



# GATEWAY 410

12304 HEART LAKE RD, CALEDON, ON

## DESIGN BUILD PURCHASE OPPORTUNITIES

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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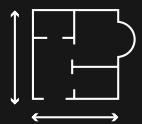
**BROCCOLINI**



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.

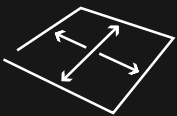
Abutting an amenities rich area with unparalleled access to labour, and transit.



Design Build Opportunities From:  
122,792 SF - 967,000 SF



Office:  
2% or build-to-suit



Land Price:  
\$2,950,000 per acre





- MAERSK
- PEPSICO
- Loblaws
- QuadReal
- ACKLANDS GRAINGER
- PROLIFT RIGGING CO
- MAGNA
- amazon
- ups
- DHL
- CNH INDUSTRIAL
- HANDI FOODS
- LEOANGS i2r
- HR REIT
- FIERA PROPERTIES

# DESIGN BUILD OPPORTUNITIES

Block 3 Conceptual Plans

Block 4 Conceptual Plans

HEART LAKE ROAD

BLOCK 3  
14.12 ACRES

BLOCK 4  
47.35 ACRES

UNDER DEVELOPMENT  
14.23 AC

SOLD | 12 AC

2-Minute Drive

ABBOTTSIDE WAY

HWY 410

weber

PRO-MOTION



PRESTIGE INDUSTRIAL ZONING

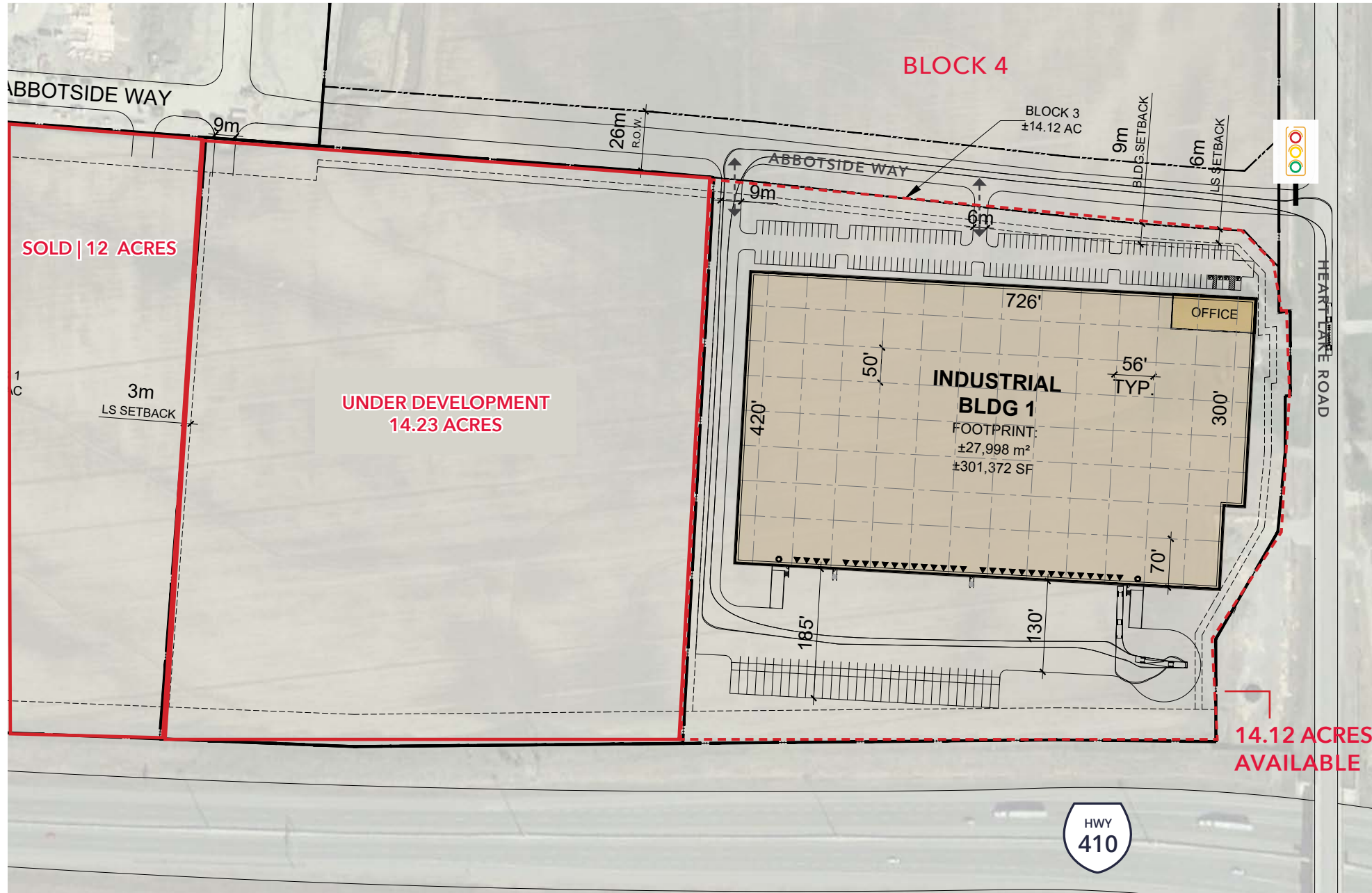
[Click here for zoning](#)



FULLY SERVICED AND ZONED LOTS



60+ ACRES AVAILABLE



## BLOCK 3 CONCEPTUAL PLAN

**BUILDING 1 | 301,372 SF | 14.12 ACRES**

OFFICE AREA: 2% OR 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 STALLS: 138

TRAILER PARKING STALLS: 32

APRON DEPTH: 185'

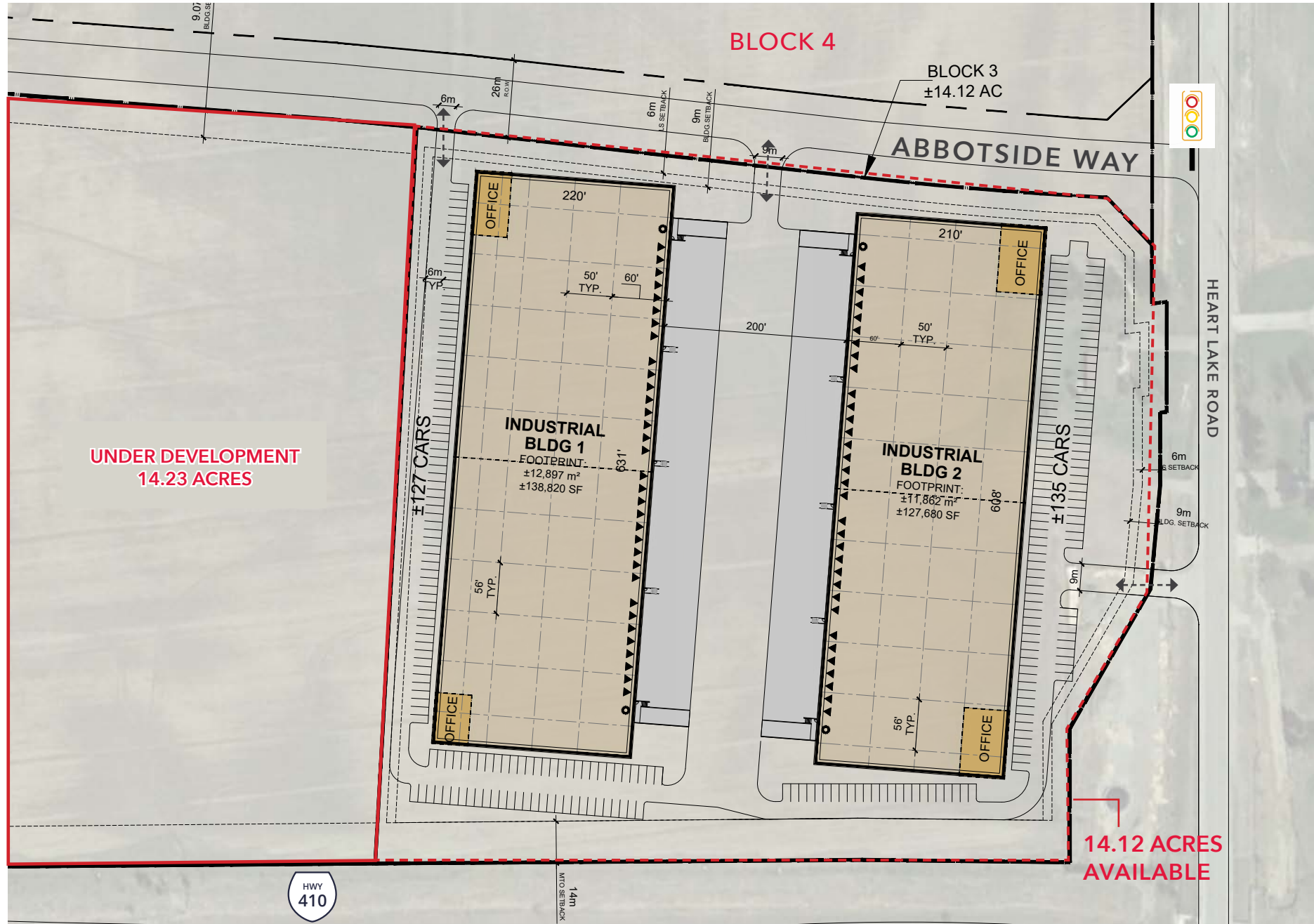
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE YES

[CLICK TO VIEW CONCEPTUAL PLANS](#)



## BLOCK 3 CONCEPTUAL PLAN

### BUILDING 1 | 138,820 SF

OFFICE AREA: 2% OR 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 STALLS: 127

APRON DEPTH: 200'

LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE NO

### BUILDING 2 | 127,680 SF

OFFICE AREA: 2% OR 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 STALLS: 135

APRON DEPTH: 200'

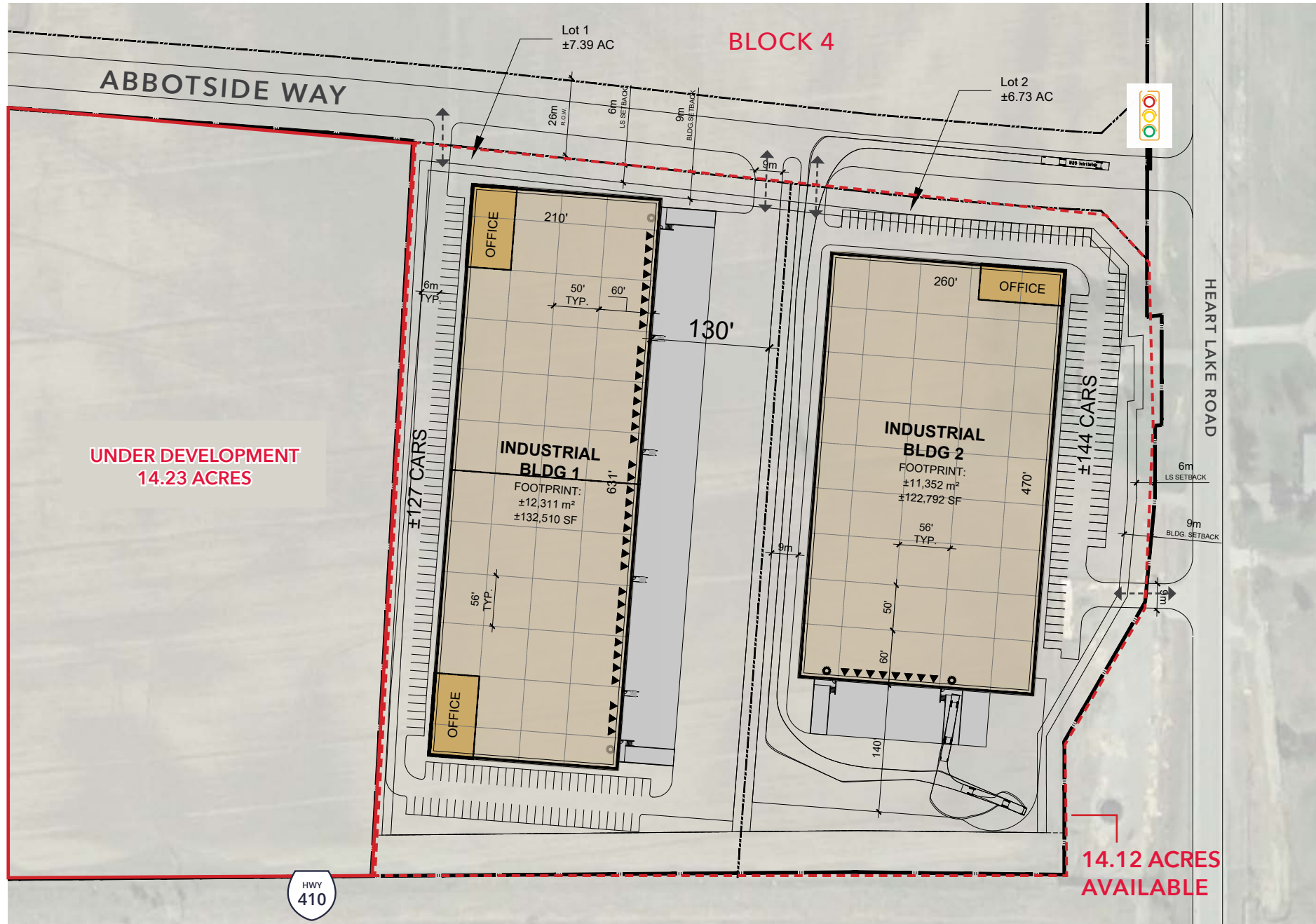
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: NO

[CLICK TO VIEW CONCEPTUAL PLANS](#)



## BLOCK 3 CONCEPTUAL PLAN

### BUILDING 1 | 132,510 SF

OFFICE AREA: 2% OR 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 STALLS: 127

APRON DEPTH: 130'

LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE YES

### BUILDING 2 | 122,792 SF

OFFICE AREA: 2% OR 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 STALLS: 144

APRON DEPTH: 140'

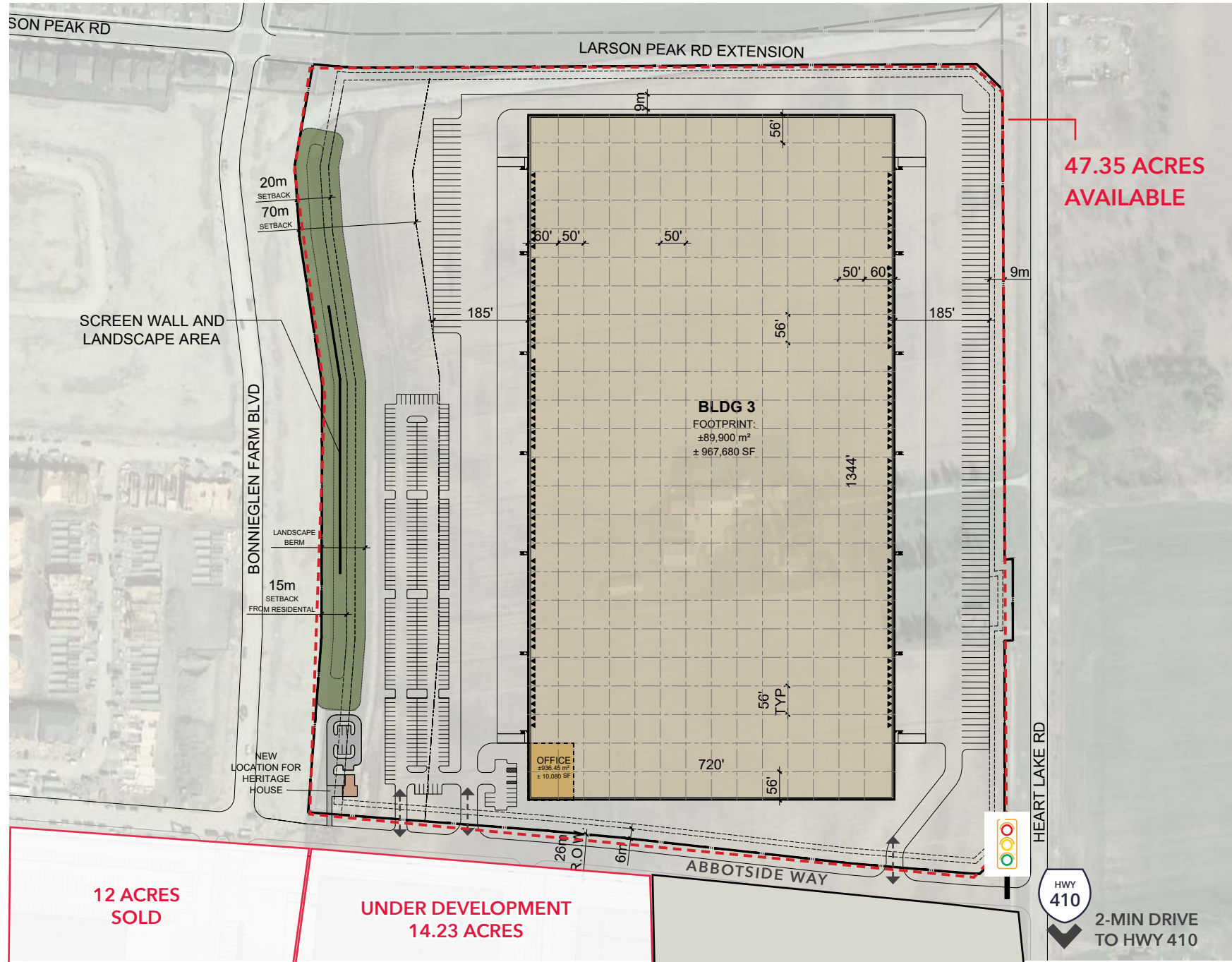
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: NO

[CLICK TO VIEW CONCEPTUAL PLANS](#)



## BLOCK 4 CONCEPTUAL PLAN

**BUILDING 1 | 967,680 SF | 47.35 ACRES**

**OFFICE AREA: 2% OR 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 STALLS: 305**

**TRAILER PARKING STALLS: 140**

**APRON DEPTH: 185'**

**LIGHTING: LED**

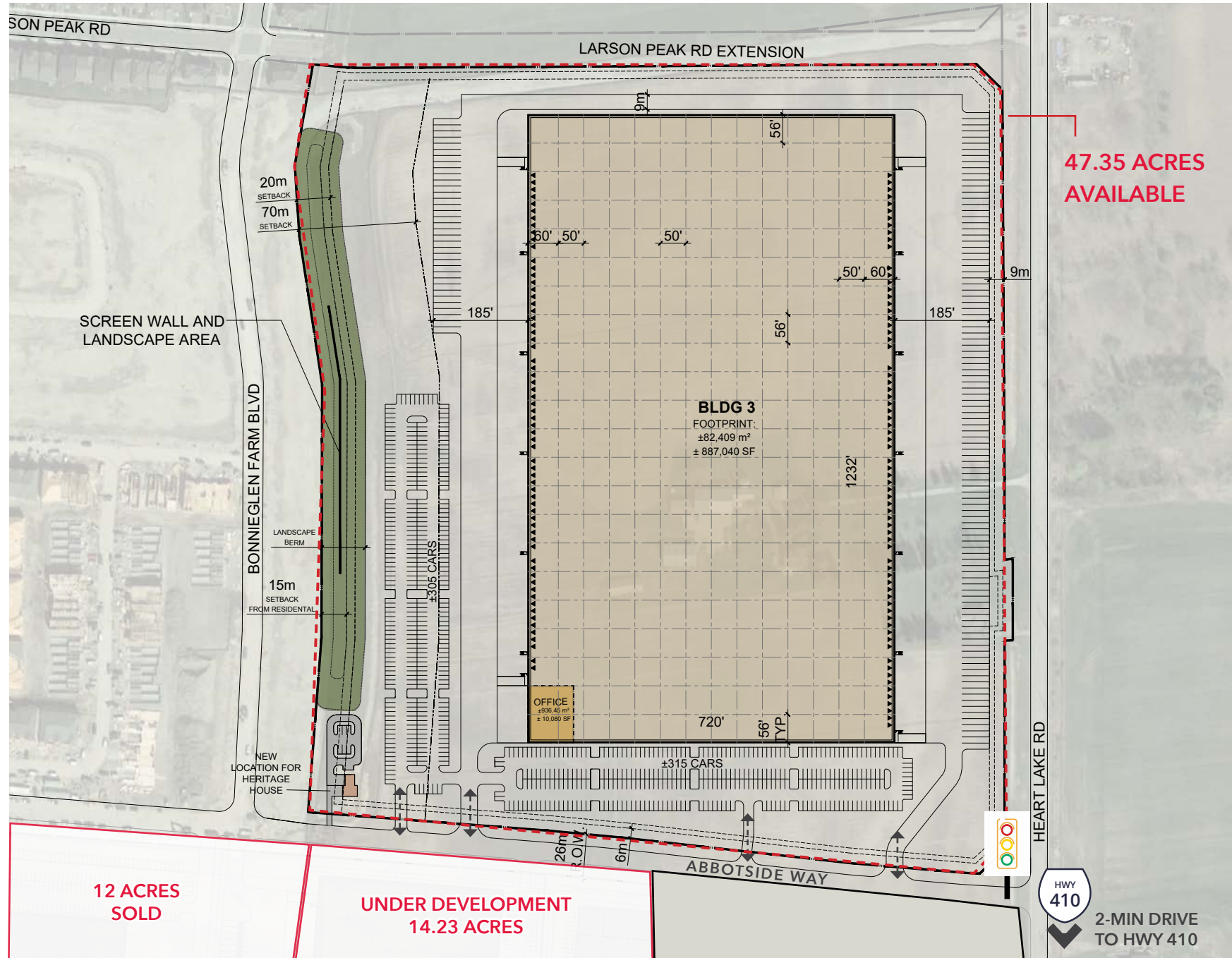
**SPRINKLER: ESFR**

**ACCESS: 3 POINTS OF ACCESS INGRESS/EGRESS**

**ABILITY TO SECURE: YES**

[CLICK TO VIEW CONCEPTUAL BUILD-TO-SUIT OPTIONS](#)

Speak to Listing Team for Design Build Pricing



## BLOCK 4 CONCEPTUAL PLAN

**BUILDING 1 | 887,040 SF | 47.35 ACRES**

**OFFICE AREA: 2% OR 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 STALLS: 620**

**TRAILER PARKING STALLS: 140**

**APRON DEPTH: 185'**

**LIGHTING: LED**

**SPRINKLER: ESFR**

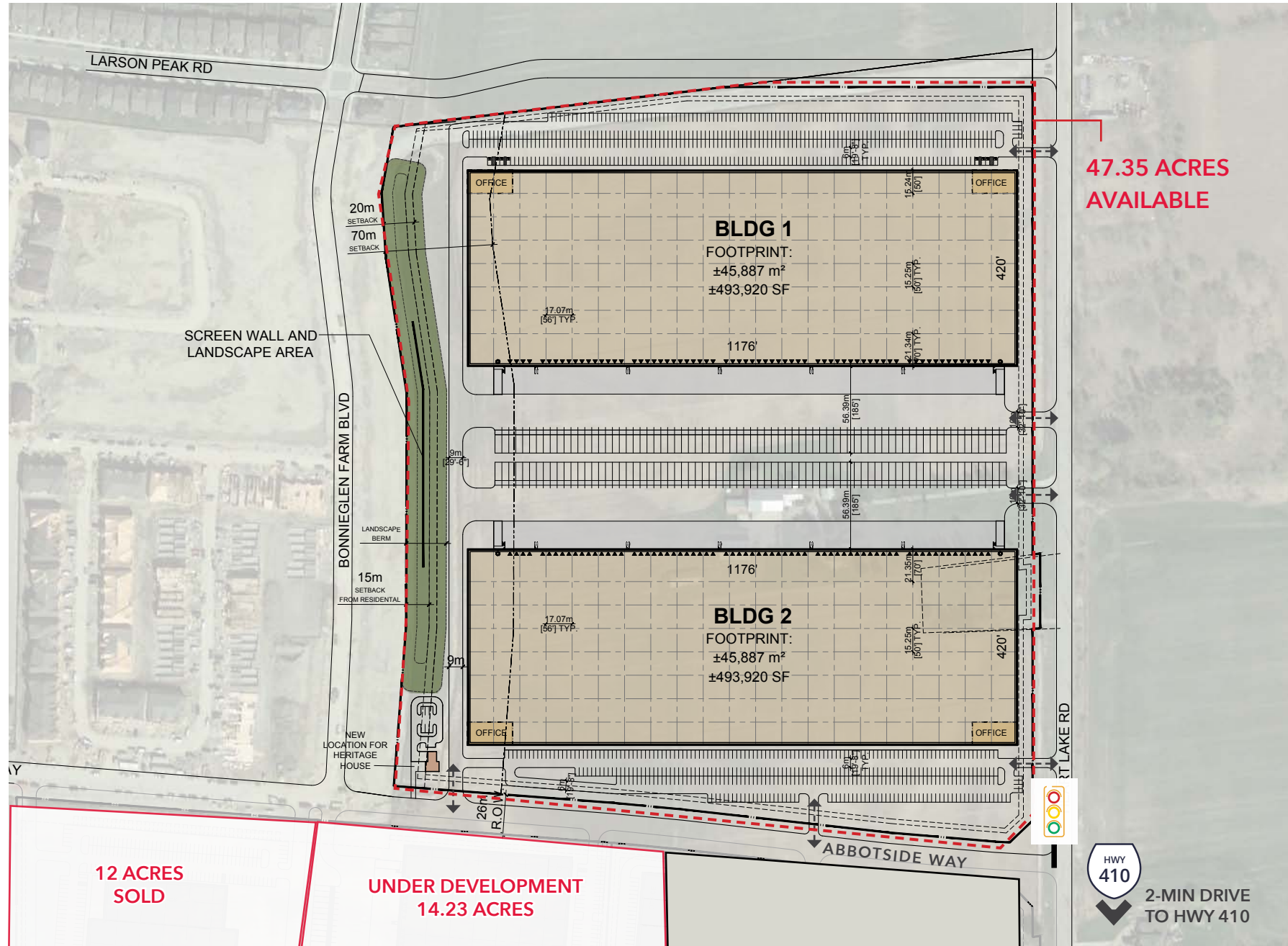
**ACCESS: 4 POINTS OF ACCESS INGRESS/EGRESS**

**ABILITY TO SECURE: YES**

**47.35 ACRES AVAILABLE**

[CLICK TO VIEW CONCEPTUAL BUILD-TO-SUIT OPTIONS](#)

Speak to Listing Team for Design Build Pricing



## BLOCK 4 CONCEPTUAL PLAN

**BUILDING 1 | 493,920 SF**

OFFICE AREA: 2% OR 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 STALLS: 486

TRAILER PARKING STALLS: 74

APRON DEPTH: 185'

LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

**BUILDING 2 | 493,920 SF**

OFFICE AREA: 2% OR 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 STALLS: 383

TRAILER PARKING STALLS: 74

APRON DEPTH: 185'

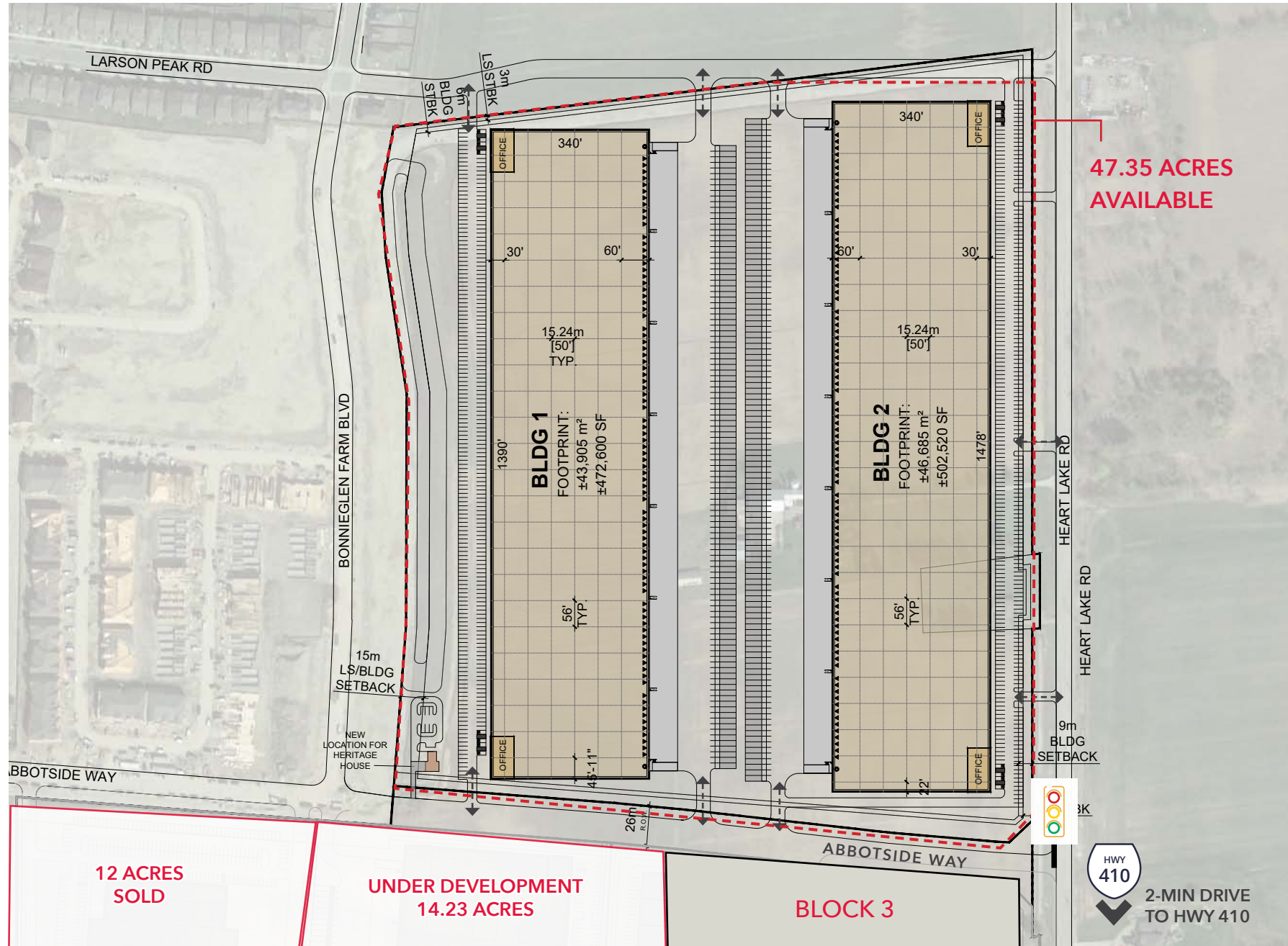
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 4 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

[CLICK TO VIEW CONCEPTUAL PLANS](#)



## BLOCK 4 CONCEPTUAL PLAN

**BUILDING 1 | 472,600 SF**

OFFICE AREA: 2% OR 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 STALLS: 310

TRAILER PARKING STALLS: 112

APRON DEPTH: 185'

LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 4 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

**BUILDING 2 | 502,520 SF**

OFFICE AREA: 2% OR 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 STALLS: 315

TRAILER PARKING STALLS: 119

APRON DEPTH: 185'

LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 4 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

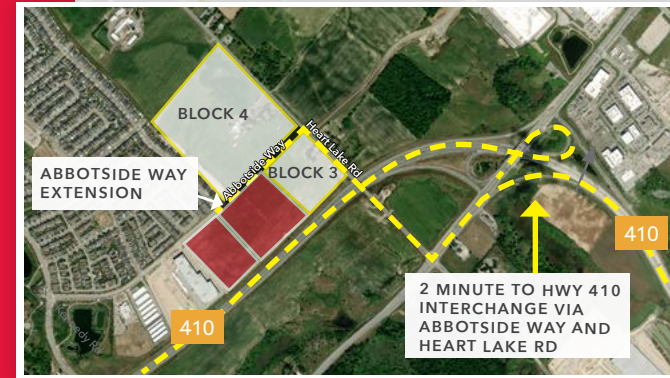
[CLICK TO VIEW CONCEPTUAL PLANS](#)



# 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

 Highway 410  
1.6 KM | 2 Min


 Highway 407  
13 KM | 10 Min

 Highway 427  
29 KM | 20 Min

 Highway 401  
25 KM | 18 Min

 Highway 400  
29 KM | 21 Min

 US Windsor Boarder  
360 KM | 3 Hrs 45 Min


 CN Intermodal Brampton  
15 KM | 25 Min

 CPKC Intermodal Vaughan  
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

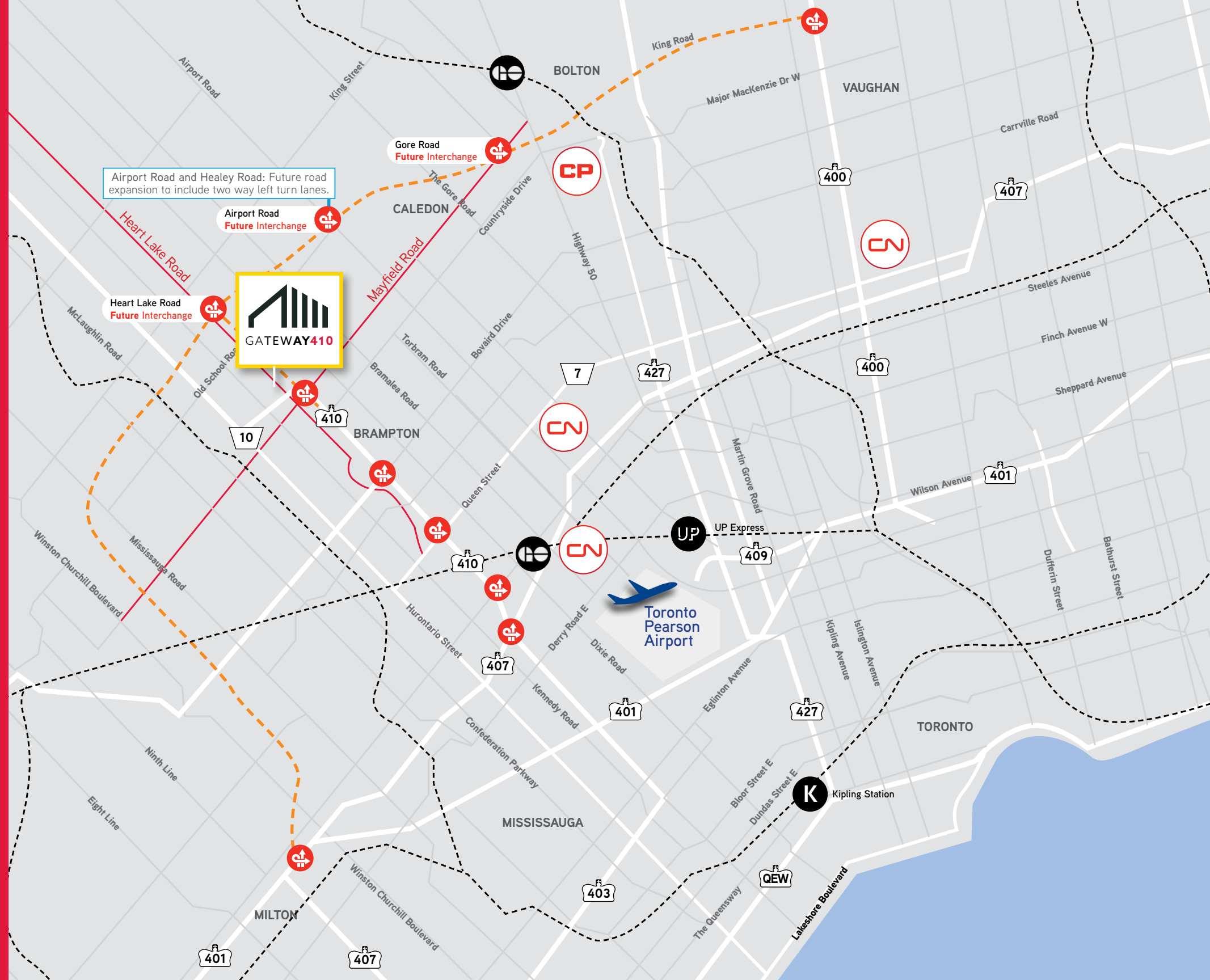
 BRAMPTON GO  
13 km | 20 min

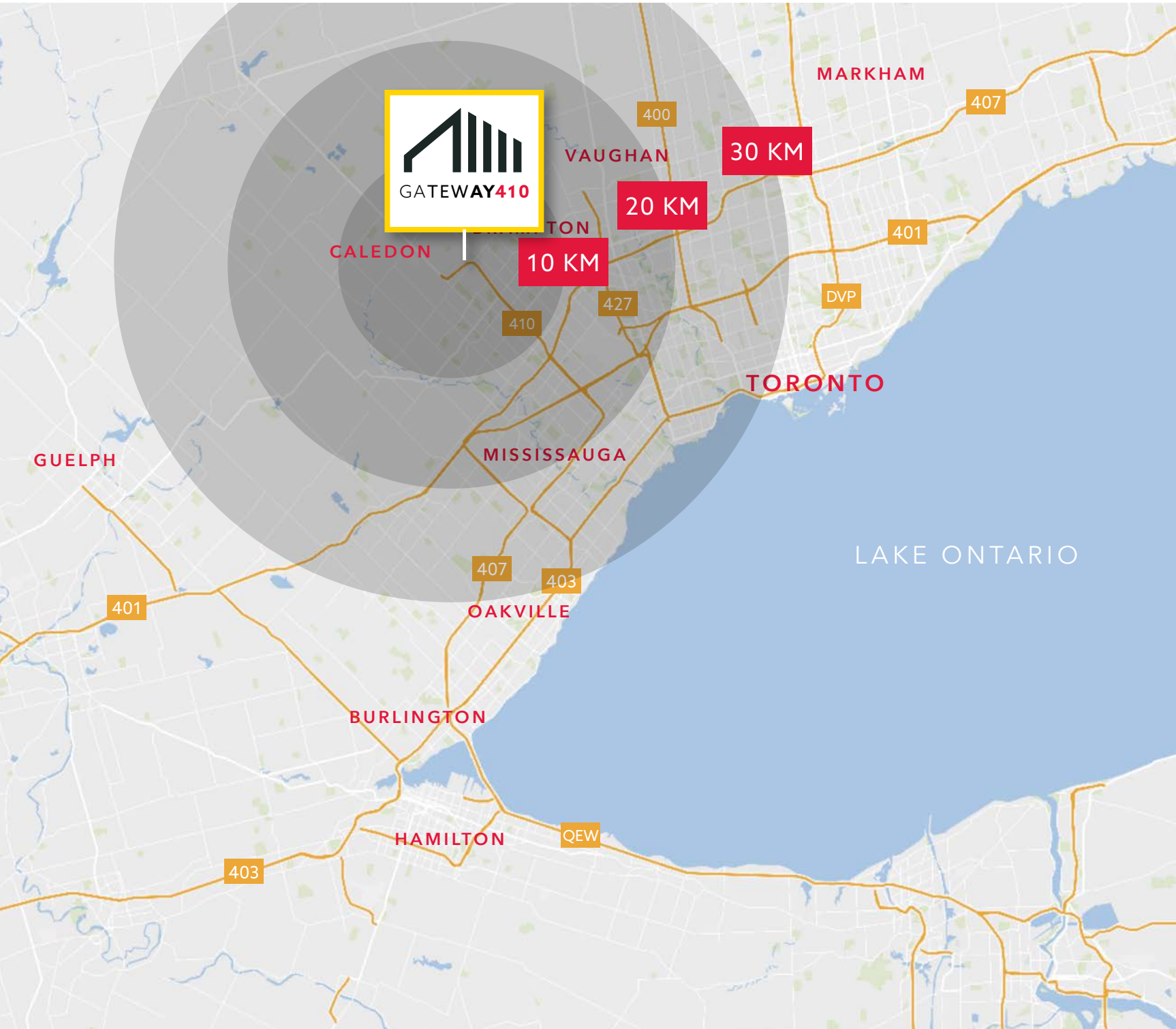
 Future Highway 413

 Highway Interchange

 Future Mayfield & Heart Lake Interchange: est. 1 min drive

 Future Airport Interchange: est. 9 min drive





## TALENT, LABOUR

### WORK FORCE



#### 10 KM

POPULATION  
577,059

LABOUR FORCE  
325,936

MEDIAN AGE  
35.4

#### 20 KM

POPULATION  
1,215,991

LABOUR FORCE  
690,564

MEDIAN AGE  
36.5

#### 30 KM

POPULATION  
2,967,074

LABOUR FORCE  
1,664,031

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



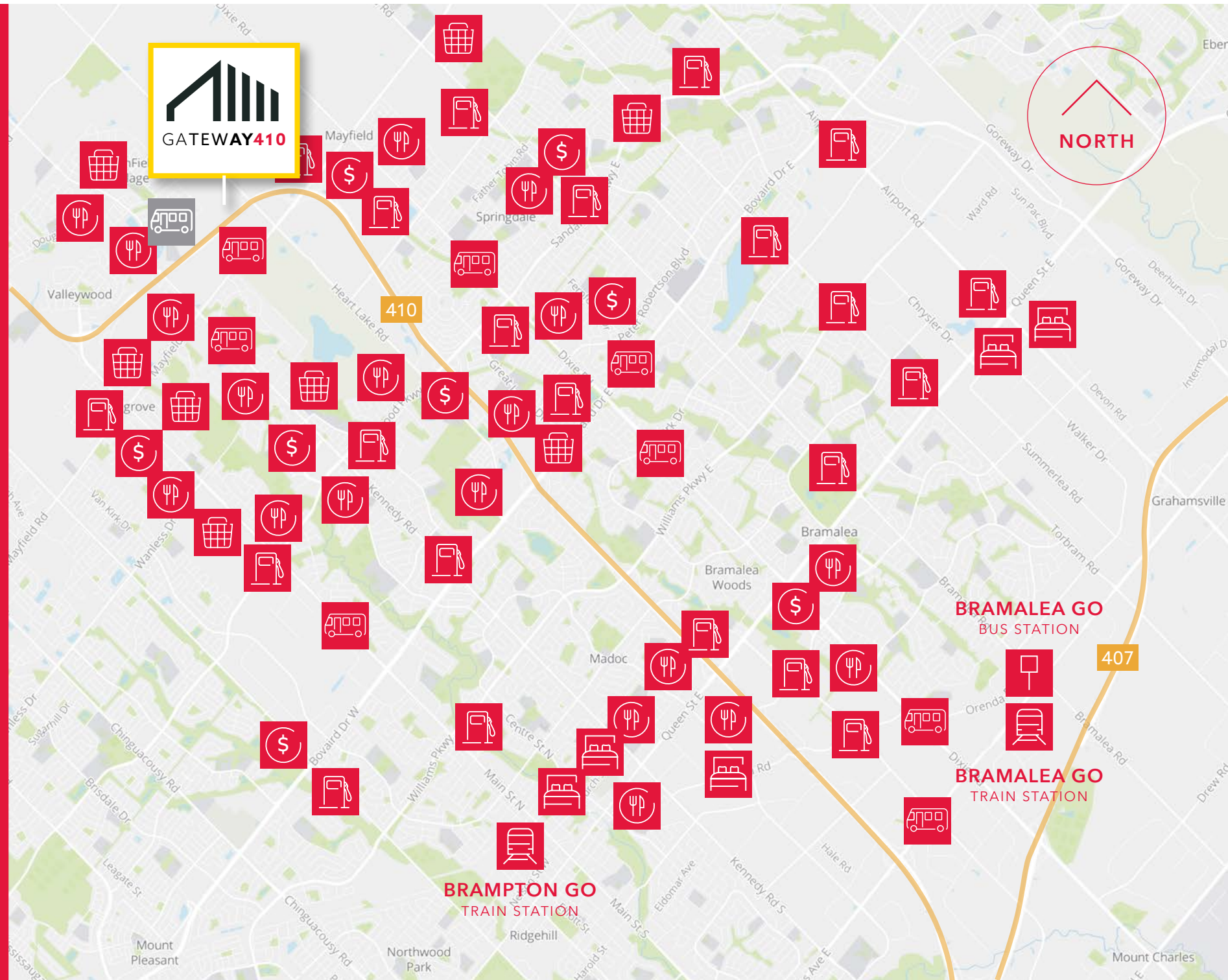
**GO**

TRAIN STATION



**GO**

BUS STATION







## 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.



## DEVELOPER

From new construction and comprehensive turn-key design-build projects, to expansions, renovations and interior fit-outs, Broccolini can envision, plan, and build the space you need. We always work in close collaboration with our clients. This enables us to accommodate their specific requirements regarding design and construction, and to meet, or even exceed their expectations in terms of budget and deadlines. Broccolini's ultimate aim is to develop lasting relationships with our partners and clients alike. Over the years, this core company philosophy has helped Broccolini earn the standing of trusted partner to many prominent brands and national and international enterprises, including, to name a few, Canadian Tire, Best Buy, Sobeys, Wal-Mart, Costco, Purolator, Amazon, National Bank, Ikea, Saks Fifth Avenue, ABB, Mountain Equipment Co-op, XTL Transport, and Public Works and Government Services Canada.



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