




GATEWAY410
12304 HEART LAKE RD, CALEDON, ON

**Design Build Sale/Lease or
Land Purchase Opportunities**
Occupancy: 12-14 Months from Contract Execution
122,792 - 967,680 SF | 14 & 47 Acres

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

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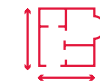


THE PROPERTY

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 - 967,680 SF



OFFICE:
BUILD-TO-SUIT



LAND PRICE:
\$2,950,000 PER ACRE



NEW TURNKEY BUILD-TO-SUIT PRICING:
OPTIONS RANGING FROM \$354-\$399 PSF
Warm-shell building, does not include office build-out (speak to Listing Team for more information)

HWY
410

HEART LAKE RD

DESIGN BUILD OPPORTUNITIES

BLOCK 3
Conceptual Plans

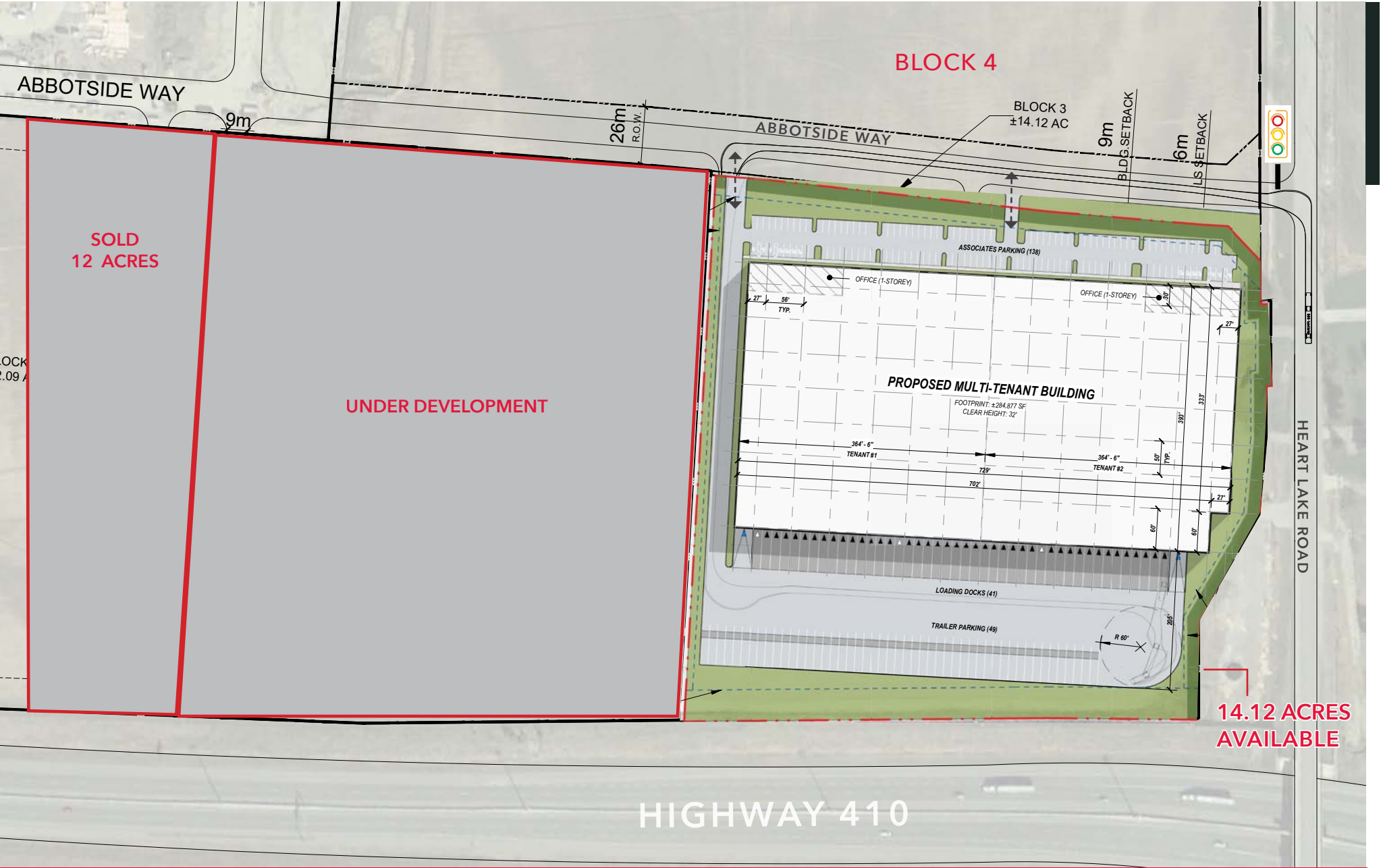
BLOCK 4
Conceptual Plans

- 

60+ ACRES AVAILABLE
- 

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





BLOCK 3 CONCEPTUAL PLAN

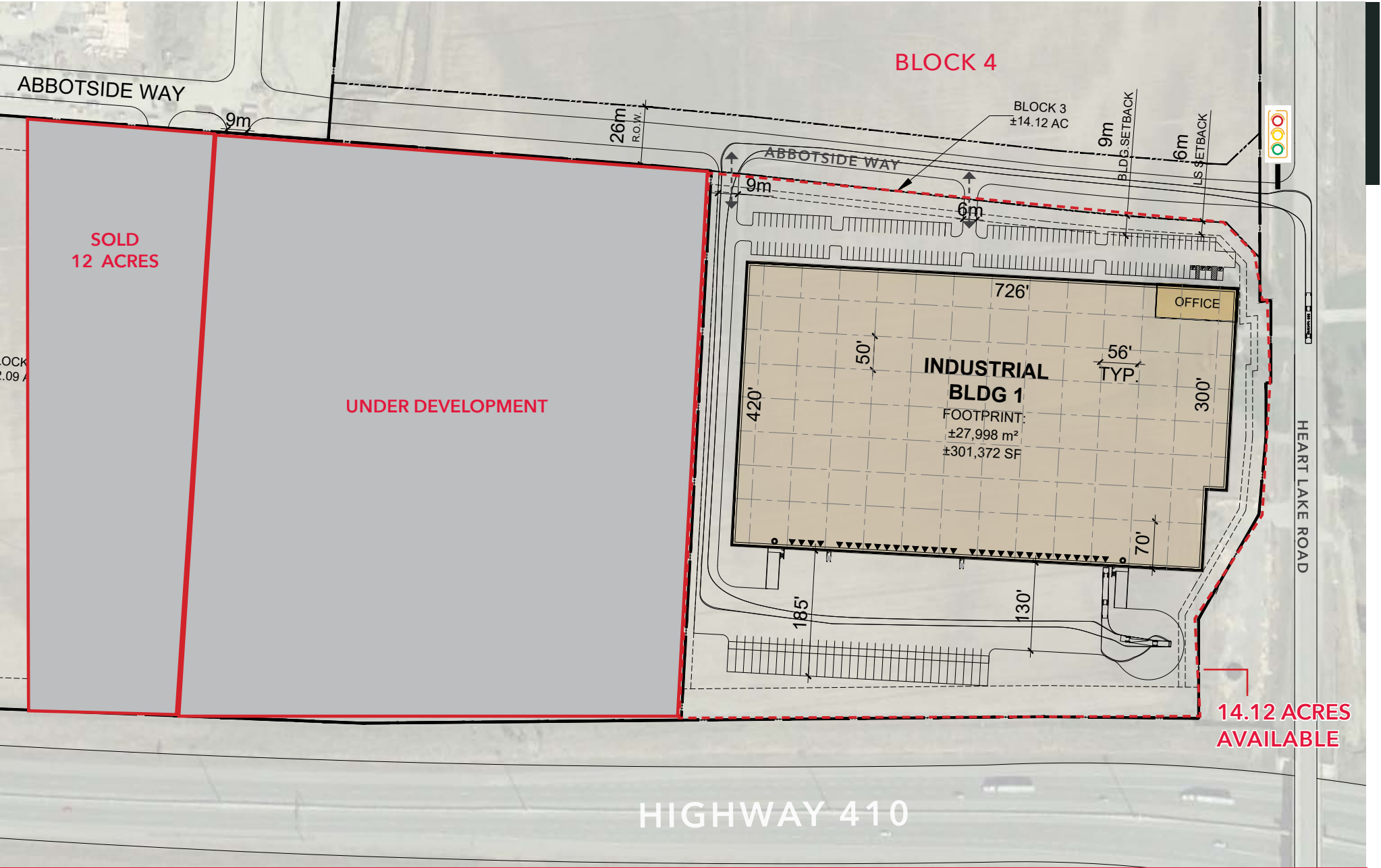
Building 1 | 284,877 SF | 14.12 Acres

Office Area:	Build-to-suit
Clear height:	32'
Shipping:	41 Truck Level Doors, 2 Drive-in Doors
Bay Size:	50' x 56' 60' Staging Bay
Car Parking:	138 Stalls
Trailer Parking:	49 Stalls
Apron Depth:	205'
Lighting:	LED
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	Yes

 New Turnkey Build-to-Suit Pricing:
Speak to listing team

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





BLOCK 3 CONCEPTUAL PLAN

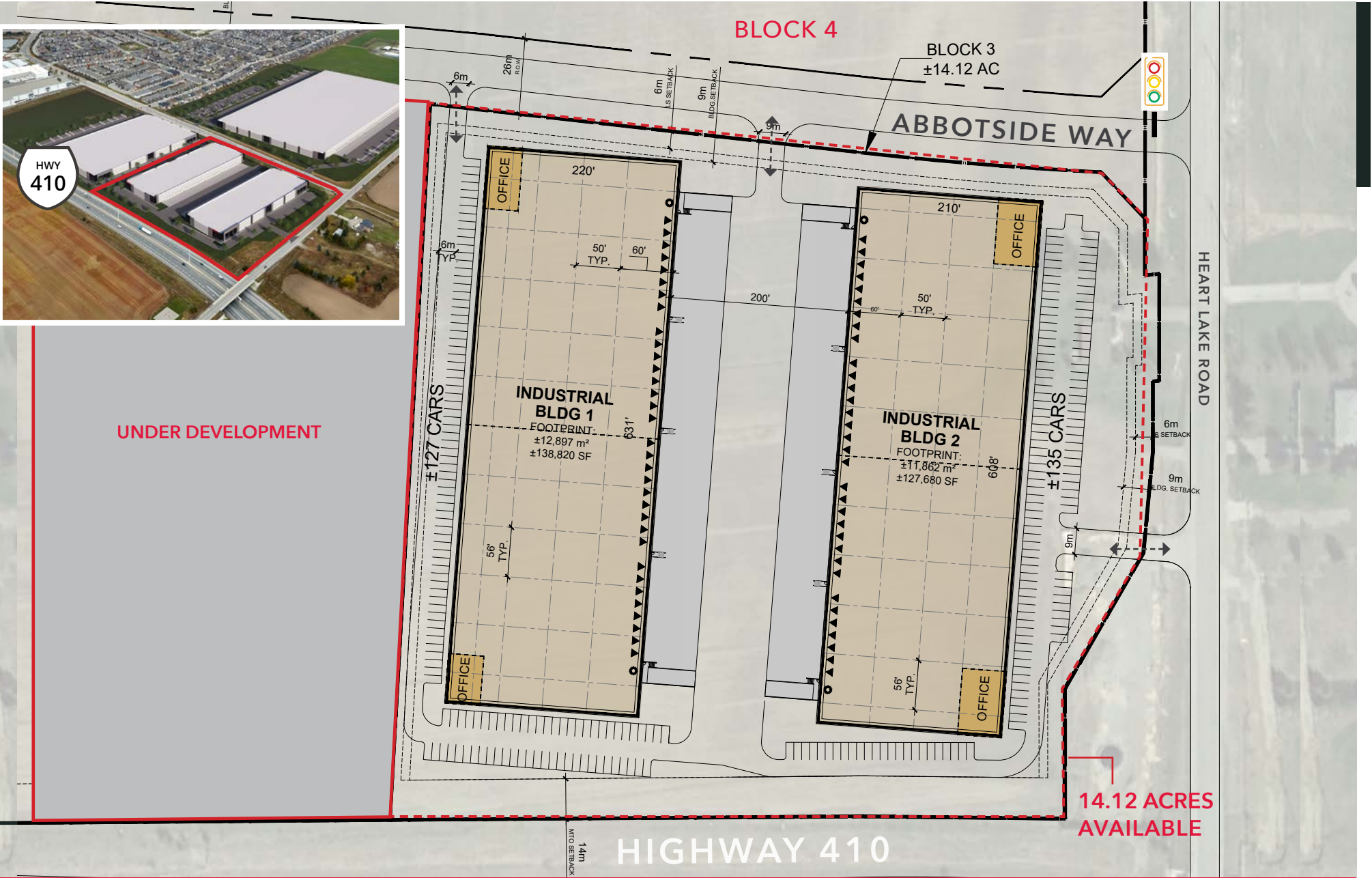
Building 1 | 301,372 SF | 14.12 Acres

Office Area:	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:	138 Stalls
Trailer Parking:	32 Stalls
Apron Depth:	185'
Lighting:	LED
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	Yes

 **New Turnkey Build-to-Suit Pricing:**
\$368 PSF*

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





BLOCK 3 CONCEPTUAL PLAN

BUILDING 1 | 138,820 SF

Office Area:	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:	127 Stalls
Apron Depth:	200'
Lighting:	LED
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	No

 **New Turnkey Build-to-Suit Pricing:**
\$399 PSF*

BUILDING 2 | 127,680 SF

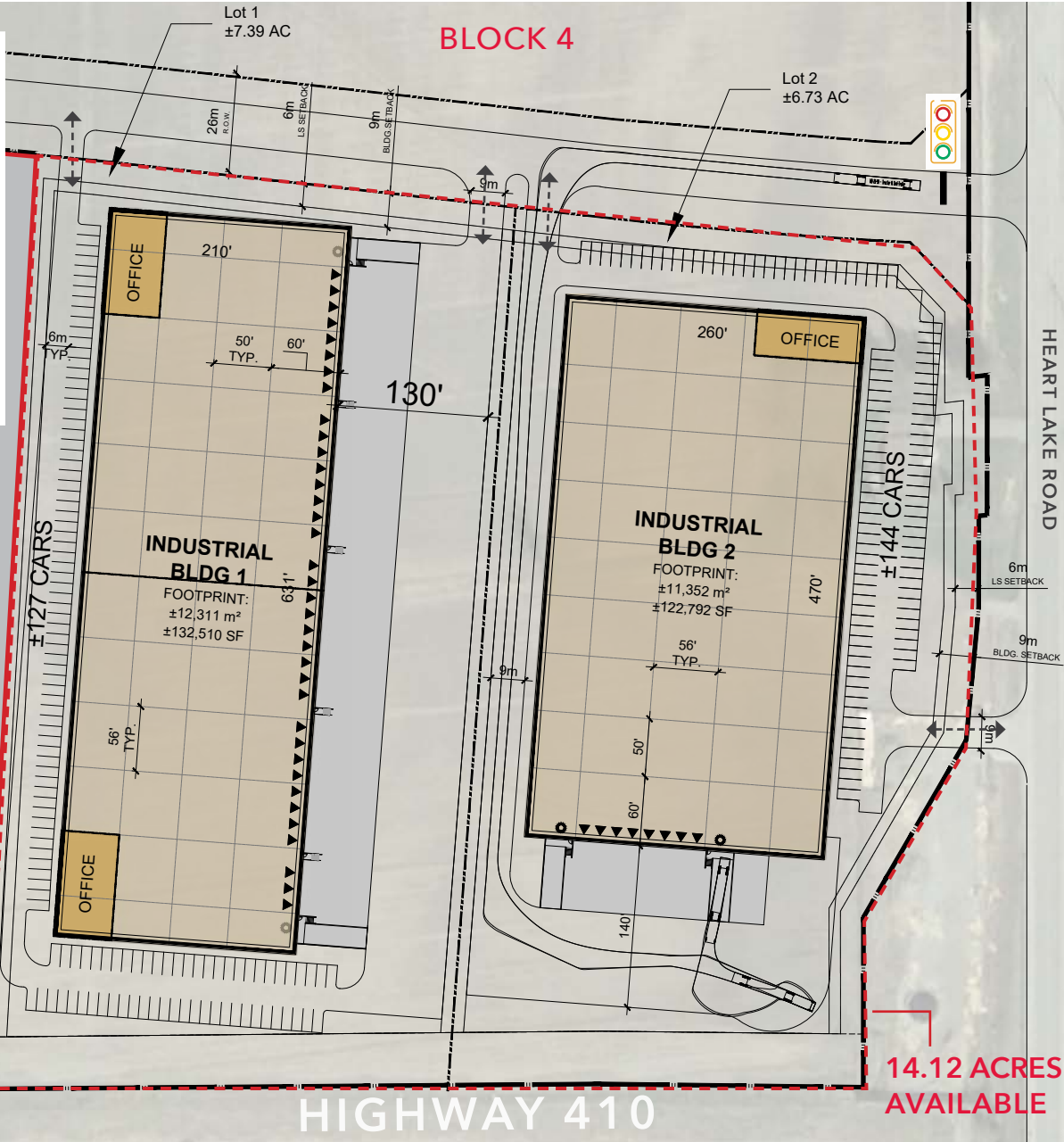
Office Area:	Build-to-suit
Clear height:	40'
Shipping:	33 Truck Level Doors, 2 Drive-in Doors
Bay Size:	50' x 56' 60' Staging Bay
Car Parking:	135 Stalls
Apron Depth:	200'
Lighting:	LED
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	No

 **New Turnkey Build-to-Suit Pricing:**
\$399 PSF*

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



UNDER DEVELOPMENT



BLOCK 3 CONCEPTUAL PLAN

BUILDING 1 | 132,510 SF

Office Area:	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:	127 Stalls
Apron Depth:	130'
Lighting:	LED
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	Yes

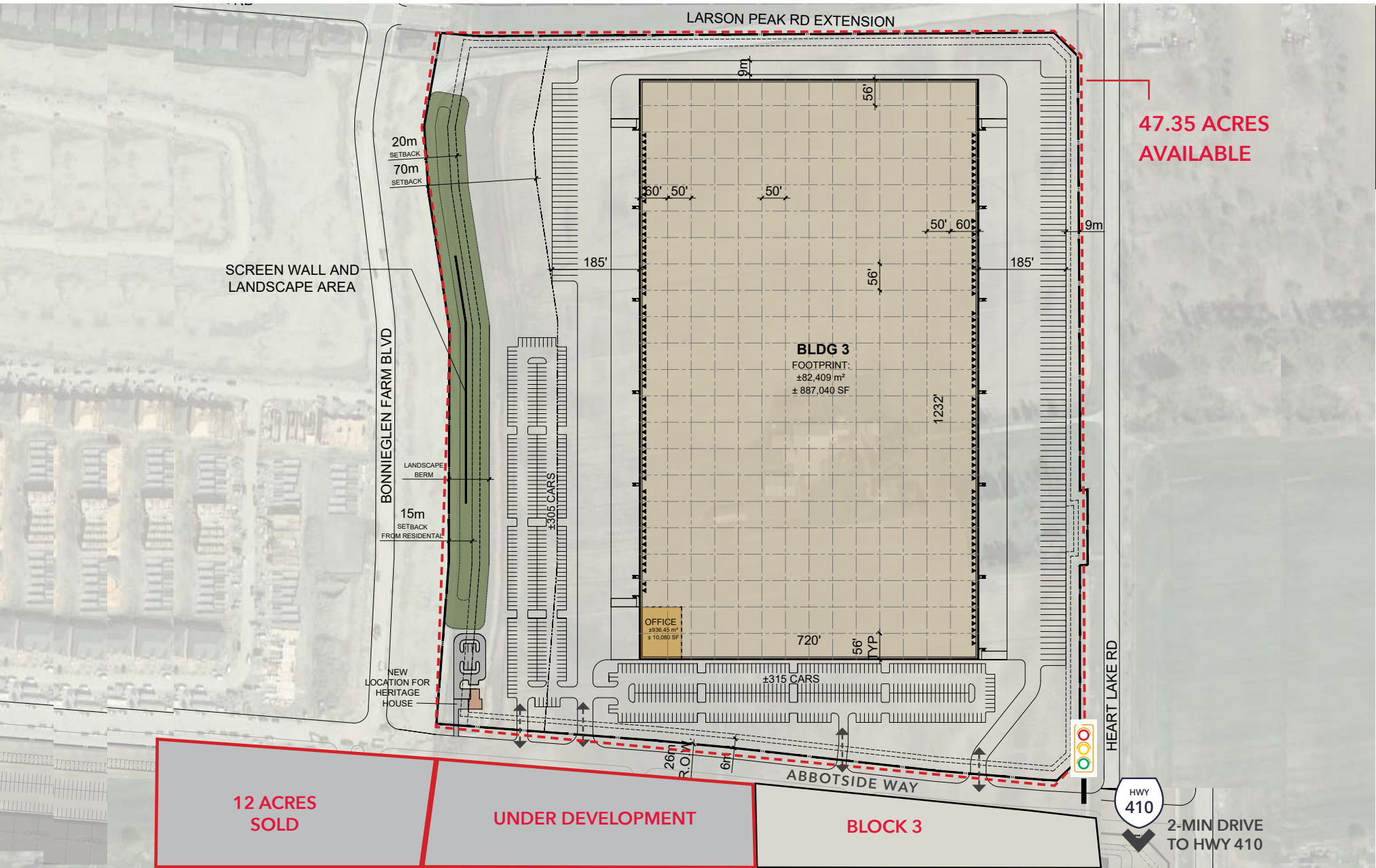
 **New Turnkey Build-to-Suit Pricing:**
\$399 PSF*

BUILDING 2 | 122,792 SF

Office Area:	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:	144 Stalls
Apron Depth:	140'
Lighting:	LED
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	Yes

 **New Turnkey Build-to-Suit Pricing:**
\$399 PSF*

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



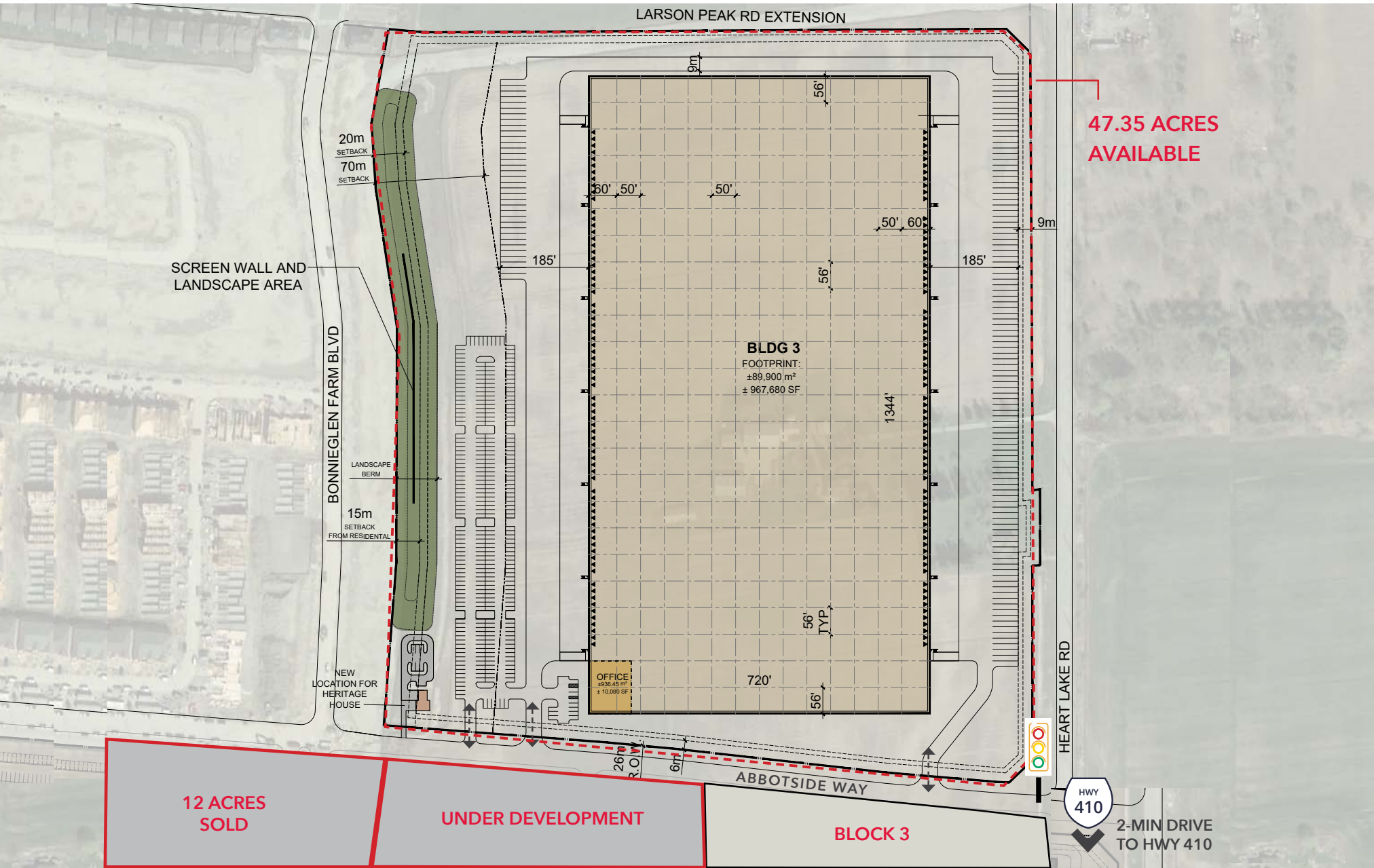
BLOCK 4 CONCEPTUAL PLAN

BUILDING 1 | 887,040 SF | 47.35 ACRES

Office Area:	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:	620 Stalls
Trailer Parking:	140 Stalls
Apron Depth:	185'
Lighting:	LED
Sprinkler:	ESFR
Access:	4 points of access ingress/egress
Ability to Secure:	Yes

Speak to Listing Team for New Turnkey Build-to-Suit Pricing





BLOCK 4 CONCEPTUAL PLAN

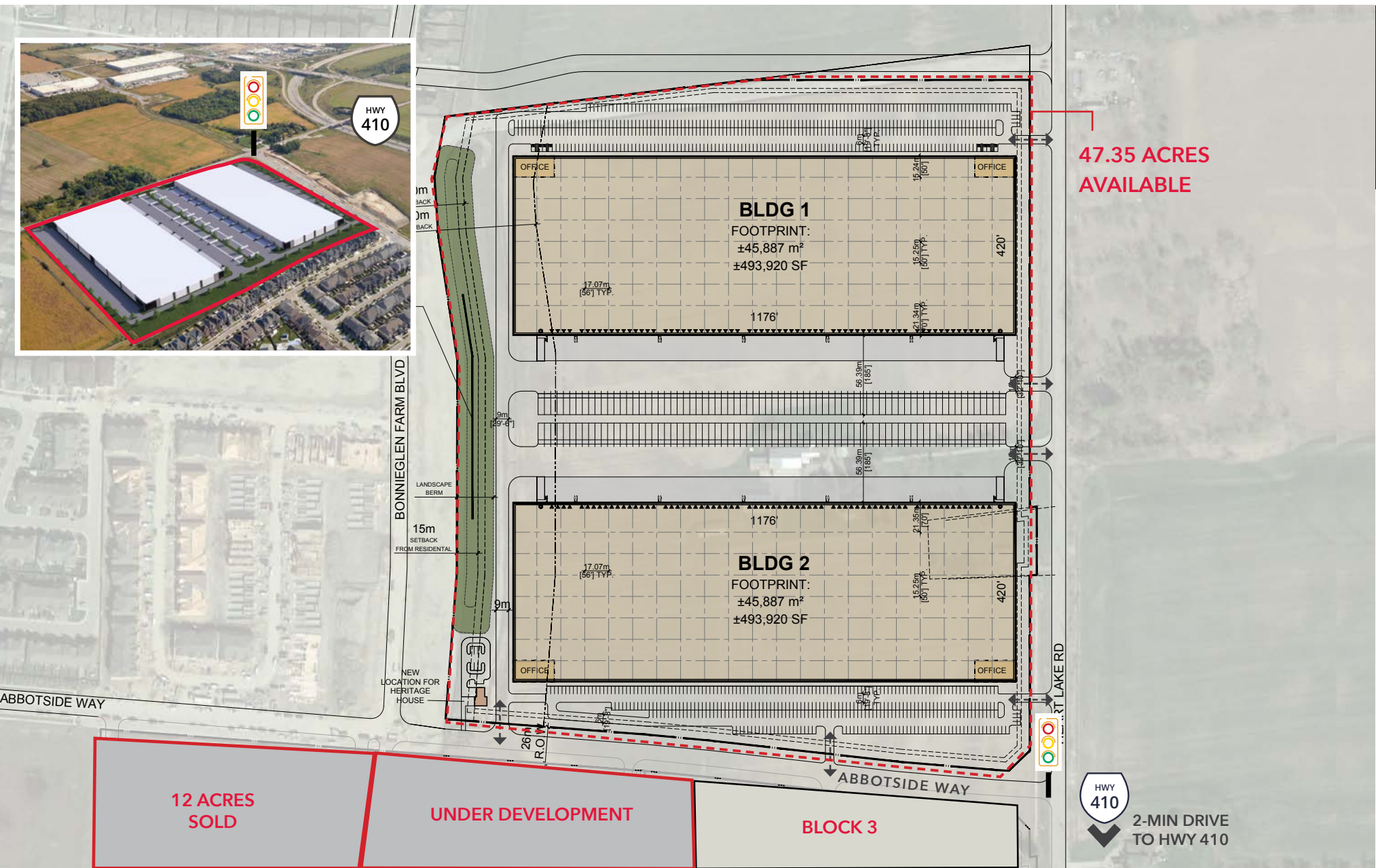
BUILDING 1 | 967,680 SF | 47.35 ACRES

Office Area:	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:	305 Stalls
Trailer Parking:	140 Stalls
Apron Depth:	185'
Lighting:	LED
Sprinkler:	ESFR
Access:	3 points of access ingress/egress

Ability to Secure: Yes

Speak to Listing Team for New Turnkey Build-to-Suit Pricing





BLOCK 4 CONCEPTUAL PLAN

BUILDING 1 | 493,920 SF

Office Area:	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:	486 Stalls
Trailer Parking:	74 Stalls
Apron Depth:	185'
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	Yes

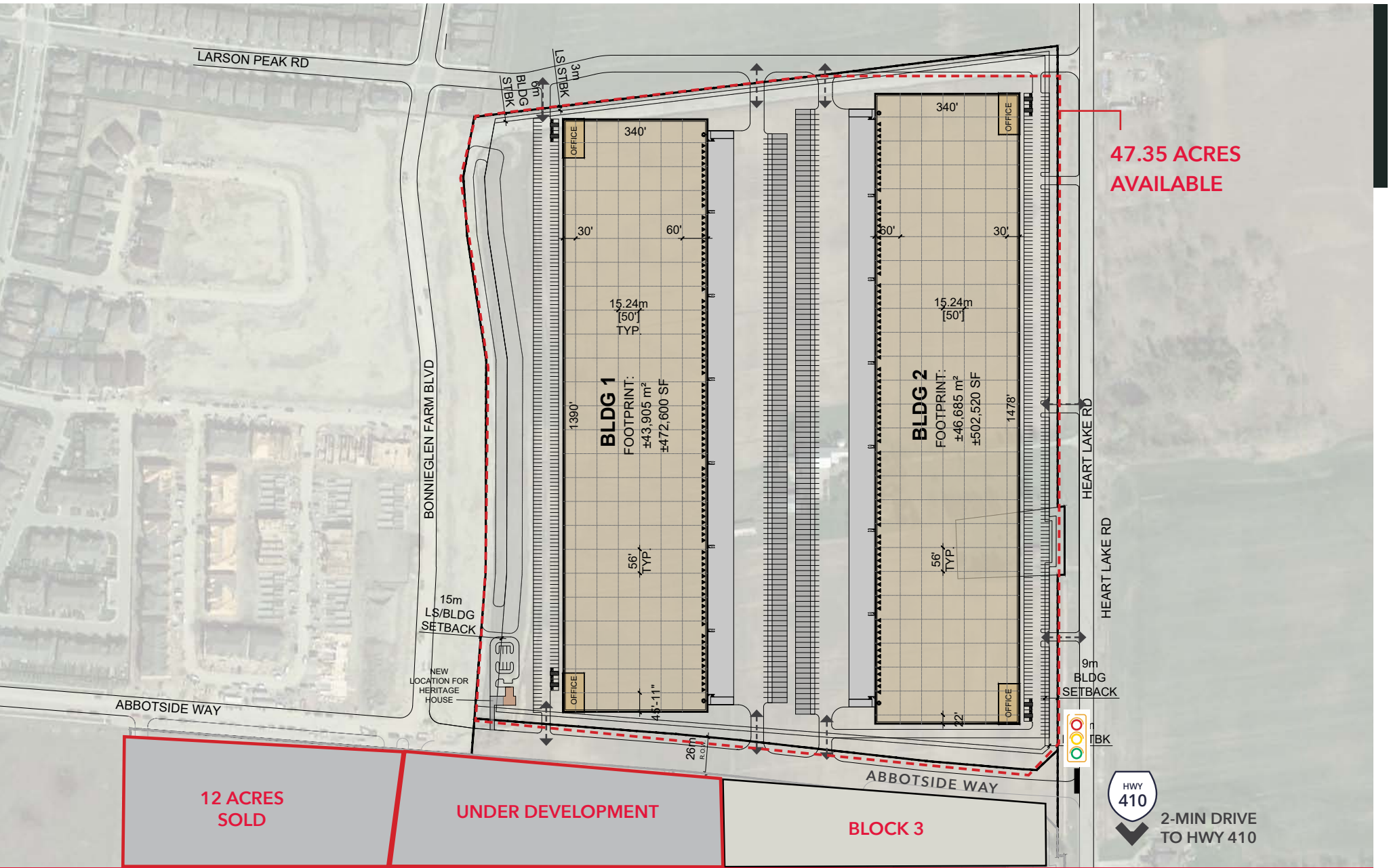
 **New Turnkey Build-to-Suit Pricing:**
\$354 PSF*

BUILDING 2 | 493,920 SF

Office Area:	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:	383 Stalls
Trailer Parking:	74 Stalls
Apron Depth:	140'
Sprinkler:	ESFR
Access:	4 points of access ingress/egress
Ability to Secure:	Yes

 **New Turnkey Build-to-Suit Pricing:**
\$354 PSF*

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



BLOCK 4 CONCEPTUAL PLAN

BUILDING 1 | 472,600 SF

Office Area:	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:	310 Stalls
Trailer Parking:	112 Stalls
Apron Depth:	185'
Sprinkler:	ESFR
Access:	2 points of access ingress/egress
Ability to Secure:	Yes

 **New Turnkey Build-to-Suit Pricing:**
\$354 PSF*

BUILDING 2 | 502,520 SF

Office Area:	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:	315 Stalls
Trailer Parking:	119 Stalls
Apron Depth:	140'
Sprinkler:	ESFR
Access:	4 points of access ingress/egress
Ability to Secure:	Yes

 **New Turnkey Build-to-Suit Pricing:**
\$354 PSF*

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

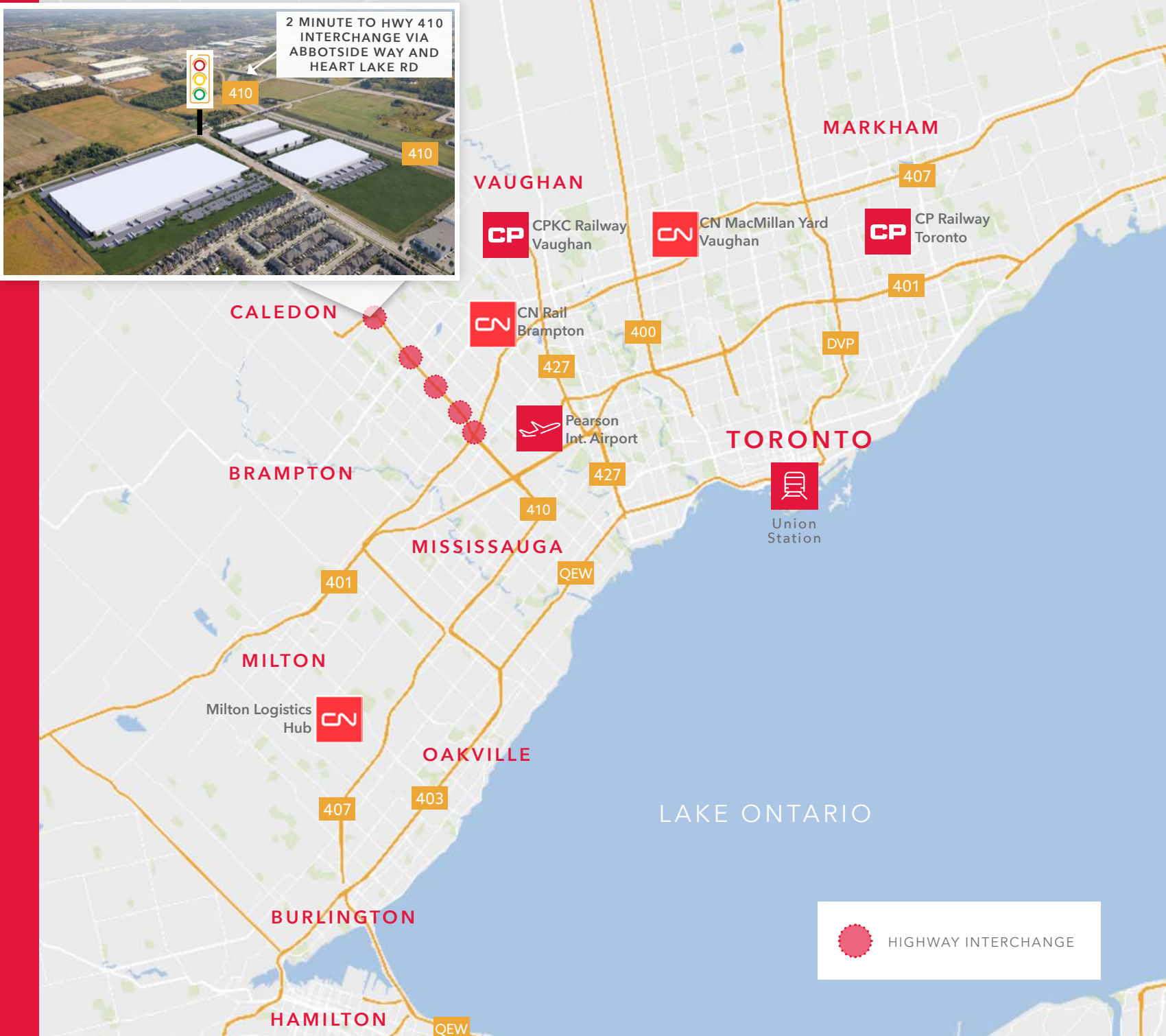


WHY CALEDON

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



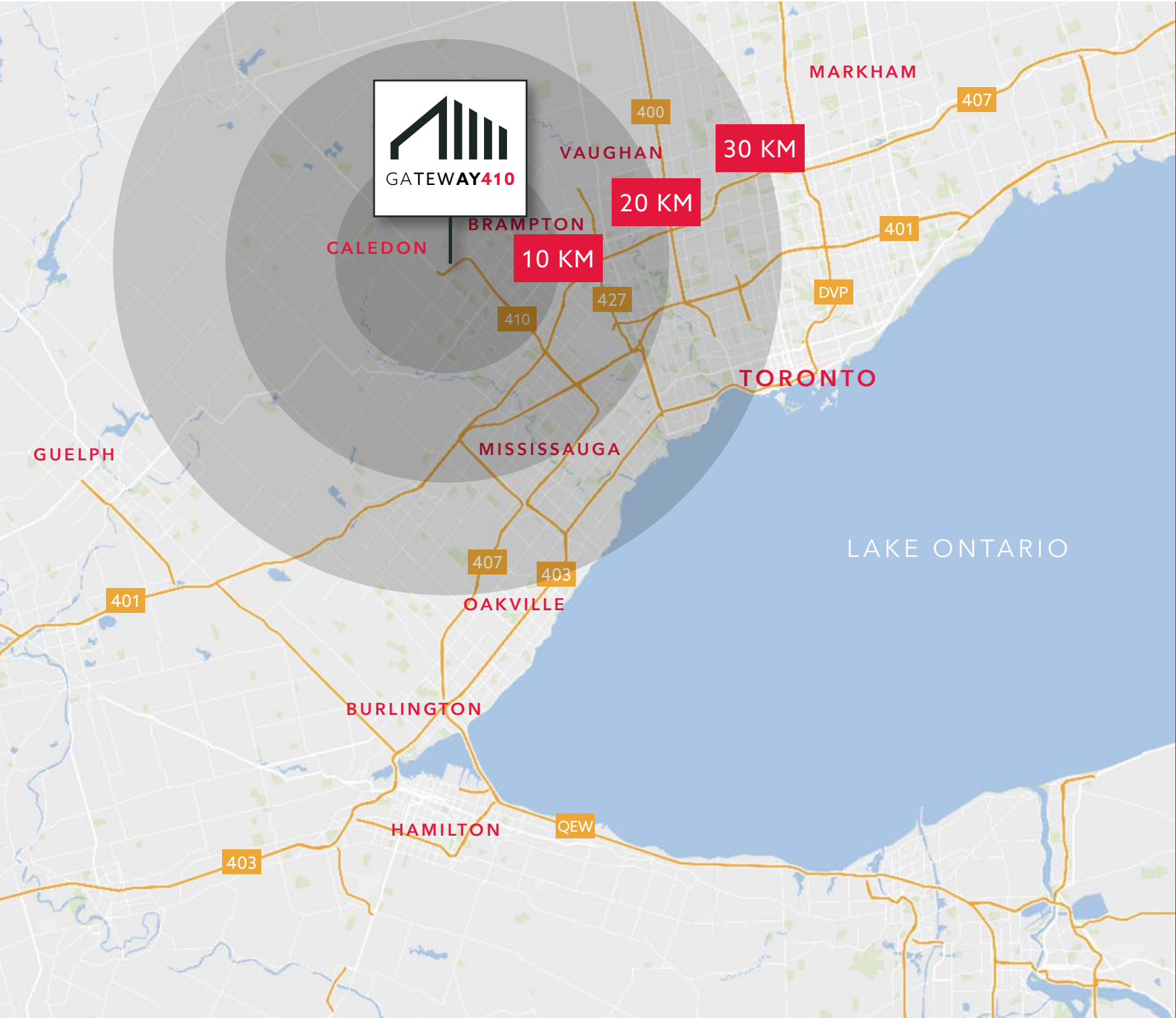
GET CONNECTED AT GATEWAY 410

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	POPULATION 1,215,991	POPULATION 2,967,074
LABOUR FORCE 325,936	LABOUR FORCE 690,564	LABOUR FORCE 1,664,031
MEDIAN AGE 35.4	MEDIAN AGE 36.5	MEDIAN AGE 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

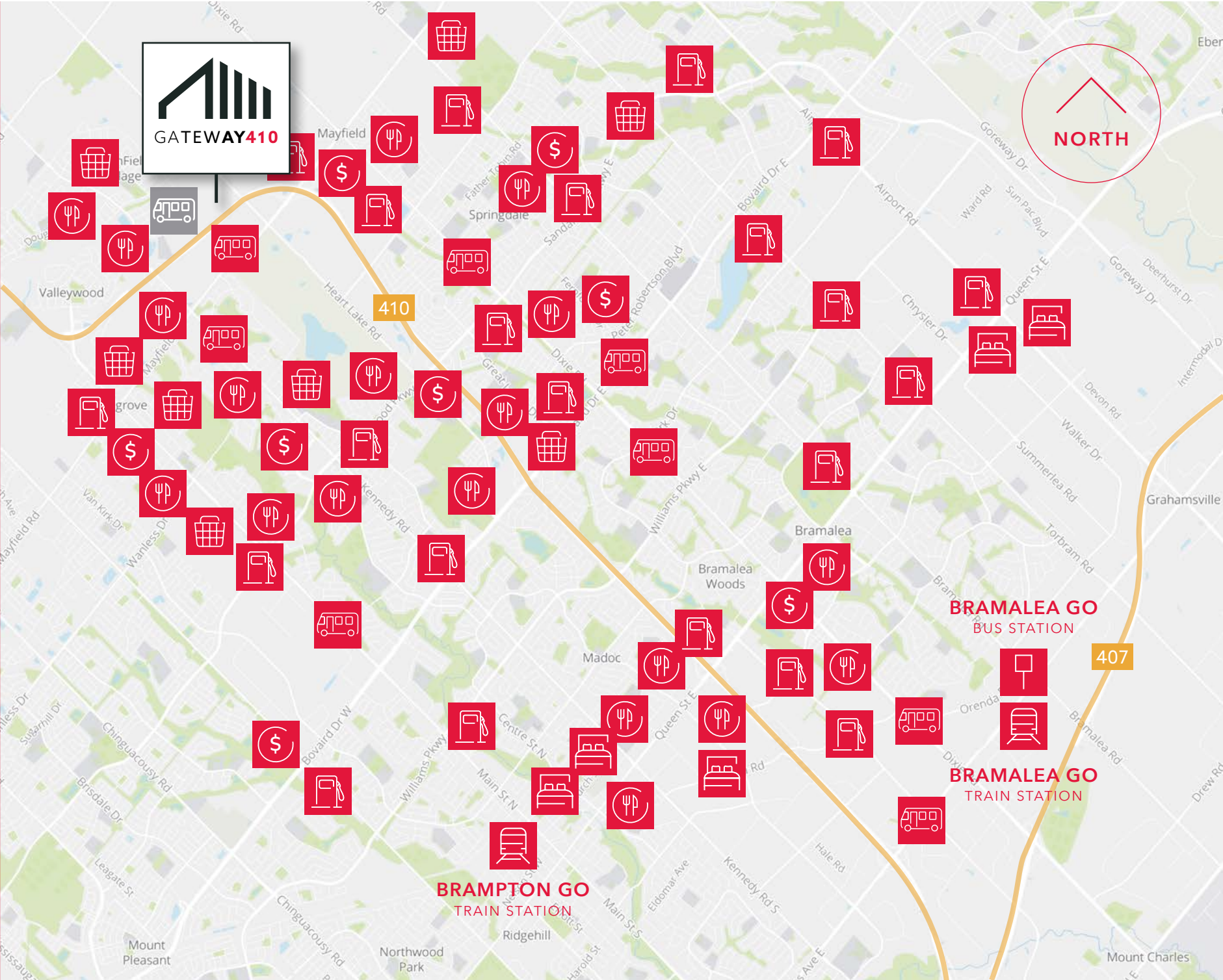
TRANSIT AND AMENITIES

MAJOR AMENITIES
WITHIN 10 MINUTE DRIVE

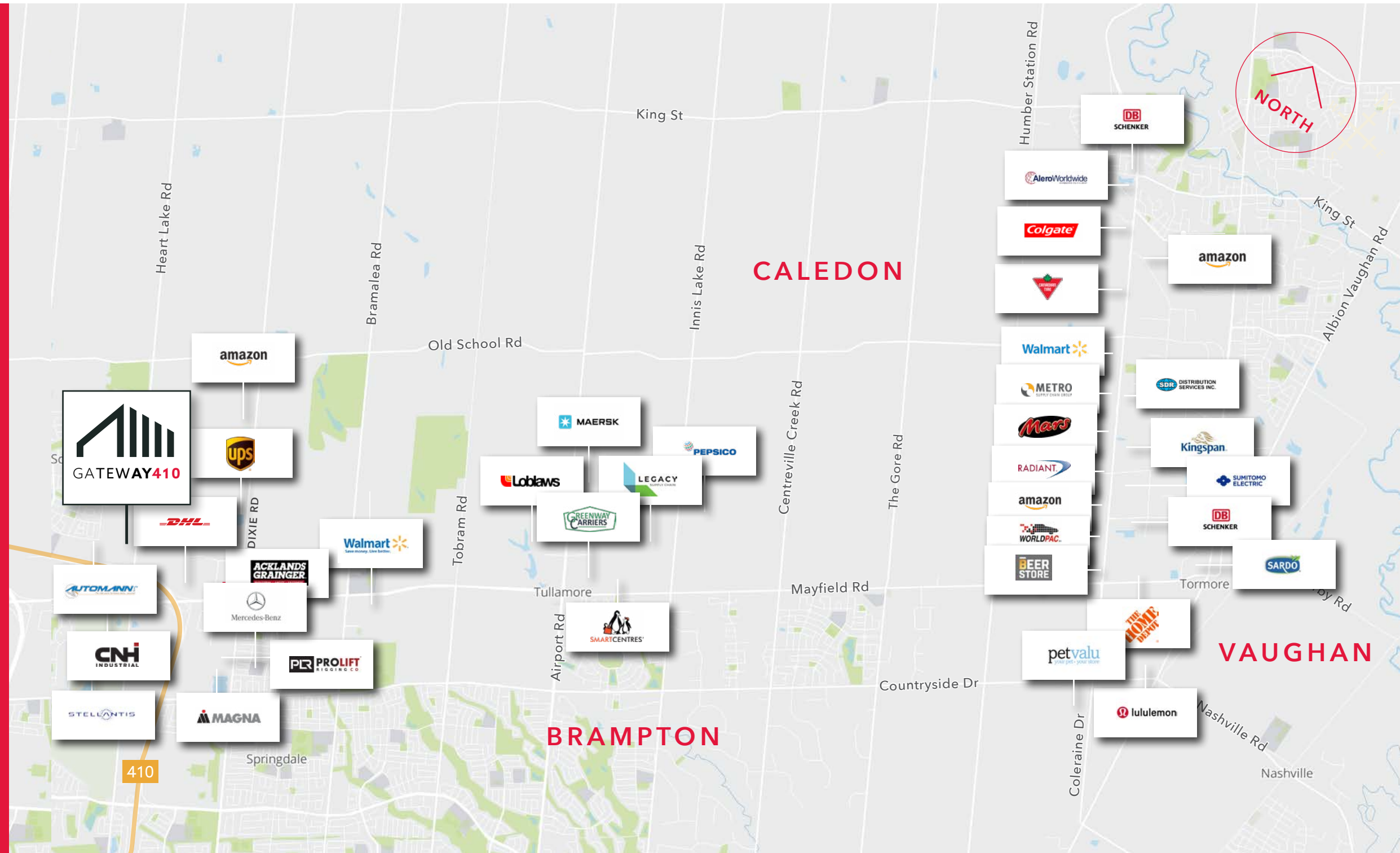
-  **50+**
RESTAURANTS / CAFE
-  **10**
GROCERY STORES
-  **25+**
GAS STATIONS
-  **14**
BANKS
-  **05**
HOTELS

CONVENIENTLY
CONNECTED

-  **ZUM**
TRANSIT BUS
TRANSIT STOP 5003
700 M FROM THE SITE
-  **GO**
TRAIN STATION
-  **GO**
BUS STATION



CORPORATE NEIGHBOURS





SALES & MARKETING

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

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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