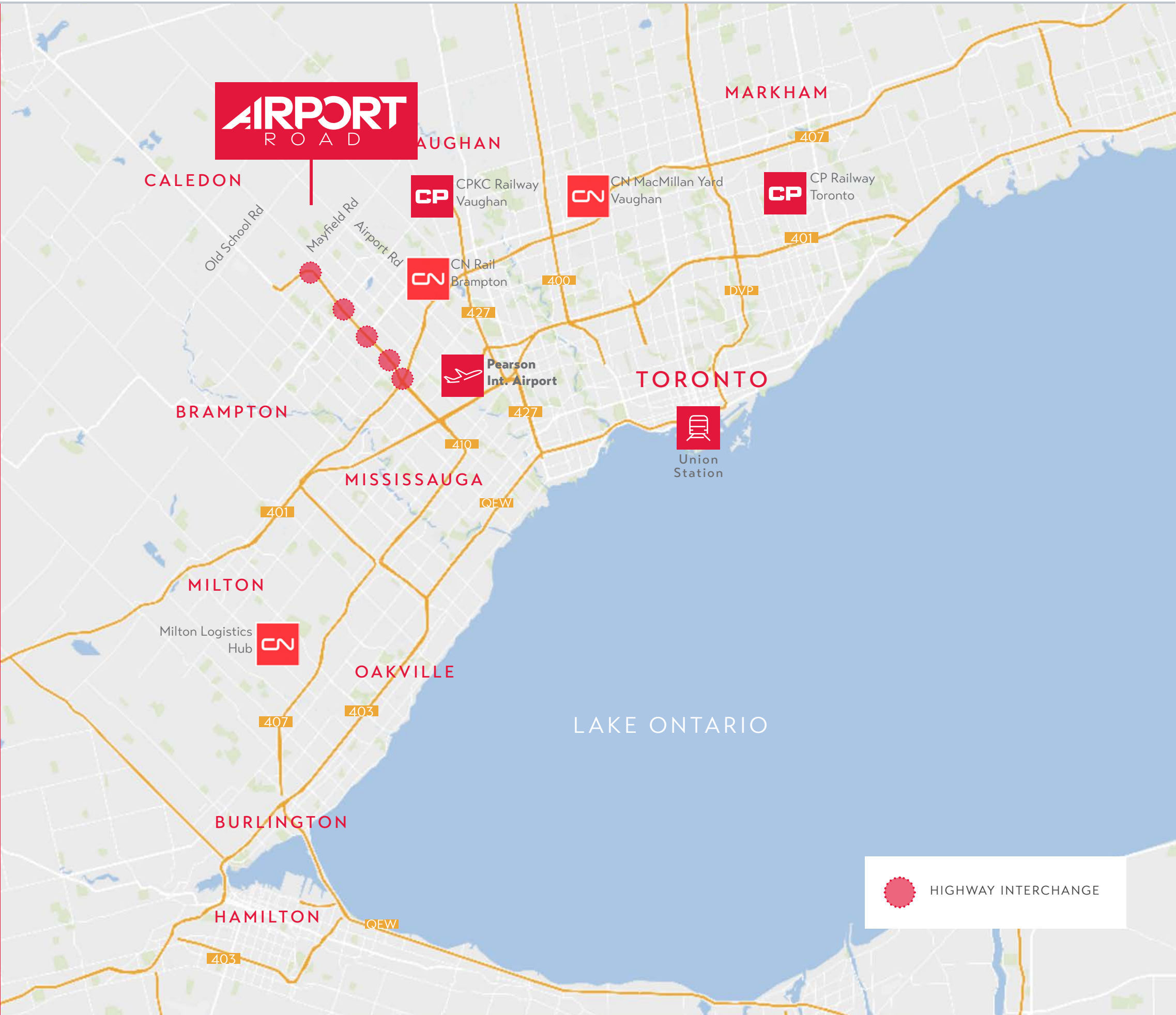
Size	± 314,700 SF
Office	2% or to suit
Clear Height	40'
Shipping	124 Truck Level Doors 2 Drive-In Doors
Bay Size	48' x 56', 60' Staging Bay
Car Parking Stalls	170
Trailer Parking Stalls	194
Truck Dock Apron	215'
Lighting	LED
Sprinkler	ESFR
Access	3 Points of Access Ingress/Egress
Ability to Secure	Yes
Delivery	Early as Q2 2027
Status	Design build opportunity, speak to listing team

DOWNLOAD SITE PLAN

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

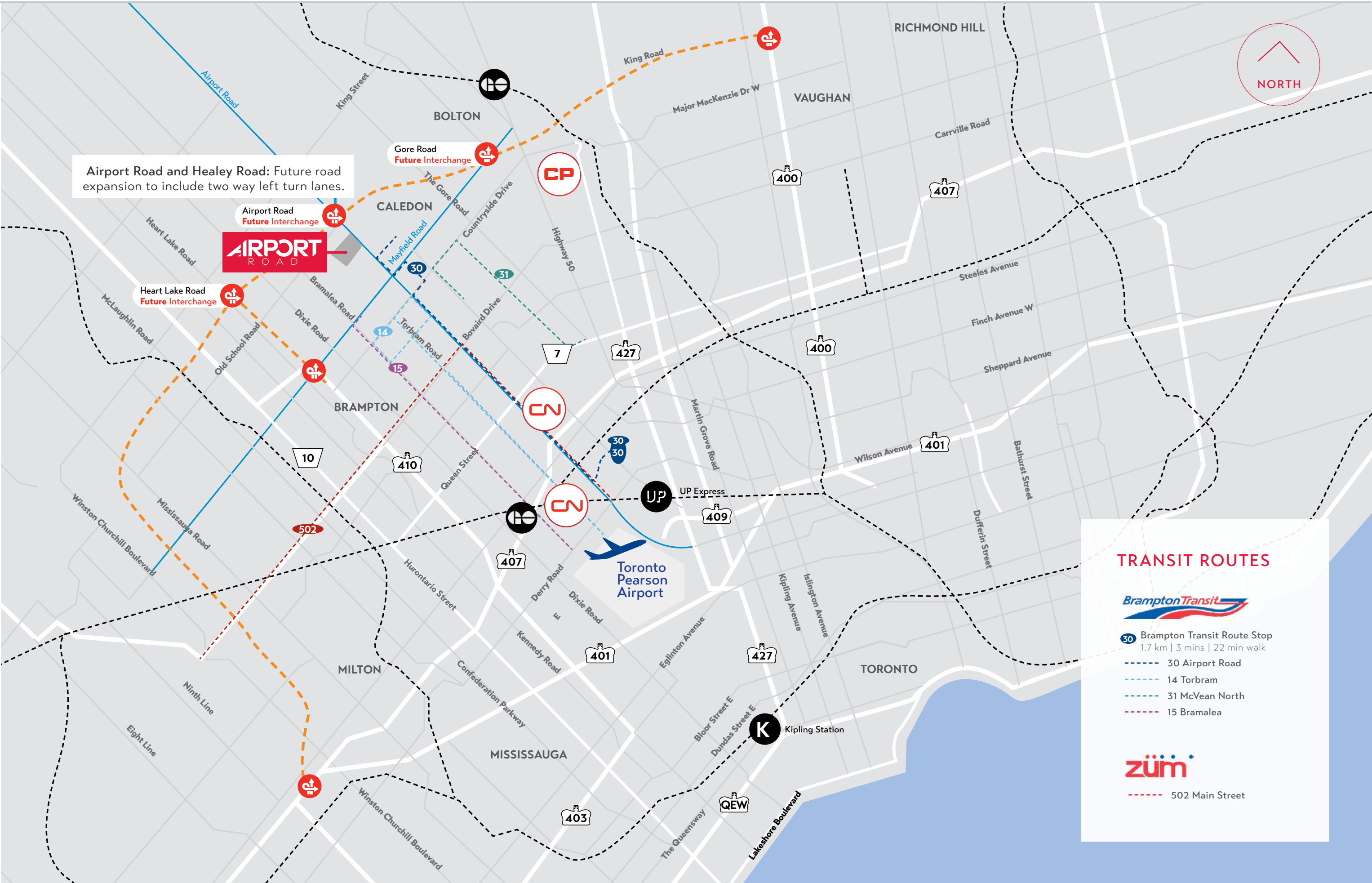


GET CONNECTED AT AIRPORT RD

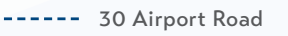
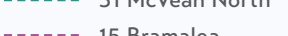
Travel distances

- **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


 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

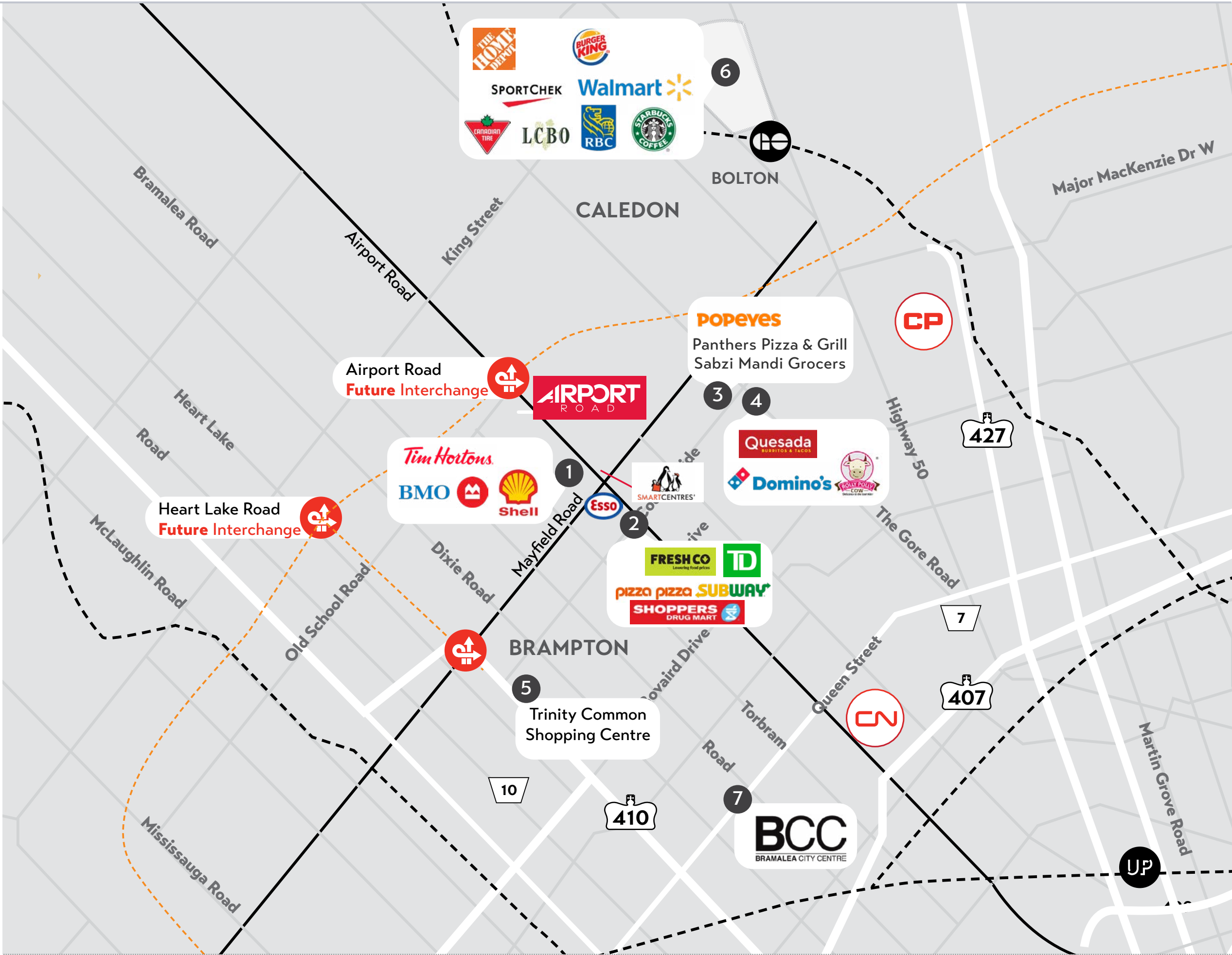
CONVENIENTLY CONNECTED

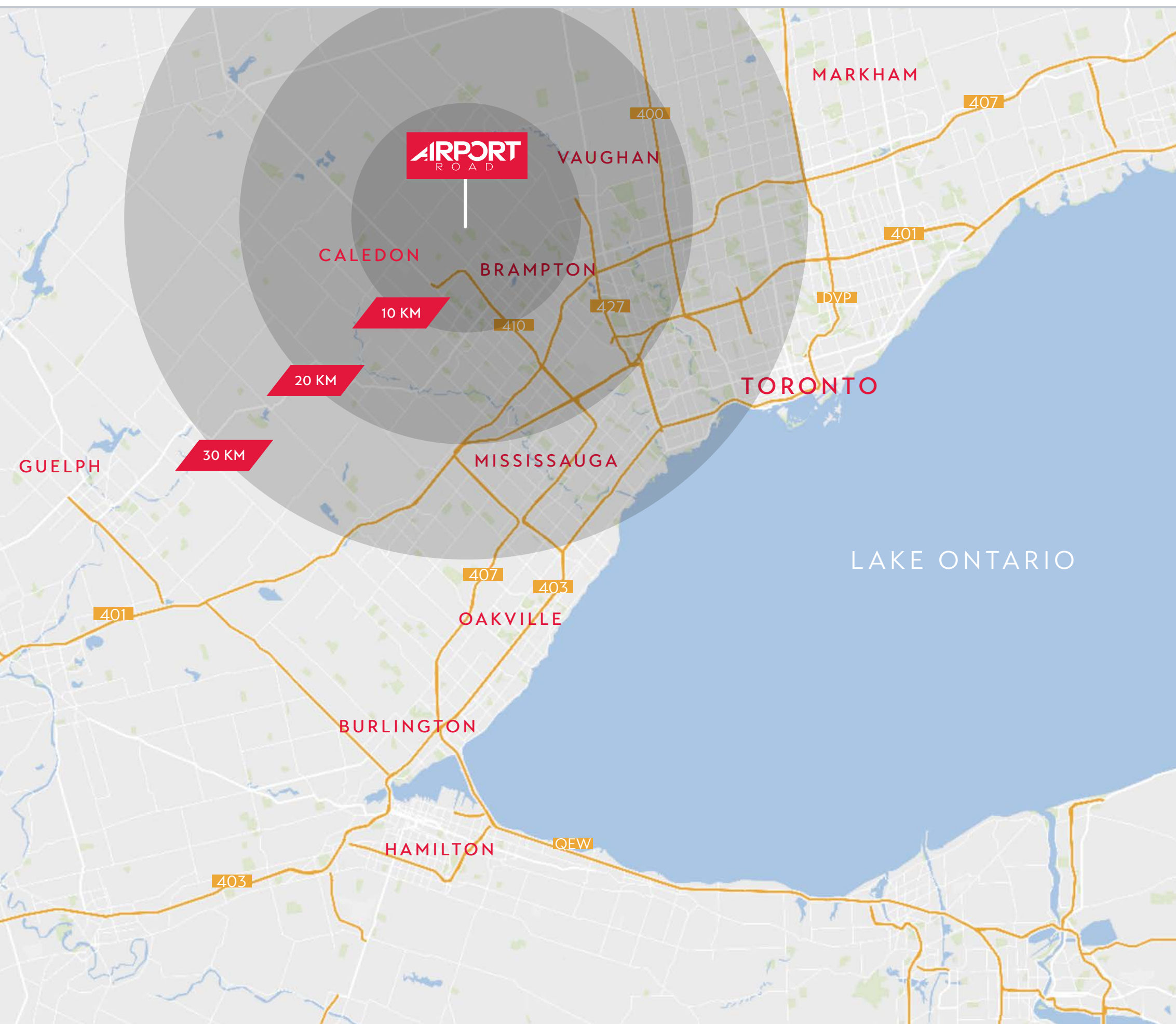
Nearby Amenities | Drive Times

- 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



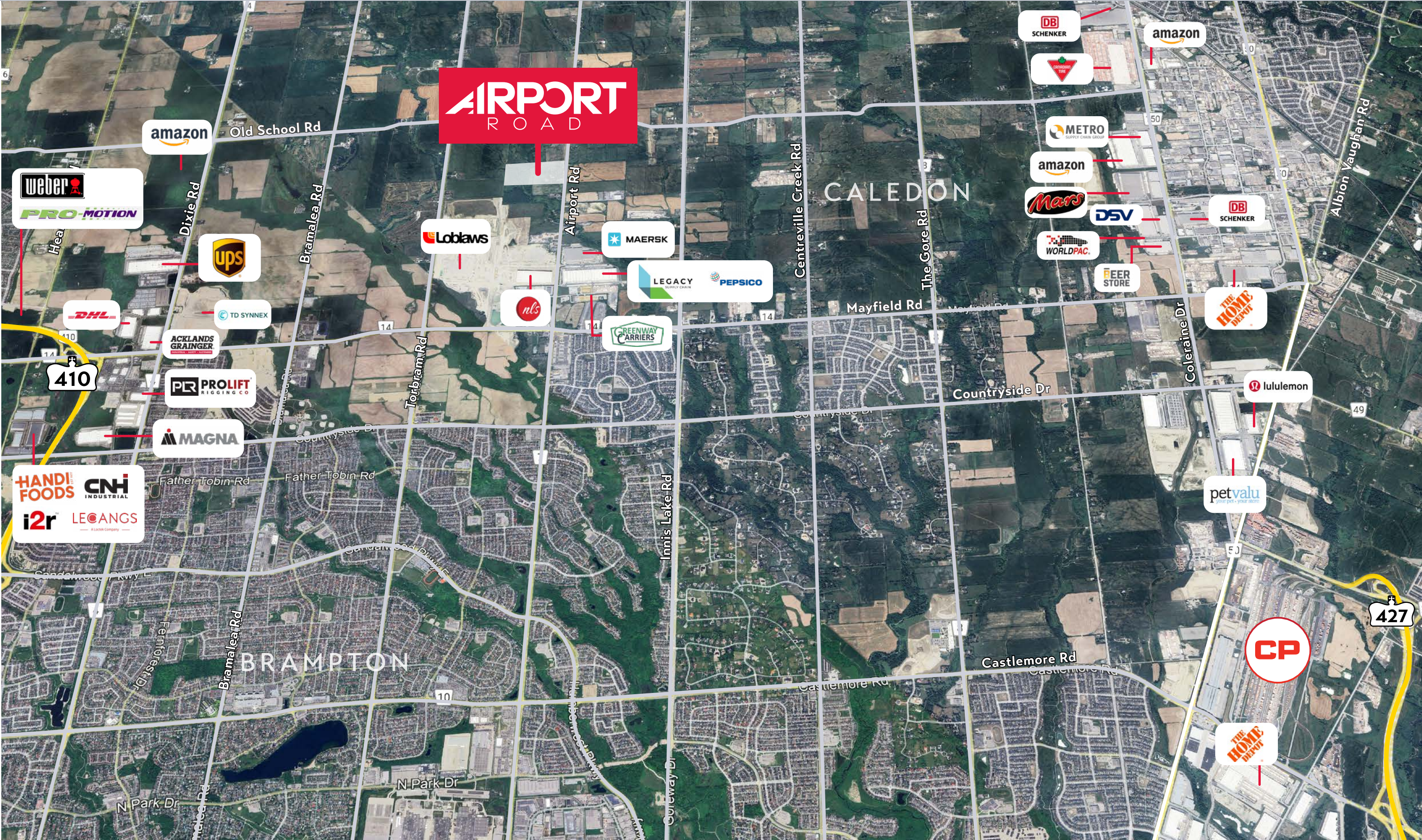
Highly skilled
talent: Access to
4.3 Million labour
pool



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

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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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