



140 SPEIRS GIFFEN AVENUE | CALEDON, ON

77,754 SF INDUSTRIAL FREESTAND LOCATED IN 410 MAYFIELD BUSINESS PARK



AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS

Total Area: 77,754 sf

Office Area: 3%

Clear Height: 28'

Shipping: 10 TL, 1 DI

Lease Rate: \$16.95 psf

T.M.I. (2026): \$4.85 psf

Sprinklers: ESFR

Possession: Immediate

Zoning: MP-521

Comments:

- Freestanding facility constructed in 2022
- Office model suite to be built out
- Located in 410 Mayfield Business Park
- Close proximity to Hwy 410/Mayfield Road interchange
- Turnkey option
- Professionally owned and managed



WAREHOUSE PHOTOS



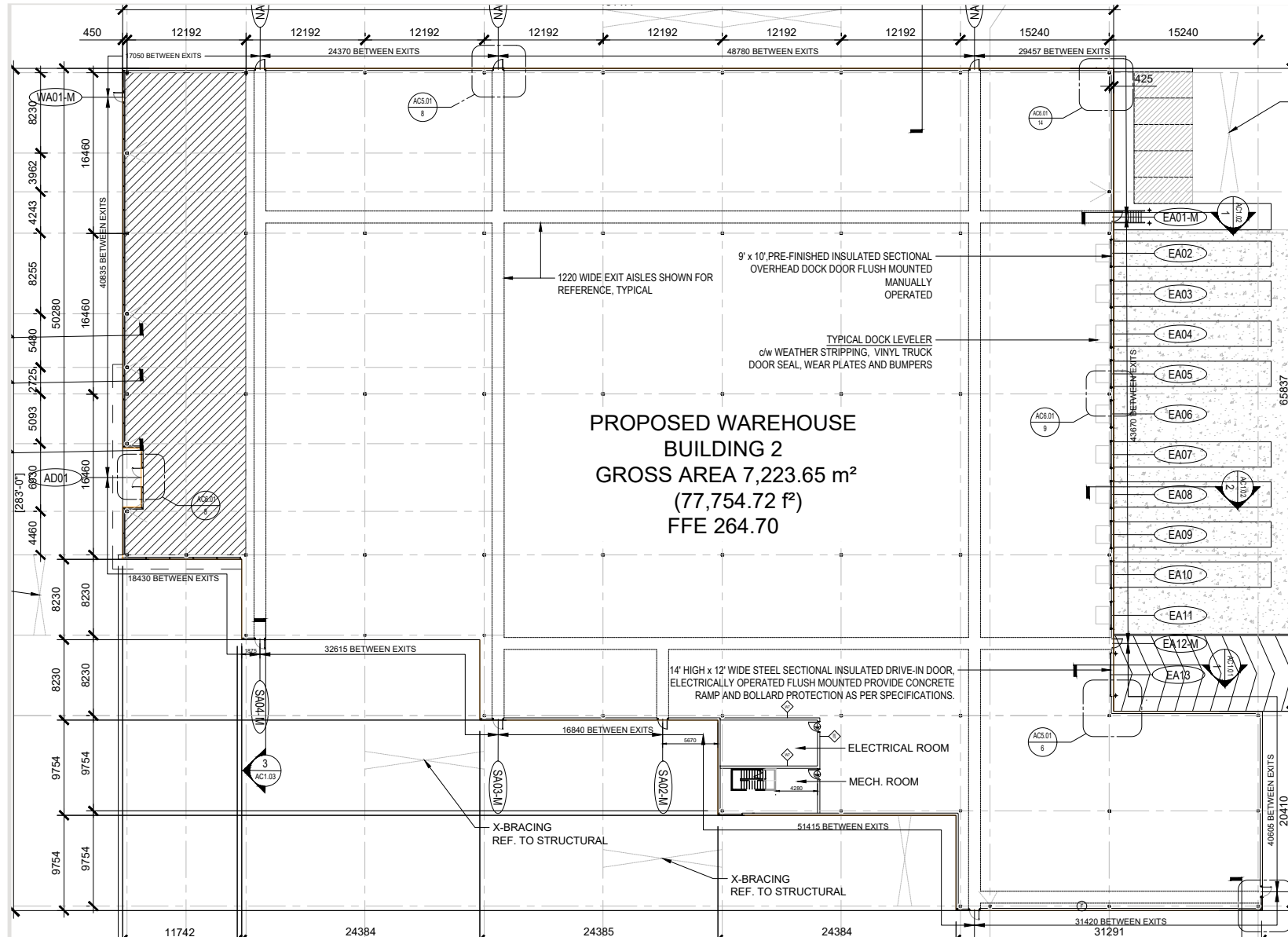
AERIAL PHOTOS



EXTERIOR PHOTOS



BUILDING LAYOUT



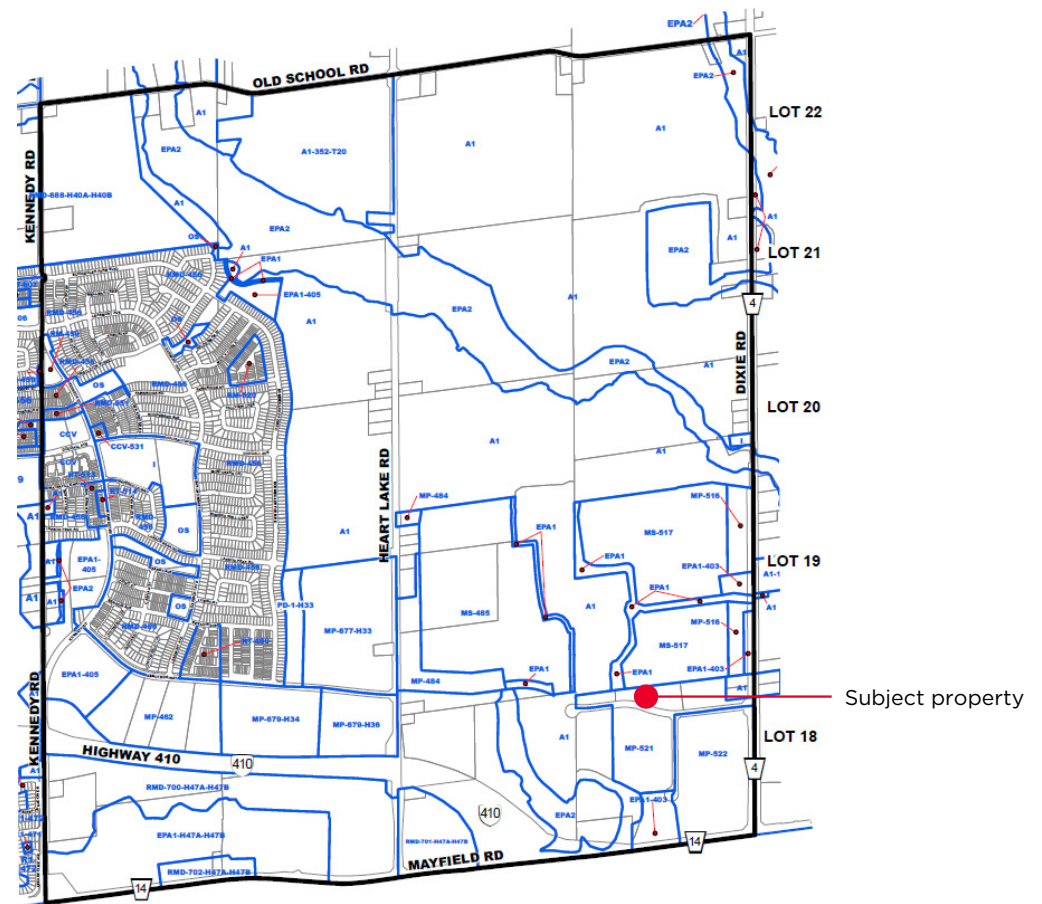
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ZONING: MP-521

The following are permitted uses in the MP-521 variation:

- Business office
- Cannabis-related use-indoor
- Dry cleaning or laundry plant
- Equipment storage building
- Factory outlet
- Financial institution
- Gasoline pump island
- Industrial hemp-related use-indoor
- Industrial use
- Light equipment rental establishment
- Maintenance garage
- Merchandise service shop
- Place of assembly
- Place of worship
- Research establishment
- Restaurant
- Retail store
- Training facility
- Warehouse
- Warehouse, public storage
- Warehouse, wholesale



For more information on zoning, visit www.caledon.ca





FOR MORE INFORMATION, CONTACT:

MICHAEL YULL*, SIOR

Vice Chair

647 272 3075

Michael.Yull@cushwake.com

RORY MACNEIL*

Associate Vice President

289 221 0356

Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300

Mississauga, ON L5W 0G2

cushmanwakefield.com