



GATEWAY 410

12304 HEART LAKE RD, CALEDON, ON

DESIGN-BUILD PURCHASE OPPORTUNITIES

OCCUPANCY AS EARLY AS
Q4 2026

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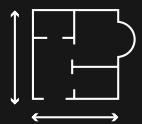
BROCCOLINI



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.

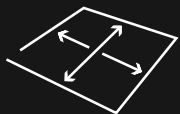
Abutting an amenities rich area with unparalleled access to labour, and transit.



Design Build Opportunities From:
160,160 SF - 967,000 SF



Office:
2% or build-to-suit



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





DESIGN BUILD OPPORTUNITIES FOR SALE

Block 1 & 2 Conceptual Plans

Block 3 Conceptual Plans

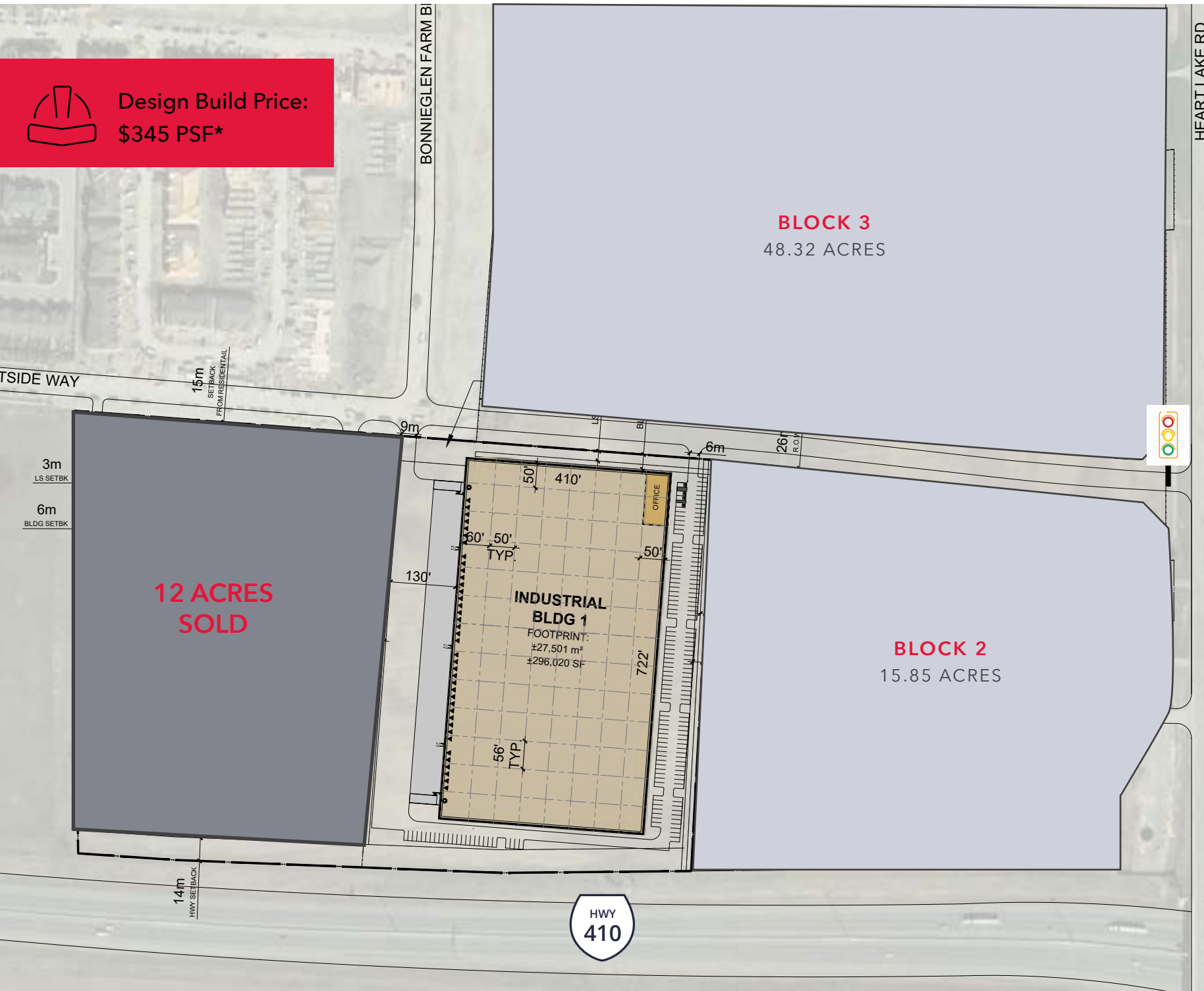
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PRESTIGE INDUSTRIAL ZONING
[Click here for zoning](#)
- 

FULLY SERVICED AND ZONED LOTS



Design Build Price:
\$345 PSF*



CONCEPTUAL SITE PLAN AS SHOWN

BUILDING SPECS

SIZE: 296,020 SF

OFFICE: 2% OR TO SUIT

CLEAR HEIGHT: 40'

SHIPPING: 39 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS

BAY SIZE: 50' X 56', 60' STAGING BAY

CAR PARKING STALLS: 167

TRUCK DOCK APRON: 130'

LIGHTING: LED

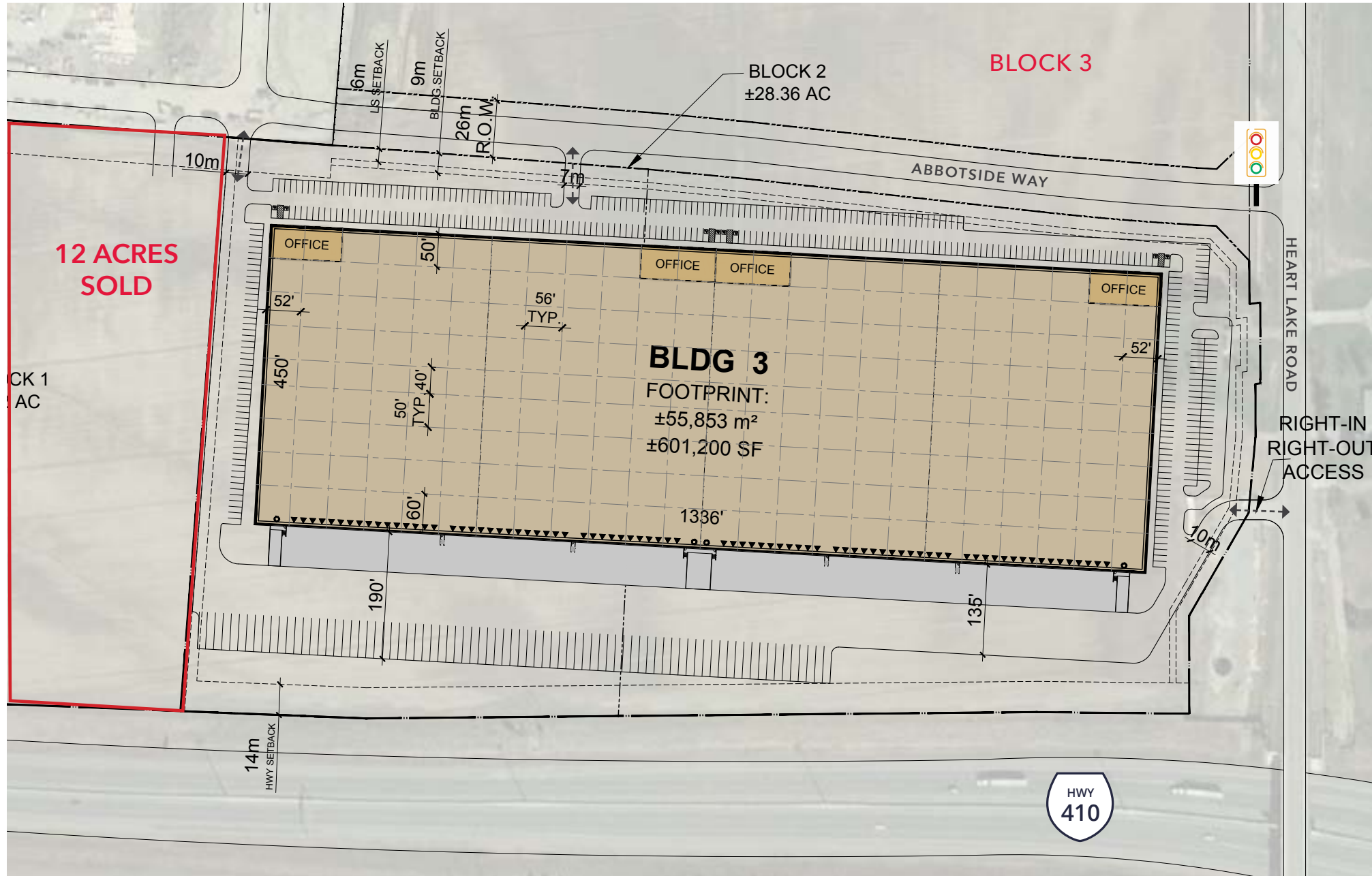
SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

OCCUPANCY: EARLY AS Q4 2026

*Price subject to change according to Purchaser's Requirements. Design build price only applies to 296,020 SF conceptual plan



BLOCK 1 & 2 CONCEPTUAL PLAN

601,200 SF CONCEPT

TOTAL AREA: 601,200 SF

OFFICE AREA: 2% OR BUILD-TO-SUIT

CLEAR HEIGHT: 40'

SHIPPING: 80 TRUCK LEVEL DOORS, 4 DRIVE-IN DOORS

BAY SIZE: 50' X 56' | 60' STAGING BAY

CAR PARKING STALLS: 420

TRAILER PARKING STALLS: 80

APRON DEPTH: 135' - 190'

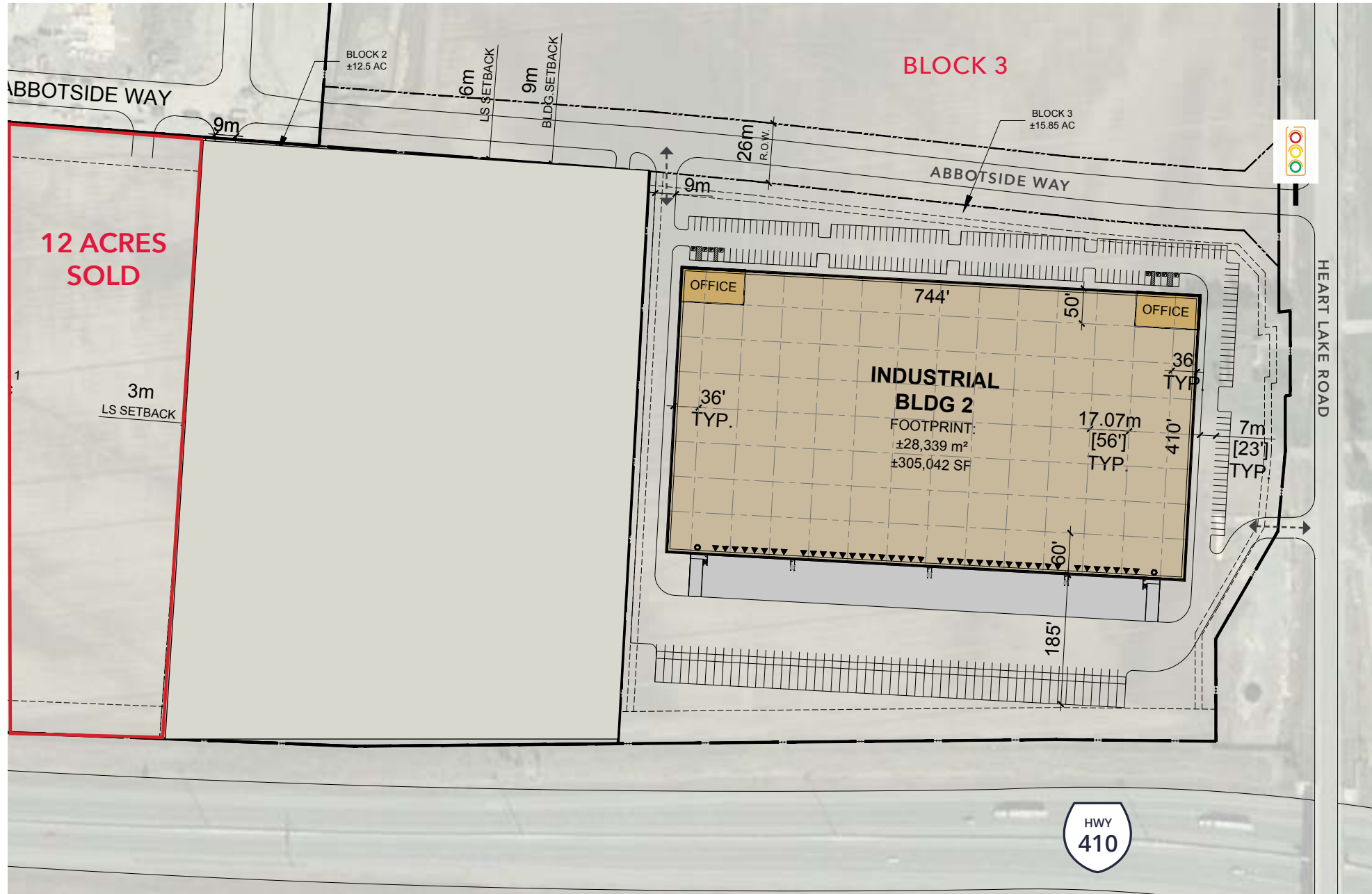
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 3 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

[CLICK TO VIEW CONCEPTUAL PLANS](#)



BLOCK 1 & 2 CONCEPTUAL PLAN

BUILDING 2 | 305,042 SF

OFFICE AREA: 2% OR BUILD-TO-SUIT

CLEAR HEIGHT: 40'

SHIPPING: 41 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS

BAY SIZE: 50' X 56' | 60' STAGING BAY

CAR PARKING STALLS: 201

TRAILER PARKING STALLS: 56

APRON DEPTH: 185'

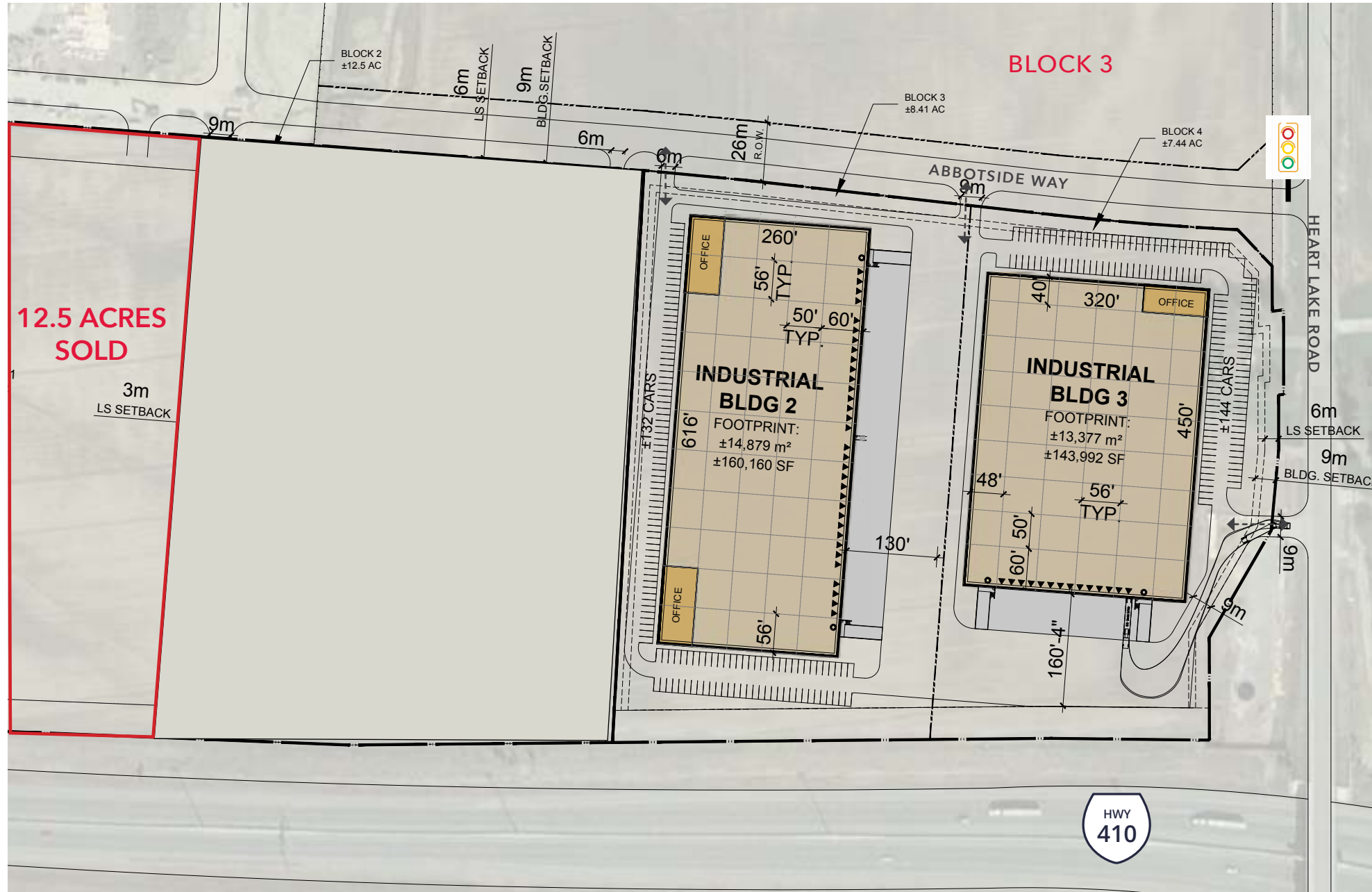
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE YES

[CLICK TO VIEW
CONCEPTUAL PLANS](#)



BLOCK 1 & 2 CONCEPTUAL PLAN

BUILDING 2 | 160,160 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: 132

APRON DEPTH: 130'

LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

BUILDING 3 | 143,992 SF

OFFICE AREA: 2% OR BUILD-TO-SUIT

CLEAR HEIGHT: 40'

SHIPPING: 13 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS

BAY SIZE: 50' X 56' | 60' STAGING BAY

CAR PARKING STALLS: 144

APRON DEPTH: 160' 4"

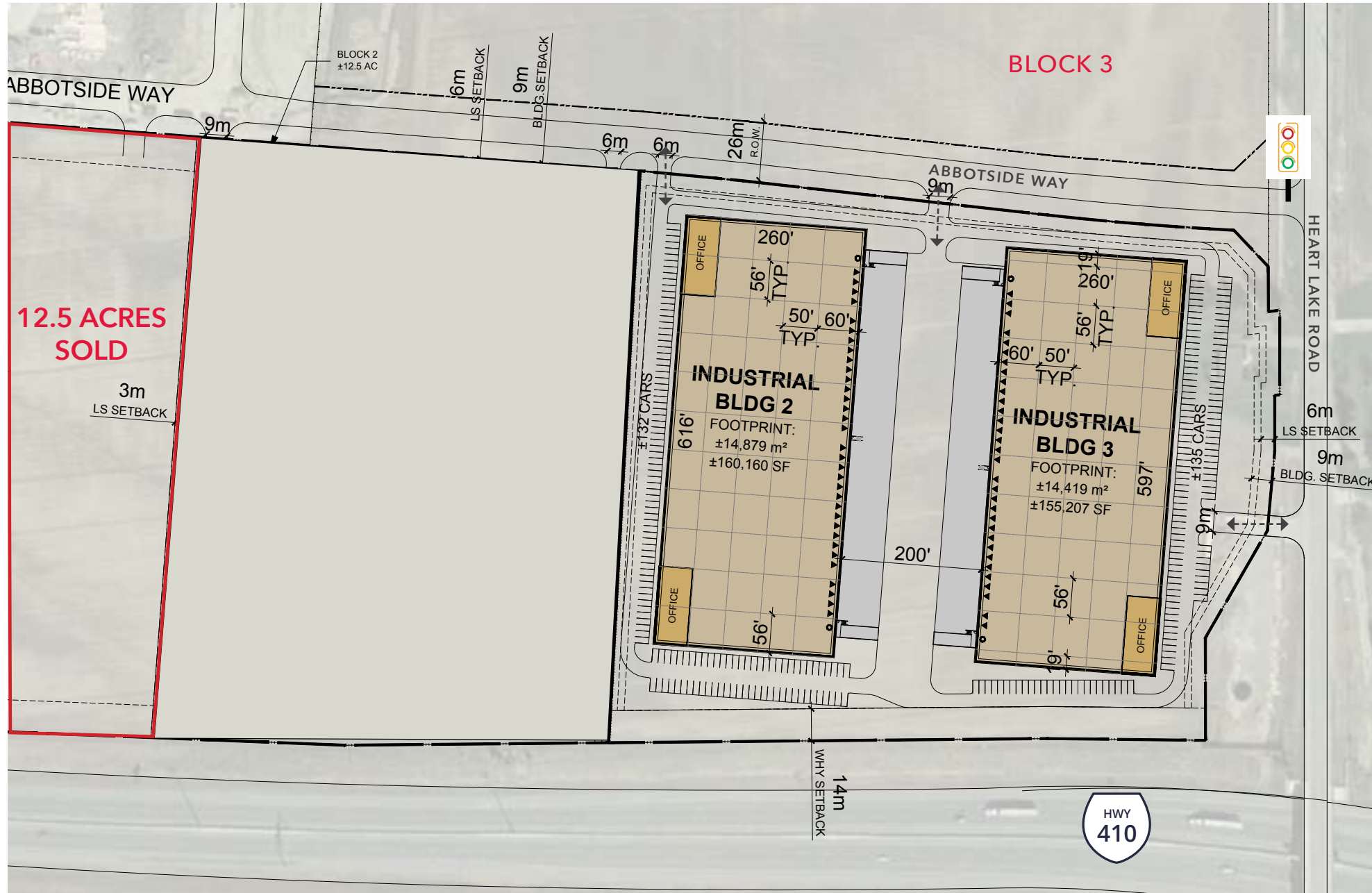
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

[CLICK TO VIEW CONCEPTUAL PLANS](#)



BLOCK 1 & 2 CONCEPTUAL PLAN

BUILDING 2 | 160,160 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: 132

APRON DEPTH: 200'

LIGHTING: LED

SPRINKLER: ESR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE NO

BUILDING 3 | 155,207 SF

OFFICE AREA: 2% OR BUILD-TO-SUIT

CLEAR HEIGHT: 40'

SHIPPING: 32 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS

BAY SIZE: 50' X 56' | 60' STAGING BAY

CAR PARKING STALLS: 135

APRON DEPTH: 200'

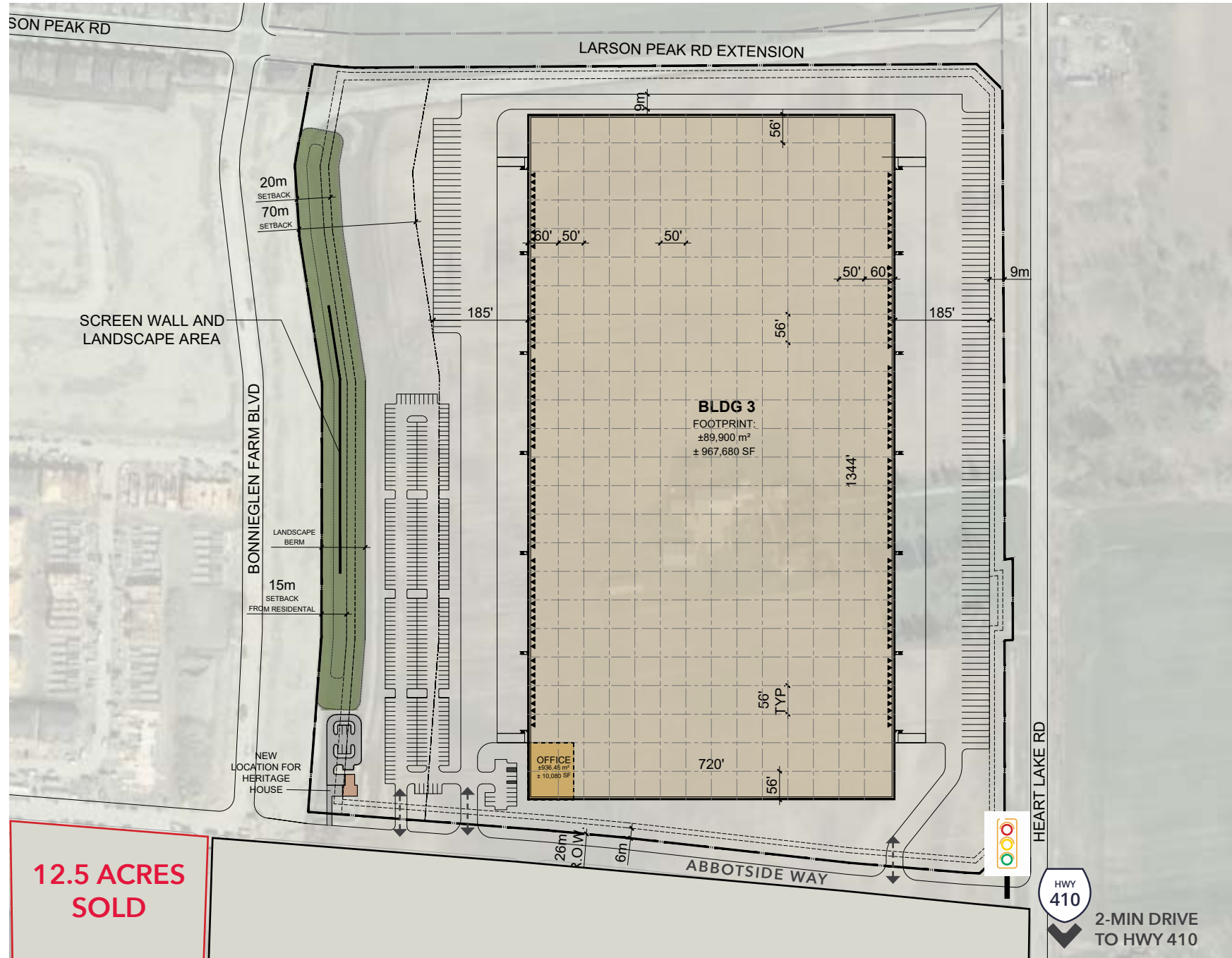
LIGHTING: LED

SPRINKLER: ESR

ACCESS: 2 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: NO

[CLICK TO VIEW CONCEPTUAL PLANS](#)



12.5 ACRES SOLD

BLOCK 3 CONCEPTUAL PLAN

BUILDING 1 | 967,680 SF

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

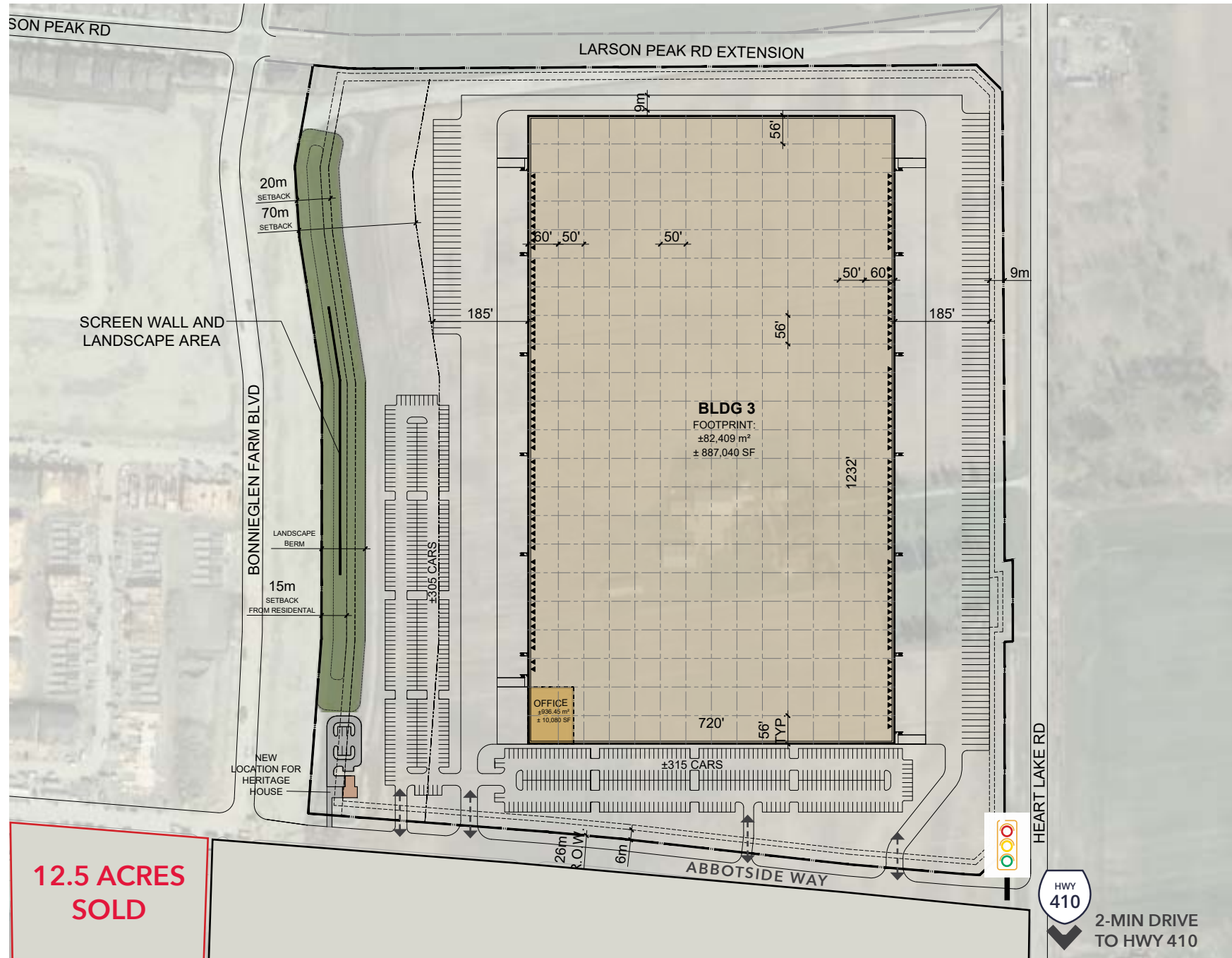
SPRINKLER: ESFR

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



**12.5 ACRES
SOLD**

BLOCK 3 CONCEPTUAL PLAN

BUILDING 1 | 887,040 SF

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

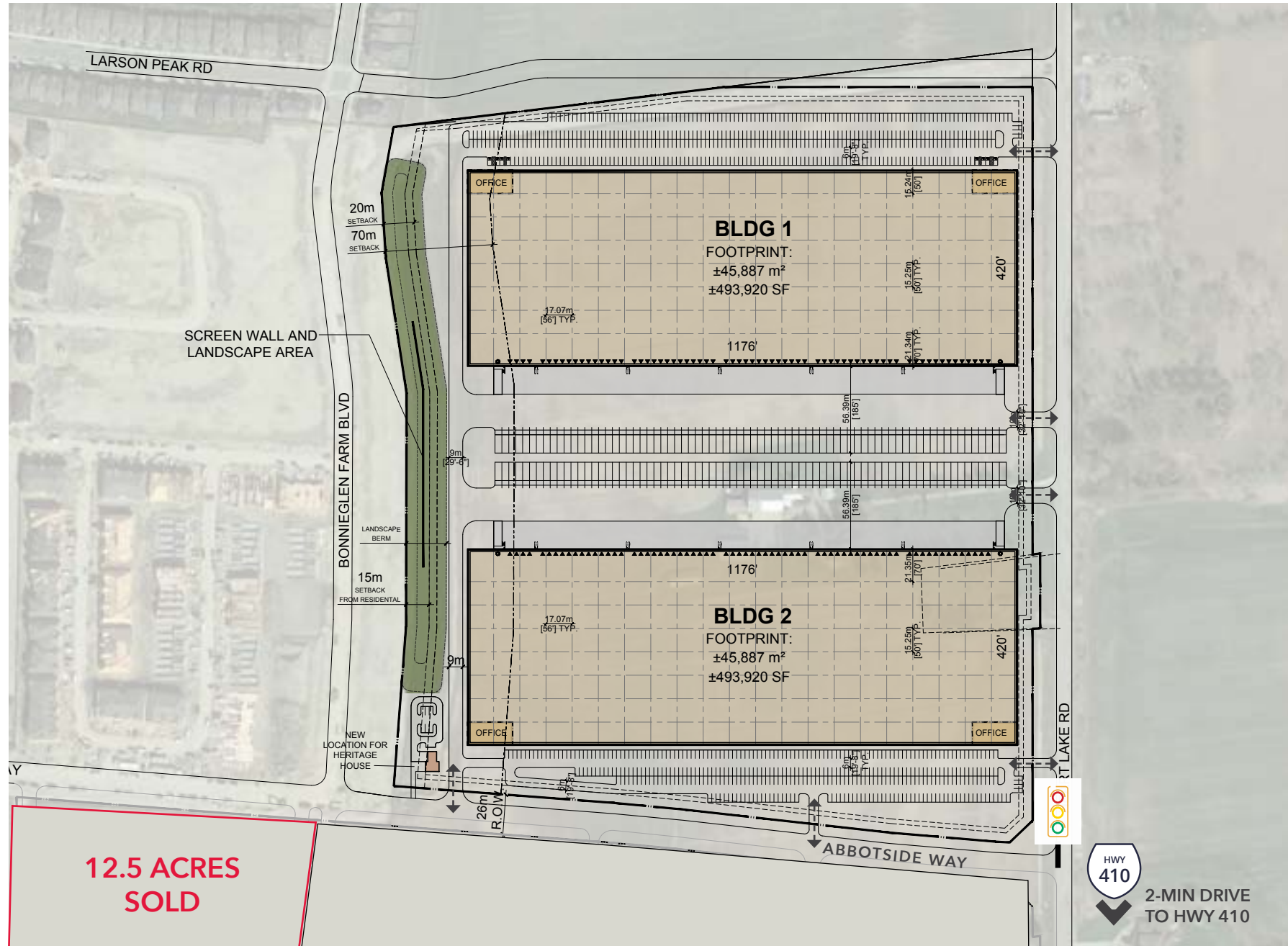
SPRINKLER: ESFR

ACCESS: 4 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

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

Speak to Listing Team for Design Build Pricing



BLOCK 3 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'

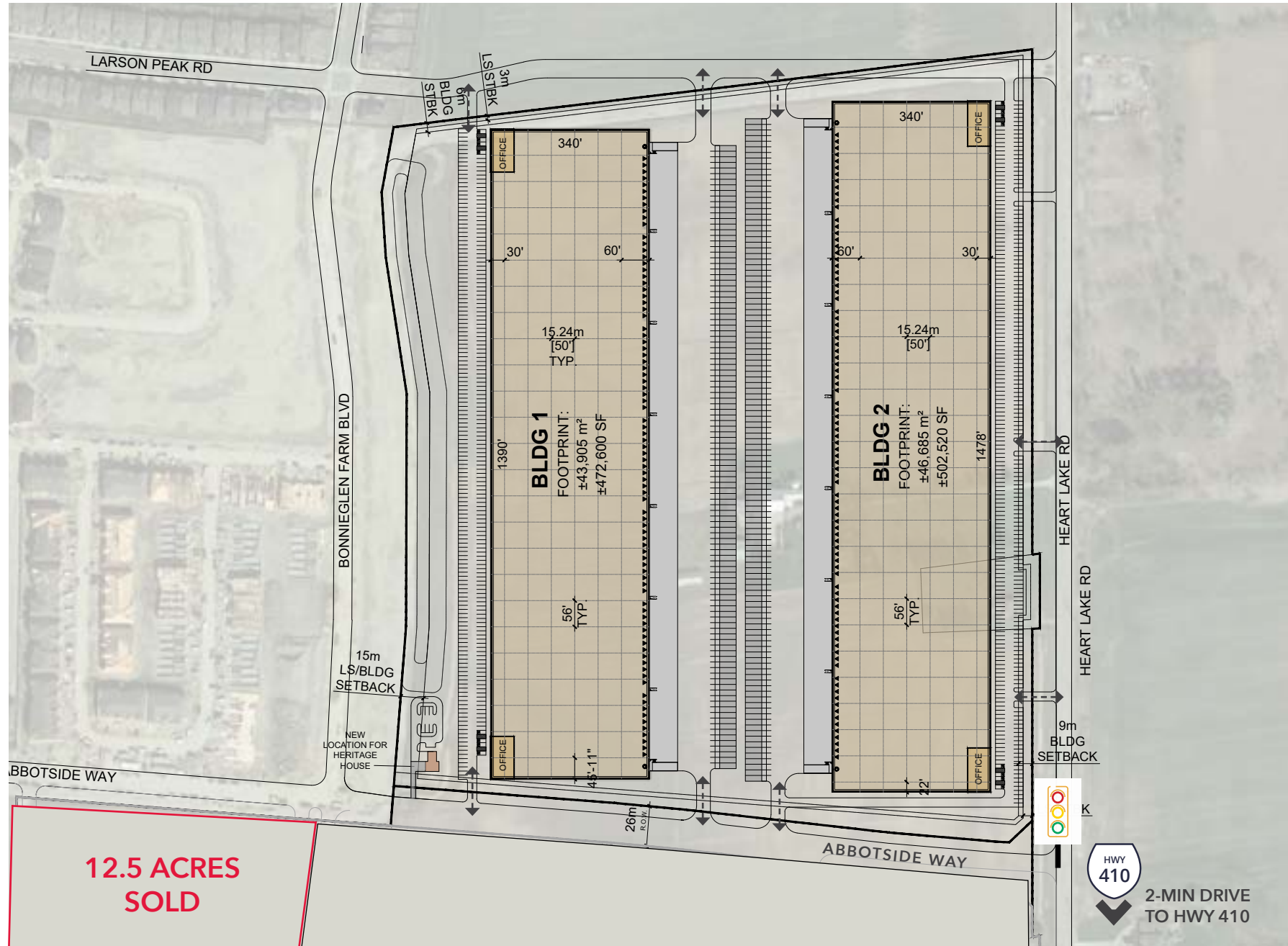
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 4 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

[CLICK TO VIEW CONCEPTUAL PLANS](#)



BLOCK 3 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'

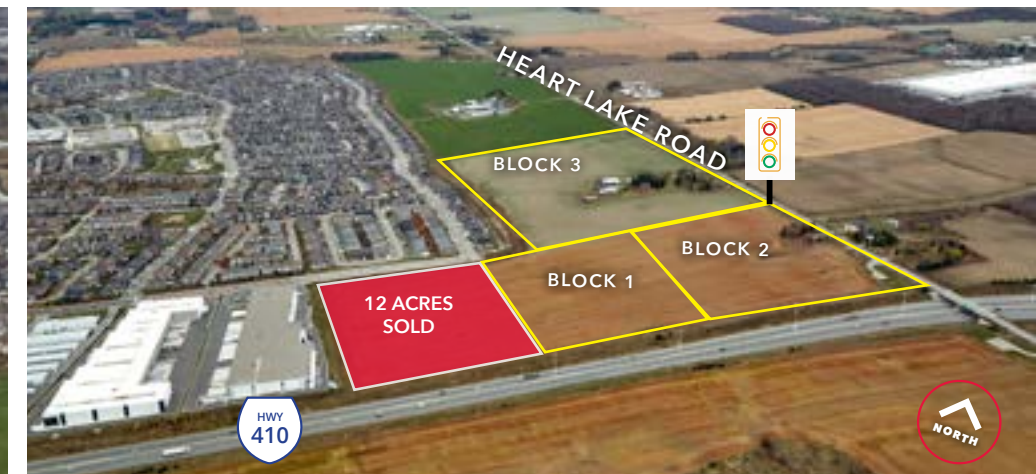
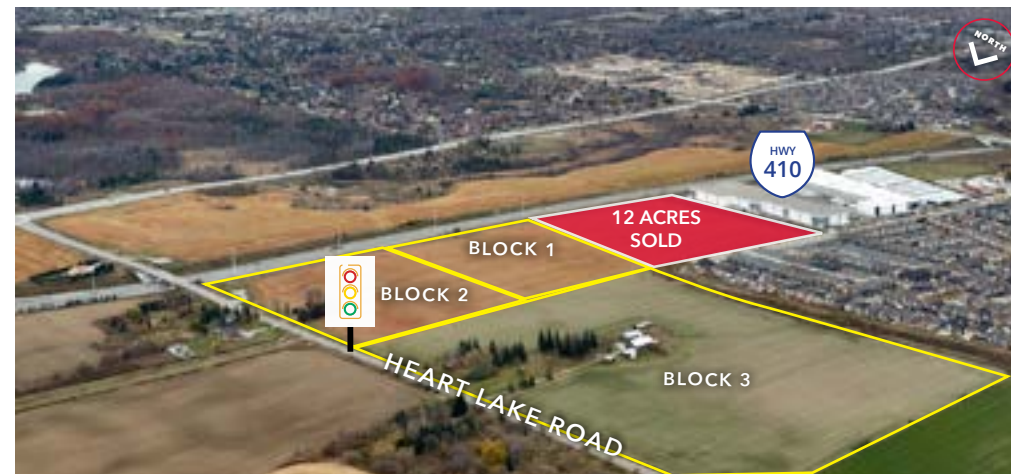
LIGHTING: LED

SPRINKLER: ESFR

ACCESS: 4 POINTS OF ACCESS INGRESS/EGRESS

ABILITY TO SECURE: YES

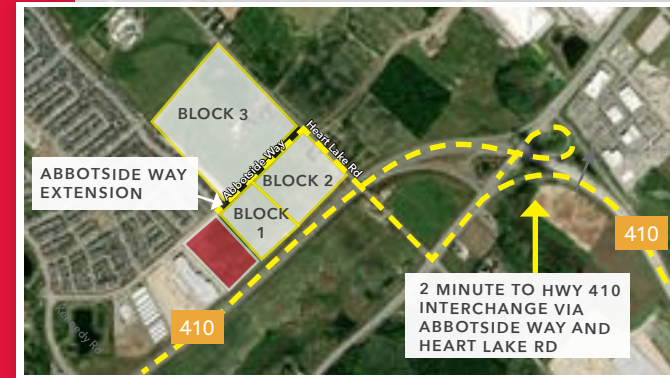
[CLICK TO VIEW
CONCEPTUAL PLANS](#)



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

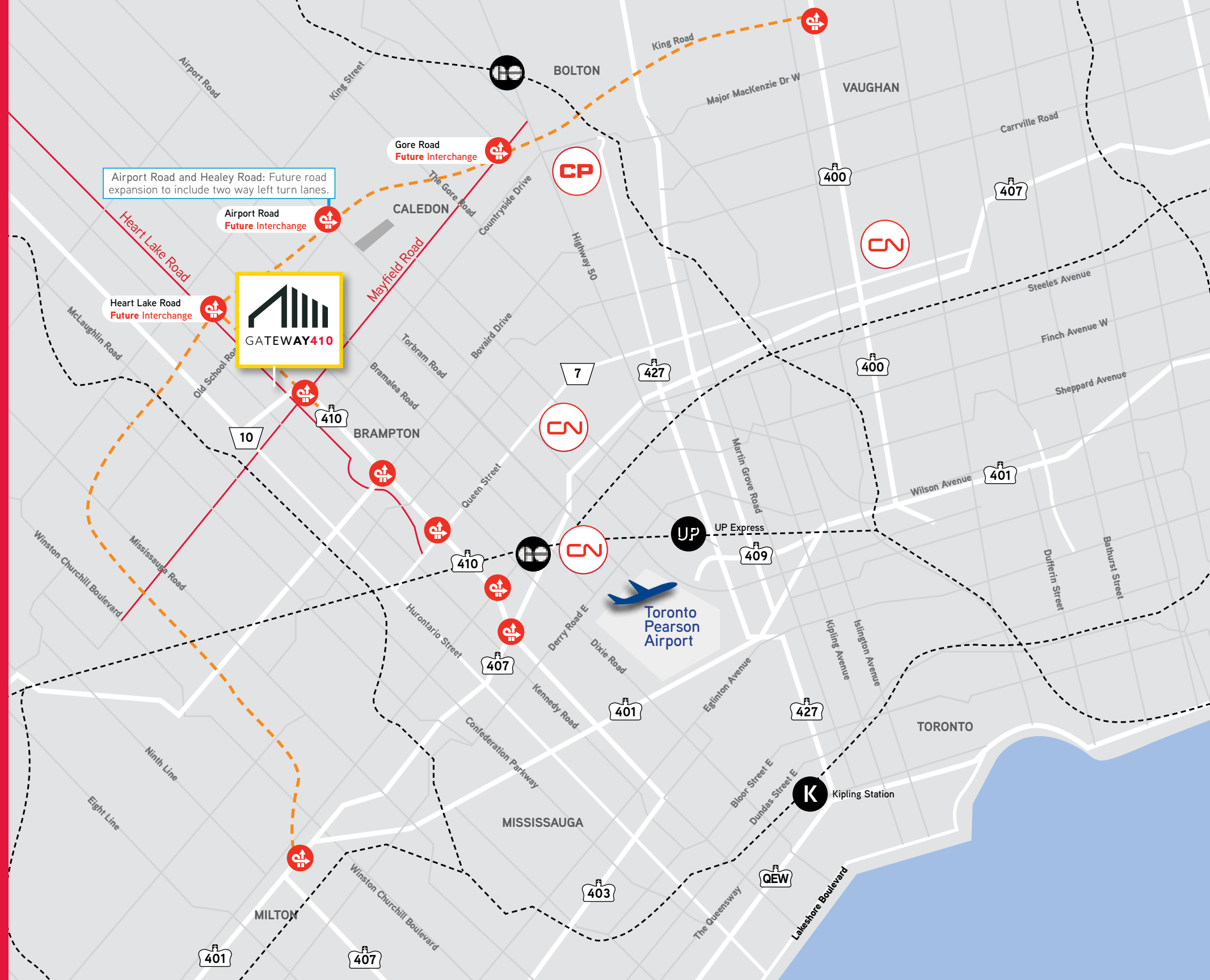
 BRAMPTON GO
13 km | 20 min

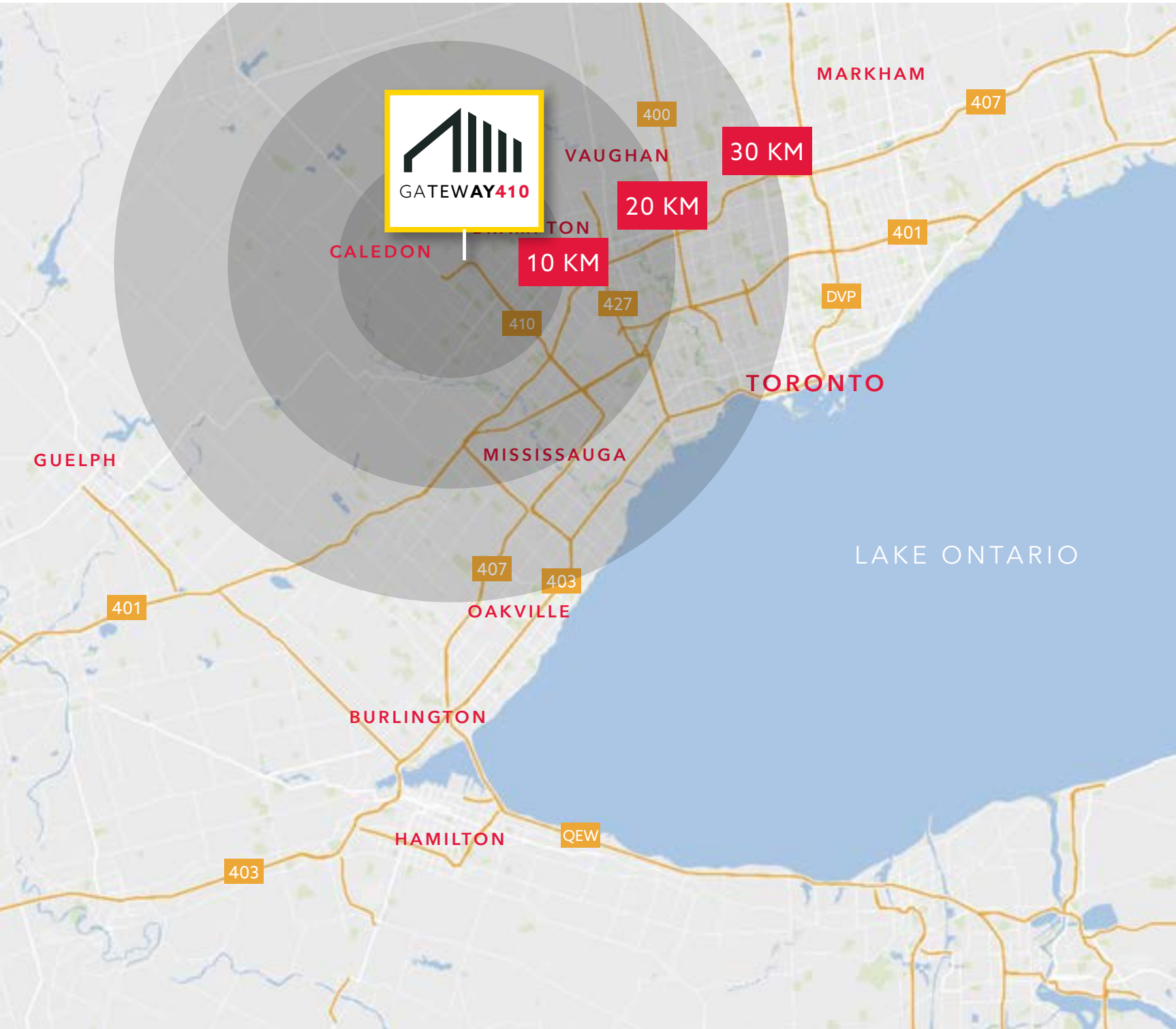
 Future Highway 413

 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



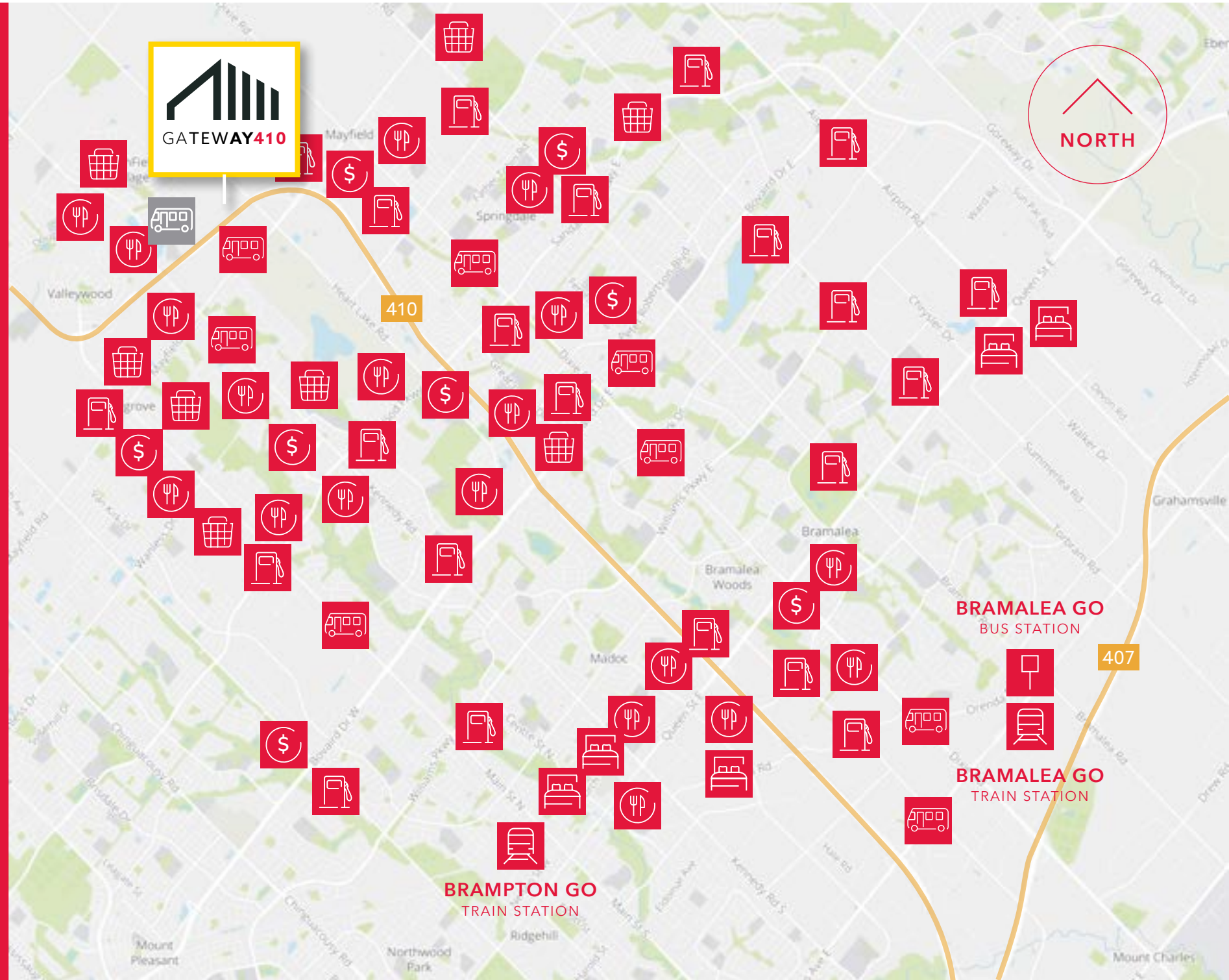
GO

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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