



NEW SPEC DEVELOPMENT - AVAILABLE Q1, 2023

261 ABBOTTSIDE WAY

GWL Realty Advisors is excited to announce our latest state-of-the art industrial development located at the north east side of Abbotside Way, Caledon, Ontario covering approximately 7.9 acres of land. This class A development is approximately 138,617 sq.ft. and will be able to accommodate a variety of users with flexible options to demise. This strategically located site has direct access to Highway 410 offering great connectivity to labour and surrounding GTA markets.

SHANNON KING
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Salesperson
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BUILDING OVERVIEW



SIZE

138,617 sq.ft.

LEASED 86,727 sq.ft.

REMAINING: 51,890 sq.ft.



CLEAR HEIGHT

36'



PARKING

120 Stalls

AVAILABLE

Q1, 2023

WAREHOUSE BAY SIZE

55 X 45

LIGHTING

LED Warehouse Lights

HYDRAULIC DOCK LEVELERS

20

DRIVE-IN DOORS

4

BUILDING ENVELOPE

High efficiency pre-cast R18

HEATING

High efficiency Cambridge Unit Heaters

ZONING

MP 462



Materials selected to meet LEED® certification criteria as well as Recycled content to meet LEED® certification criteria



Exterior LED lighting design that reduces night time light pollution with zero light spill at property line



Electric vehicle charging stations



Superior location with strong access to Brampton Labour Pools

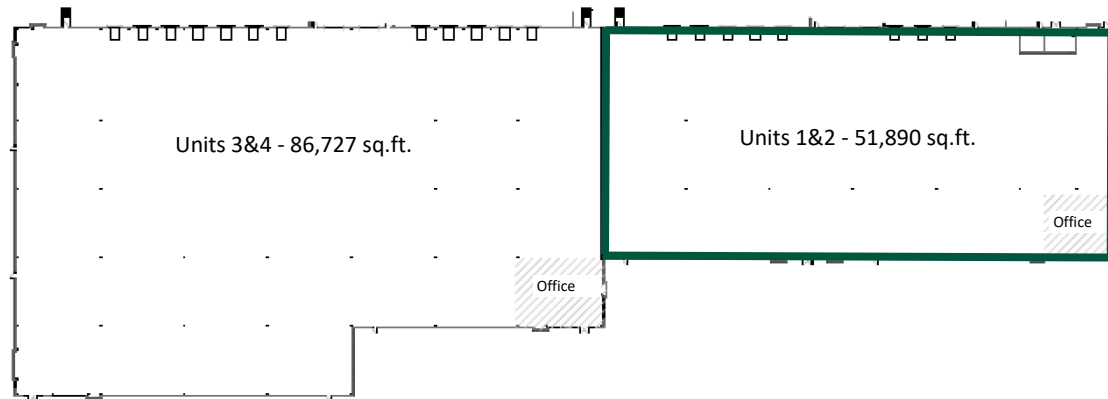
LEASING OPTIONS

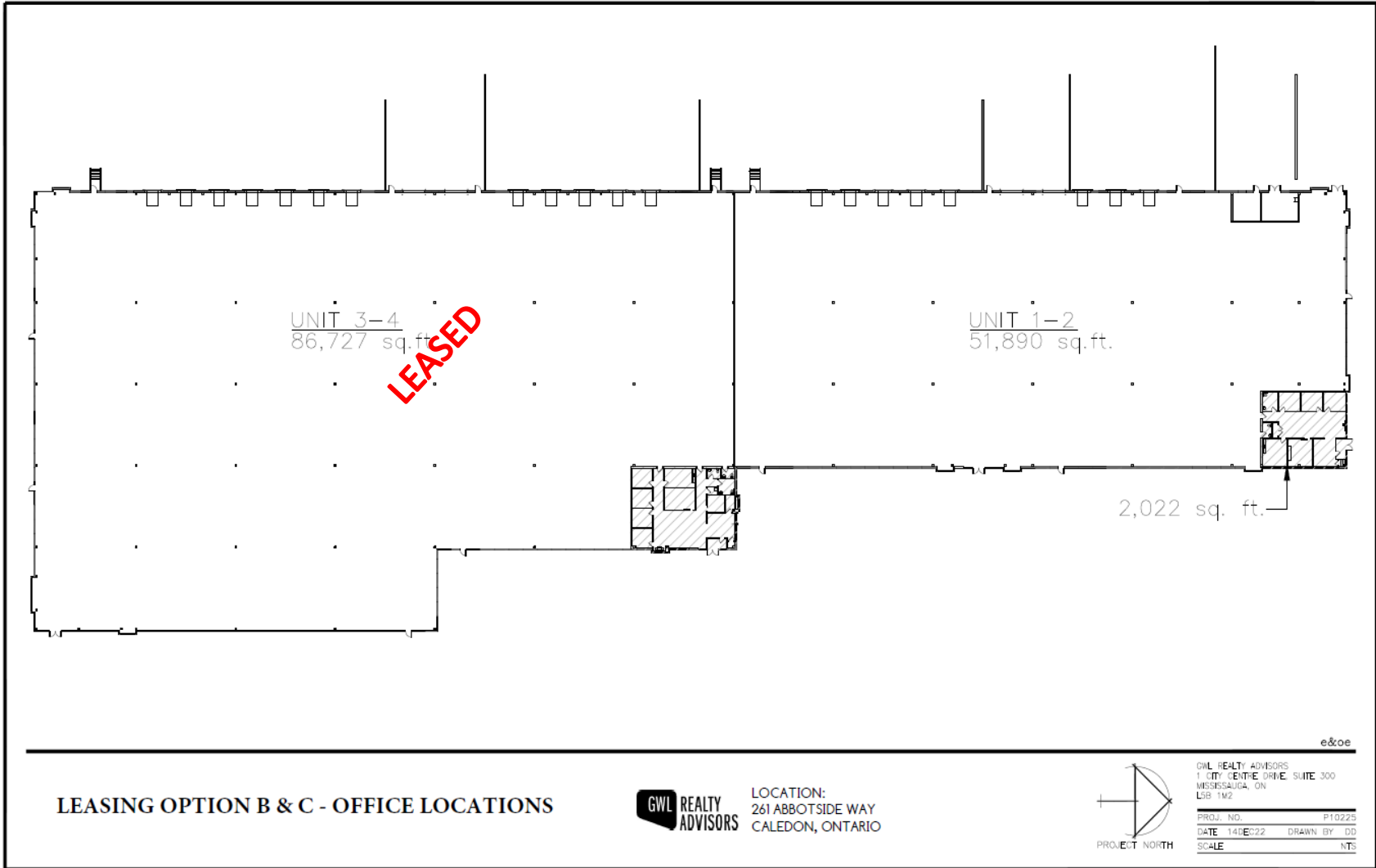
OPTION B – 86,727 SQ.FT

OPTION C – 51,890 SQ.FT.

LEASED

AVAILABLE





UNIT 3-4
86,727 sq. ft.

LEASED

UNIT 1-2
51,890 sq. ft.

2,022 sq. ft.

e&oc

LEASING OPTION B & C - OFFICE LOCATIONS

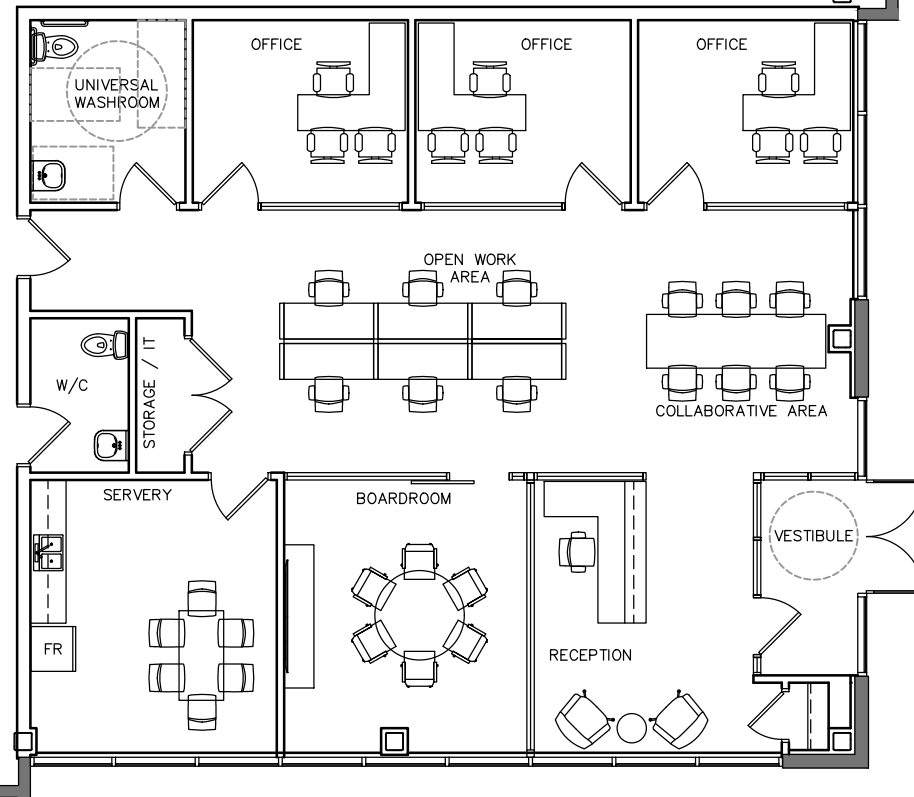


LOCATION:
261 ABBOTTSIDE WAY
CALEDON, ONTARIO



GWL REALTY ADVISORS
1 CITY CENTRE DRIVE, SUITE 300
MISSISSAUGA, ON
L4B 1M2

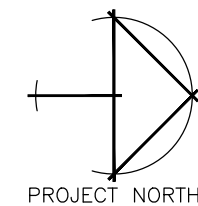
PROJ. NO.	P10225
DATE	14DEC22 DRAWN BY DD
SCALE	NTS



LEASING OPTION C - OFFICE LAYOUT



LOCATION:
261 ABBOTTSIDE WAY
CALEDON, ONTARIO



e&oe
GWL REALTY ADVISORS
1 CITY CENTRE DRIVE, SUITE 300
MISSISSAUGA, ON
L5B 1M2
PROJ. NO. P10225
DATE 14DEC22 DRAWN BY DD
SCALE 1 : 100

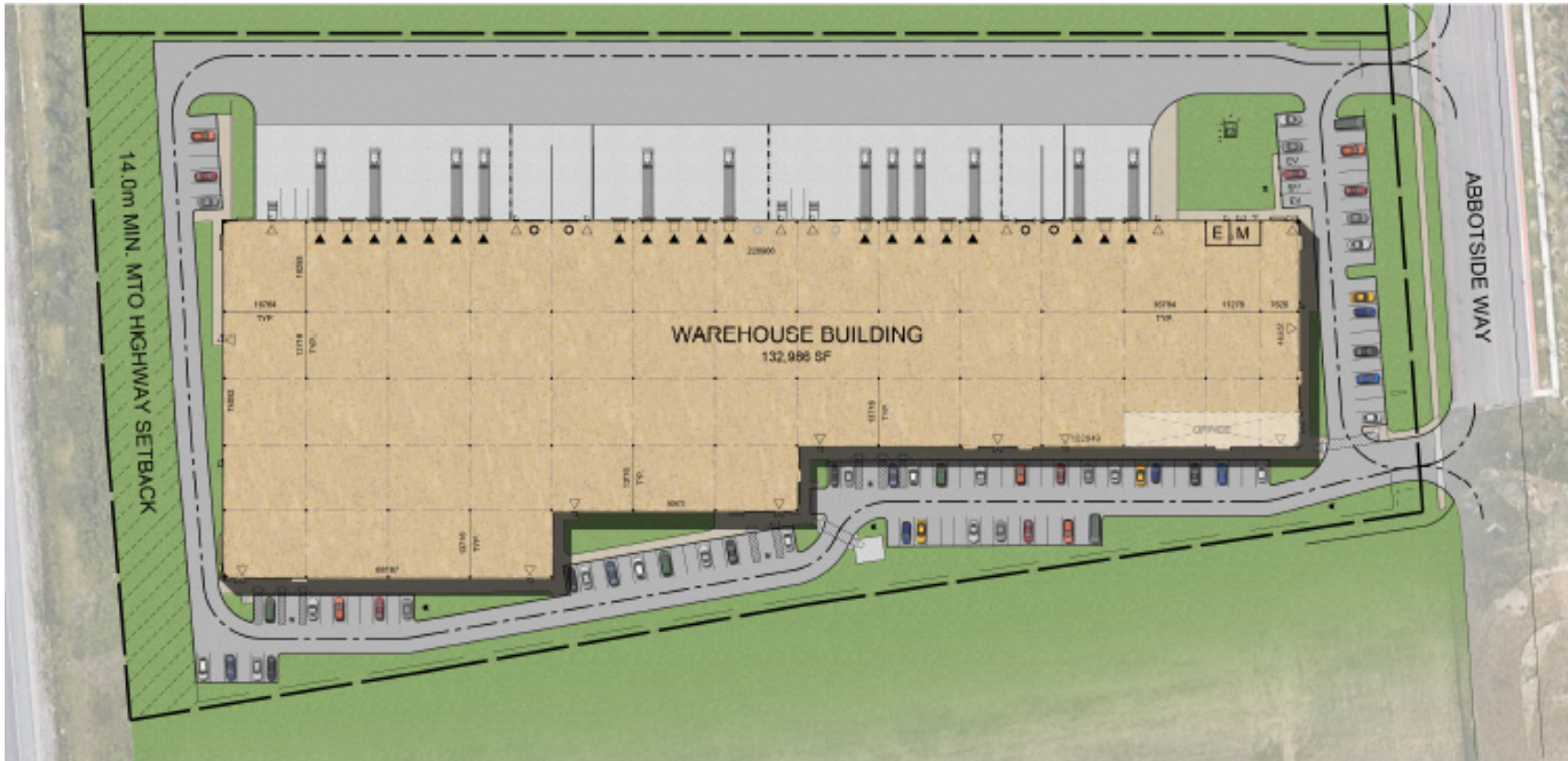
UNIT SPECS



AVAILABLE	Q1, 2023
NUMBER OF UNITS	1 Unit (Options to Demise)
WAREHOUSE CLEAR HEIGHT	36' ft Clear
TRUCK-LEVEL DOORS	20 (9' wide by 10' high)
DRIVE-IN DOORS	4 (12' wide by 14' high), Electronic operated
DOCK LEVELERS	Lip Hydraulic levelers with 40,000 lbs capacity
DOCK SEAL	Fixed head/adjustable curtain pads
BUILDING ENVELOPE	High efficiency pre-cast R18
WAREHOUSE SLAB ON GRADE	8' Thick Reinforced with 25 KG/M3OF Steel

WAREHOUSE HEATING	High Efficiency Cambridge RTU's
WAREHOUSE LIGHTING	LED light fixtures
EXTERIOR LIGHTING	LED outdoor parking areas and building perimeter lighting
WAREHOUSE LIFE SAFETY	ESFR
ROOF	Efficient R-30.8 - Steel Roof Deck
SHIPPING COURT DEPTH	120ft.

FLOOR PLAN



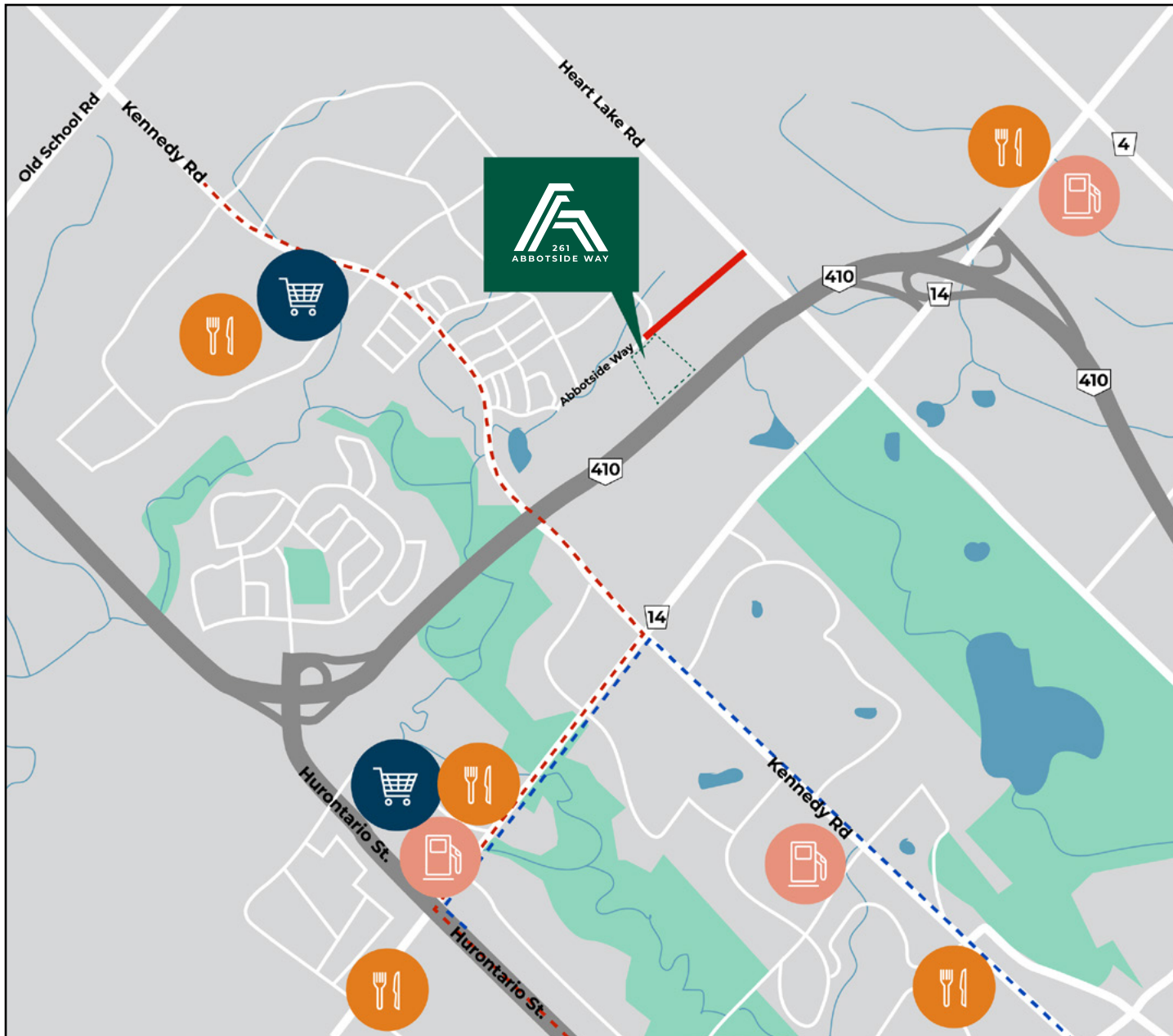
Birdseye view of site blueprint



Context map showing the relation to Abbottside Way and Highway 410



View of the building from Highway 410






DEMOGRAPHICS

-  GAS STATION
-  GROCERY STORE
-  RESTAURANTS

DISTANCES

- HIGHWAY 410 - 4 MINS (3.1 KM)
- HIGHWAY 407 - 13 MINS (16 KM)
- HIGHWAY 401 - 15 MINS (20 KM)
- HIGHWAY 403 - 15 MINS (21 KM)
- DOWNTOWN TORONTO - 45 MINS (50 KM)
- PEARSON AIRPORT - 24 MIN (31 KM)

TRANSIT

-  BRAMPTON BUS ROUTE 81 - MAYFIELD WEST
-  BRAMPTON BUS ROUTE 7 - KENNEDY
-  * FUTURE ROAD EXTENSION FROM ABBOTSIDE WAY TO HEART LAKE ROAD

About Us

Incorporated in 1993, GWL Realty Advisors is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients. To do this, we look for opportunities, at home and abroad, to expand our portfolio, initiate rewarding partnerships and establish new investment platforms for our clients. We act as trusted stewards of our clients' assets and the places where our tenants work and our residents live.

Backed by The Canada Life Assurance Company, a leading Canadian international financial services company, we act with integrity in every transaction, every agreement and every relationship, which makes us a welcome partner. We value our staff and draw upon their creativity and determination, so we can move boldly to achieve our goals – and to develop and manage spaces that engage, excite and inspire.

Our Services

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes.

We also manage three real estate segregated funds, including two of Canada's largest open-end real estate segregated funds: [Great-West Life Real Estate Fund](#) and [London Life Real Estate Fund](#).



GWL Realty Advisors Portfolio Highlights:

42.5M
sq.ft.

\$18B
Assets under
management

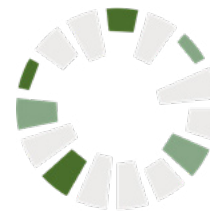
\$1B
Projects under
development

683

Real Estate transactions completed since 1996

110
development projects
completed since 1996

7
consecutive GRESB
Green Star rankings



GRESB
★★★★★ 2021

86%

of GTA industrial portfolio by floor area
certified BOMA BEST or LEED
(5th consecutive 5-star ranking)



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