

10.3 AC



Area being developed

Loblaws Warehouse

Maersk Logistics  
and Services Inc

NLS Distribution Centre

Alban Rd

6M SF  
under Development

Subject Site

Airport Rd

**FOR SALE**

12404 Airport Rd, Caledon  
OUTSIDE STORAGE, LAND



ROYAL LePAGE®  
**COMMERCIAL™**

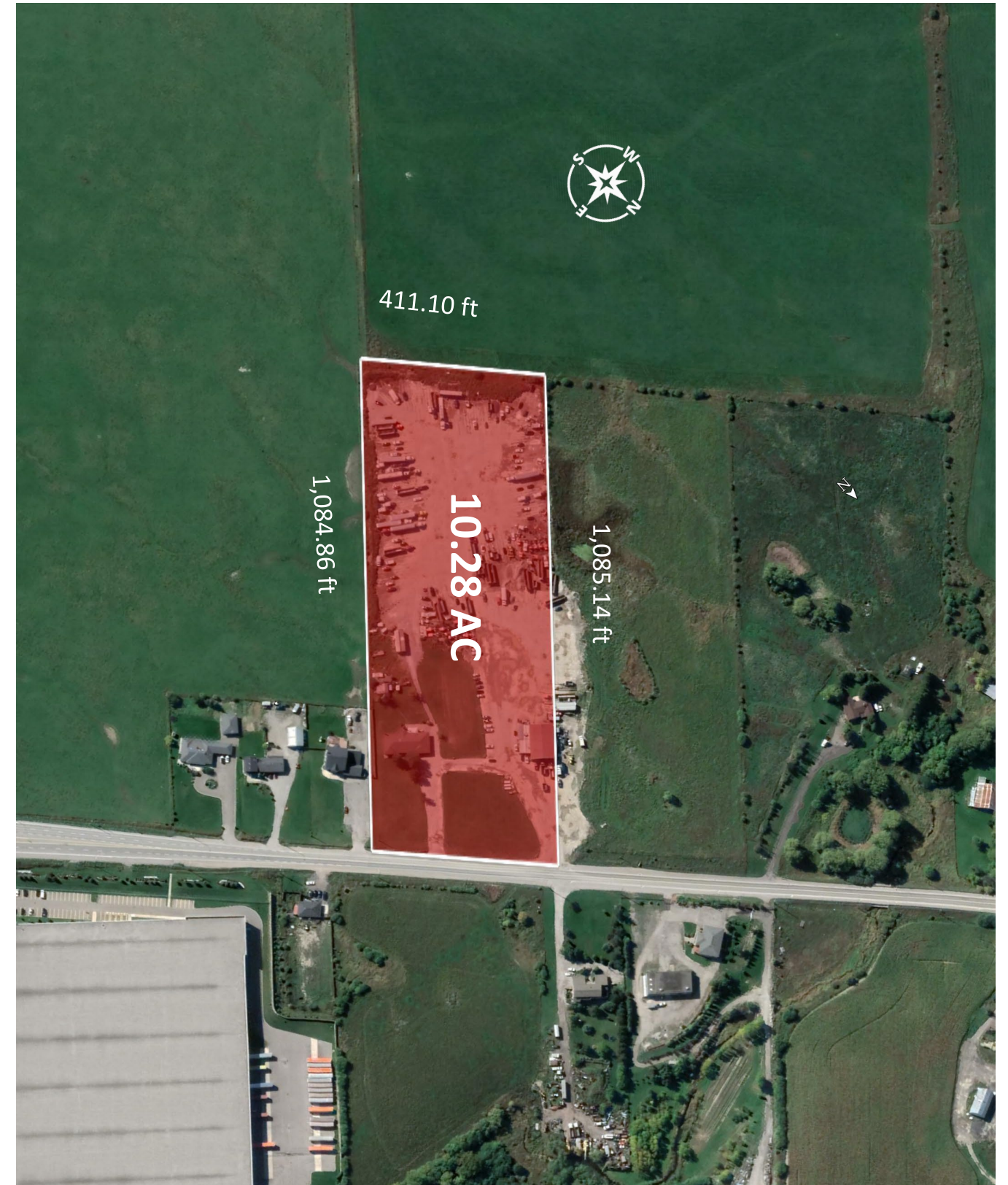
LAND &  
INVESTMENT  
GROUP

# OPPORTUNITY SUMMARY

**OUTSIDE STORAGE** industrial development land located on Airport Road in South Caledon, with services at the lot line. Just north of Mayfield Rd and within the emerging Tullamore employment corridor. The property is positioned near major logistics infrastructure, surrounding industrial development activity, and the large-scale Choice Caledon Business Park being developed by Choice Properties and Rice Group.

- **10.28 AC** fronting Airport Rd, in growing Industrial Business Park
- Zoning: Permits typical **Outside Storage** uses with added fuel island and existing truck repair shop.
- **Choice Caledon Business Park**, planned development of **6.0M S.F.**
- Close to Highway 410, 407, 427, 401, Future 413, CN / CP intermodal terminals, and Pearson Airport
- Truck parking income opportunity, and house on site

<b>Address</b>	<b>12404 Airport Rd, Caledon, ON</b>
Lot Size	10.28 AC
Frontage	410 ft
OP Designation	New Employment Area*
Zoning	A1 + Zoning Variance
Services	Available at the front Lot Line
Current Use	Industrial operation w/ residence



AREA DEVELOPERS

Innis Lake Rd

Healey Rd

Paneterra

Rice Group

Pure Industrial

Prologis

Smart Centers

Mayfield Rd

Airport Rd

SITE

Broccolini

Rice Group

Marel Group

Old School Rd

Torbram Rd



# STRATEGIC LOCATION AND ZONING

## Outside-Storage Utility in a Strategic Employment Corridor

12404 Airport Road is currently identified as **A1 with an approved zoning variance**, supporting the Seller's long-standing haulage / truck-related operation on site for over 30 years. Existing site usage includes **outside storage, truck parking, truck repair shop use and a fuel pumping island**.

The property is located within South Caledon's emerging **Airport Road / Mayfield / Tullamore employment corridor**, with direct Airport Road frontage and proximity to Mayfield Road. This location supports both current yard-based operations and longer-term employment-land positioning.

### Current Utility

- Outside Storage, truck parking, repair shop and fuel island
- Suitable for contractor-yard, transportation, repair, storage and service-related users

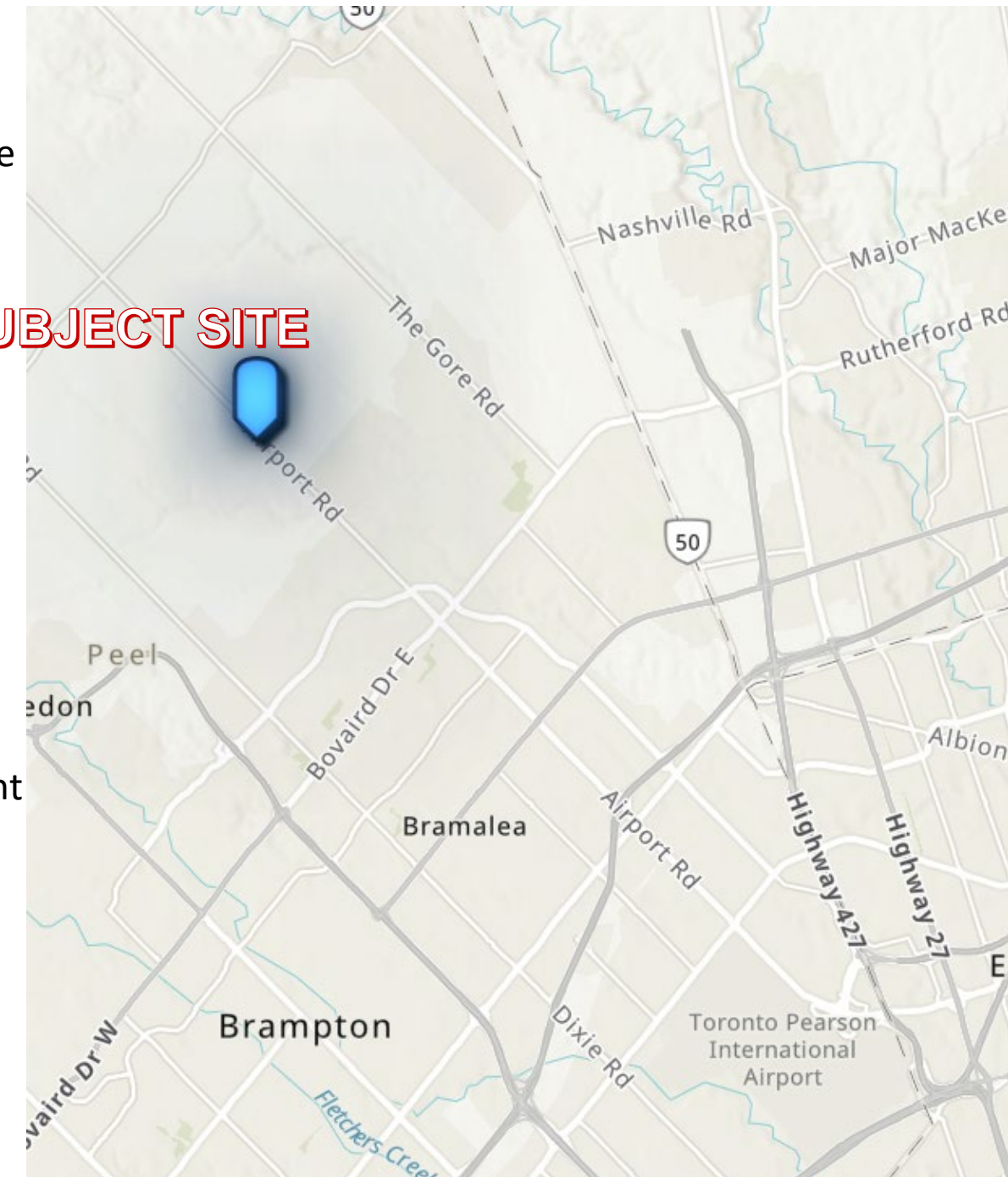
### Additional Development Upside

- Large scale industrial, logistics, warehousing, transportation-related uses, construction equipment / aggregates, outdoor storage and accessory commercial uses

### Connectivity

- Access to Highways **410, 407, 427, 401** and future **Highway 413**
- Access to **Pearson Airport** and **CN / CP intermodal infrastructure**

**SUBJECT SITE**



# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage Real Estate Services Ltd. Brokerage have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of 12404 Airport Rd, Caledon, ON

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on an "As is, Where is" Sale. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Renato Viele or Arash Fatmi.

### Royal LePage Real Estate Services Ltd.

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## LEAD ADVISORS

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