

# AIRPORT ROAD, CALEDON

Available land lot  
FOR LEASE OR FOR SALE

**60** ACRES TOTAL

**BROCCOLINI**

AIRPORT ROAD, CALEDON, ONTARIO

**INDUSTRIAL**

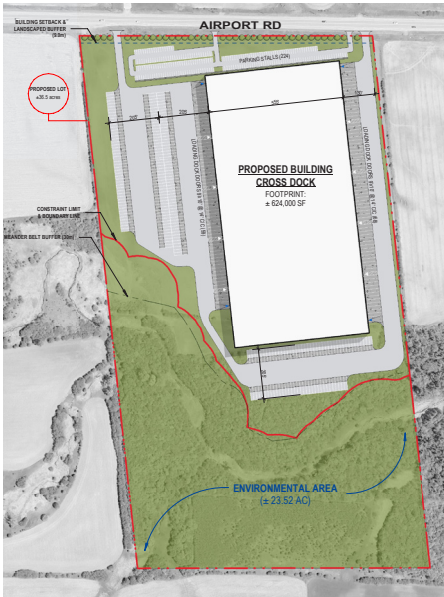
## BUILDING CHARACTERISTICS

- The 60-acre parcel consists of roughly 35 acres of developable land, located on the west side of Airport Road, between Old School Road and Mayfield Road, in the Town of Caledon.
- The Approved Draft ROP locates the property within the urban boundary and designates it as an Employment Area. The proposed development is suitable for both single and multi-tenant uses, with occupancy projected for 2026.

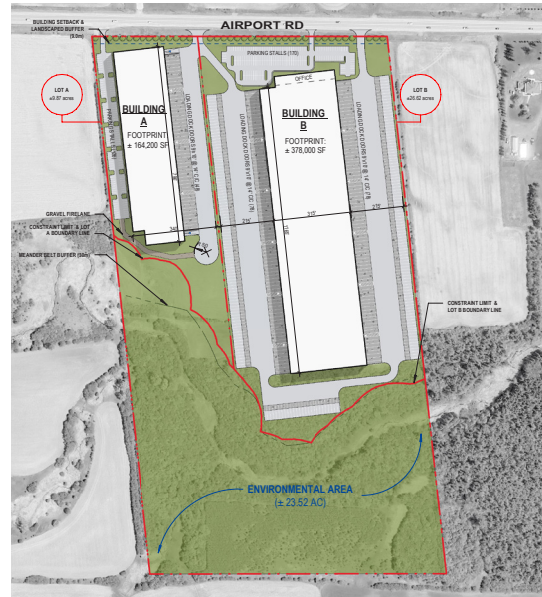
Site Area	60 acres
Max Buildable SF	650,000 sq.ft. Various configurations possible, please refer to concept site plans.
Zoning Status	Designated Industrial
Shovel Ready	Q2 2025
Earliest Occupancy	2026
Servicing	At the lot line

## CONCEPT SITE PLANS

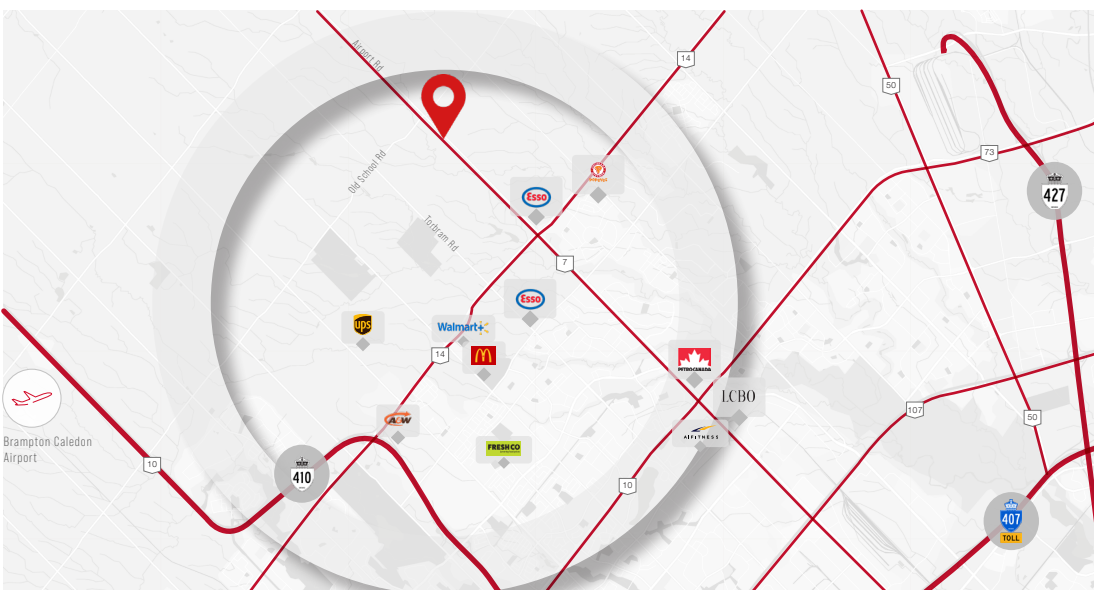
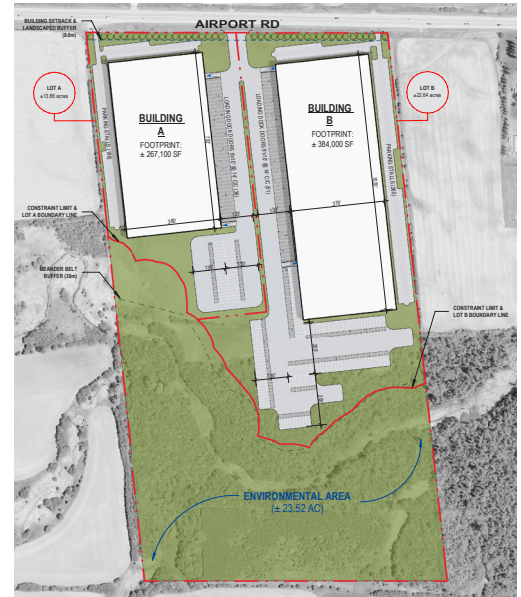
### OPTION 1



### OPTION 2



### OPTION 3



## ACCESS

- BRAMPTON - 12 KM
- MISSISSAUGA - 32 KM
- TORONTO PEARSON INTERNATIONAL AIRPORT - 24 KM
- BILLY BISHOP TORONTO CITY AIRPORT - 48 KM
- DOWNTOWN TORONTO - 52 KM

## AMENITIES

- RESTAURANTS / CAFES
- GROCERY / STORES
- GAS STATIONS
- BANKS
- HOTELS