



TENANT INCENTIVE
1 MONTH OF
FREE RENT
FOR EVERY
YEAR OF TERM



401 WEST BUSINESS PARK

7475 MCLEAN ROAD, PUSLINCH, ON

INDUSTRIAL HUB BUILT FOR SPEED, SCALE & SUSTAINABILITY

IMMEDIATE OCCUPANCY
78,000 – 838,500 SF



401 WEST
BUSINESS
PARK














FUTURE-PROOFING LOGISTICS

838,500 SF
ACROSS TWO BUILDINGS

Anchored along one of North America's busiest corridors, 401 West Business Park offers modern occupiers a future-proof industrial space built for speed and scale. The net zero ready design enhances long-term efficiency, while direct access to key highways, 10 minutes west of Milton and 10 minutes east of Cambridge, positions tenants at the center of the region's largest distribution markets.



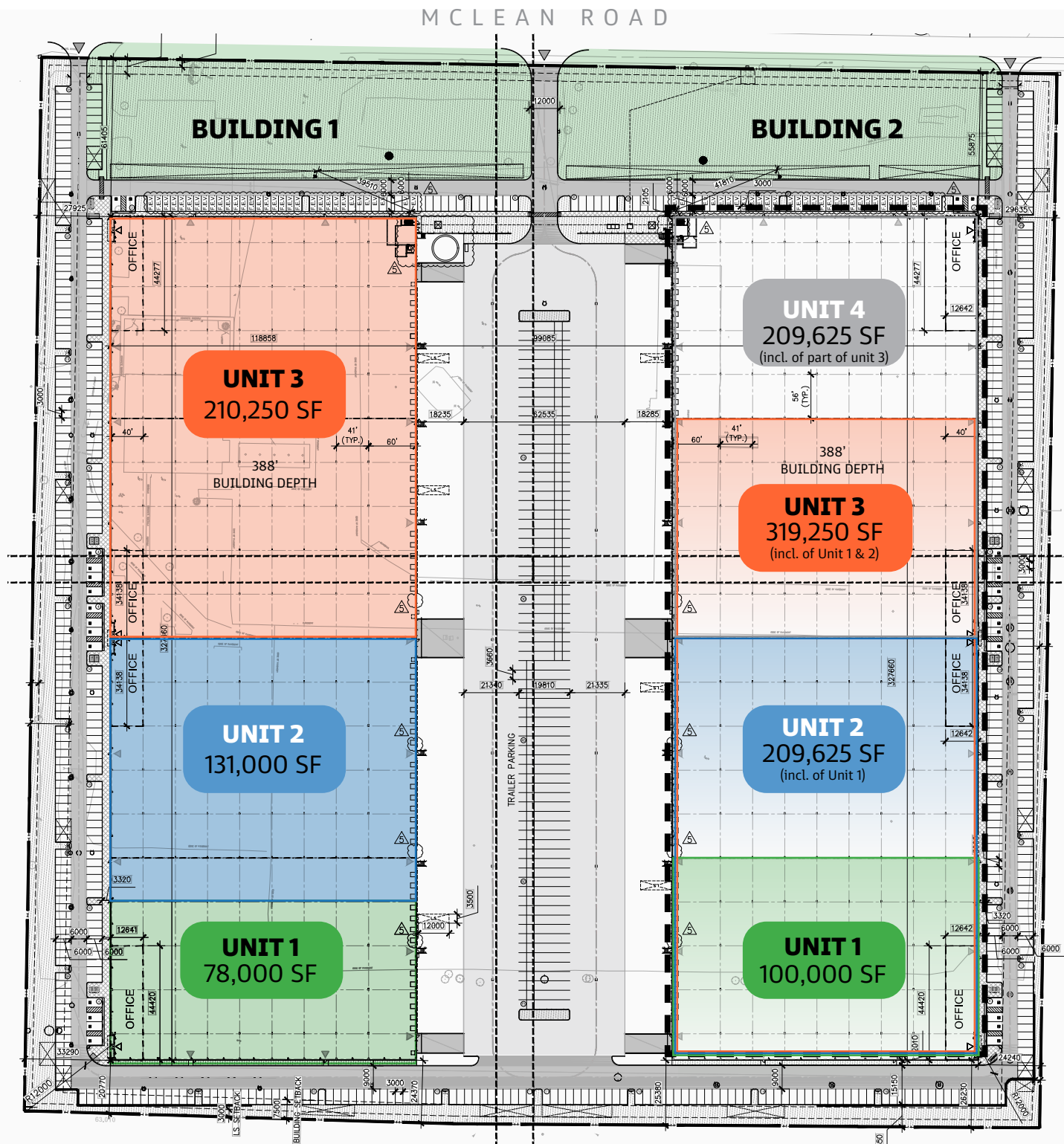
-  388' DEPTH IDEAL FOR SINGLE-LOAD CONFIGURATIONS
-  ABILITY TO SECURE TRUCK COURT
-  IMMEDIATE ACCESS TO HWY 401
-  MULTIPLE ACCESS POINTS

-  EXCELLENT PROXIMITY TO MAJOR URBAN CENTRES
-  NET ZERO READY
-  LEED SILVER CERTIFIED
-  OPERATIONAL SAVINGS
-  ENERGY EFFICIENT
-  SUSTAINABLE MATERIALS
-  FULL CONCRETE POURED TRUCK COURT & TRAILER PARKING AREA

TRAILER STORAGE AVAILABLE

36 trailer parking positions at each building

SITE PLAN & SPECS



ASKING RATE	Entire Building: \$14.95 psf	
	Demised Units: \$15.50 psf	
T.M.I. (2026)	\$4.15 psf	
SIZE	Entire Building: 419,250 SF	Entire Building: 419,250 SF
	Unit 1: 78,000 SF	Unit 1: 100,000 SF
	Unit 2: 131,000 SF	Unit 2: 209,625 SF
	Unit 3: 210,250 SF	Unit 3: 319,250 SF
		Unit 4: 209,625 SF
LOADING	Full: 55 Truck-Level, 4 Drive-In	Full: 56 Truck-Level, 4 Drive-In
	Unit 1: 11 Truck-Level, 1 Drive-In	Unit 1: 13 Truck-Level, 1 Drive-In
	Unit 2: 19 Truck-Level, 1 Drive-In	Unit 2: 29 Truck-Level, 2 Drive-In
	Unit 3: 25 Truck-Level, 2 Drive-In	Unit 3: 43 Truck-Level, 3 Drive-In
		Unit 4: 27 Truck-Level, 2 Drive-In
PARKING	314 spots	312 spots
OFFICE	Up to 3% of floor area, built to suit	
CEILING HEIGHT	40' clear height	
POWER	1,600 A, 347 / 600 V transformer (Per Building)	
BAY SIZE	41' x 56'	
STAGING BAY	60'	
TRAILER STORAGE	36 (Per Building)	

EXPERIENCE THE ADVANTAGE OF 40' CLEAR.

Providing double the storage compared to 24' clear, 401 West Business Park is designed to meet the demands of today's and tomorrow's industrial occupiers.



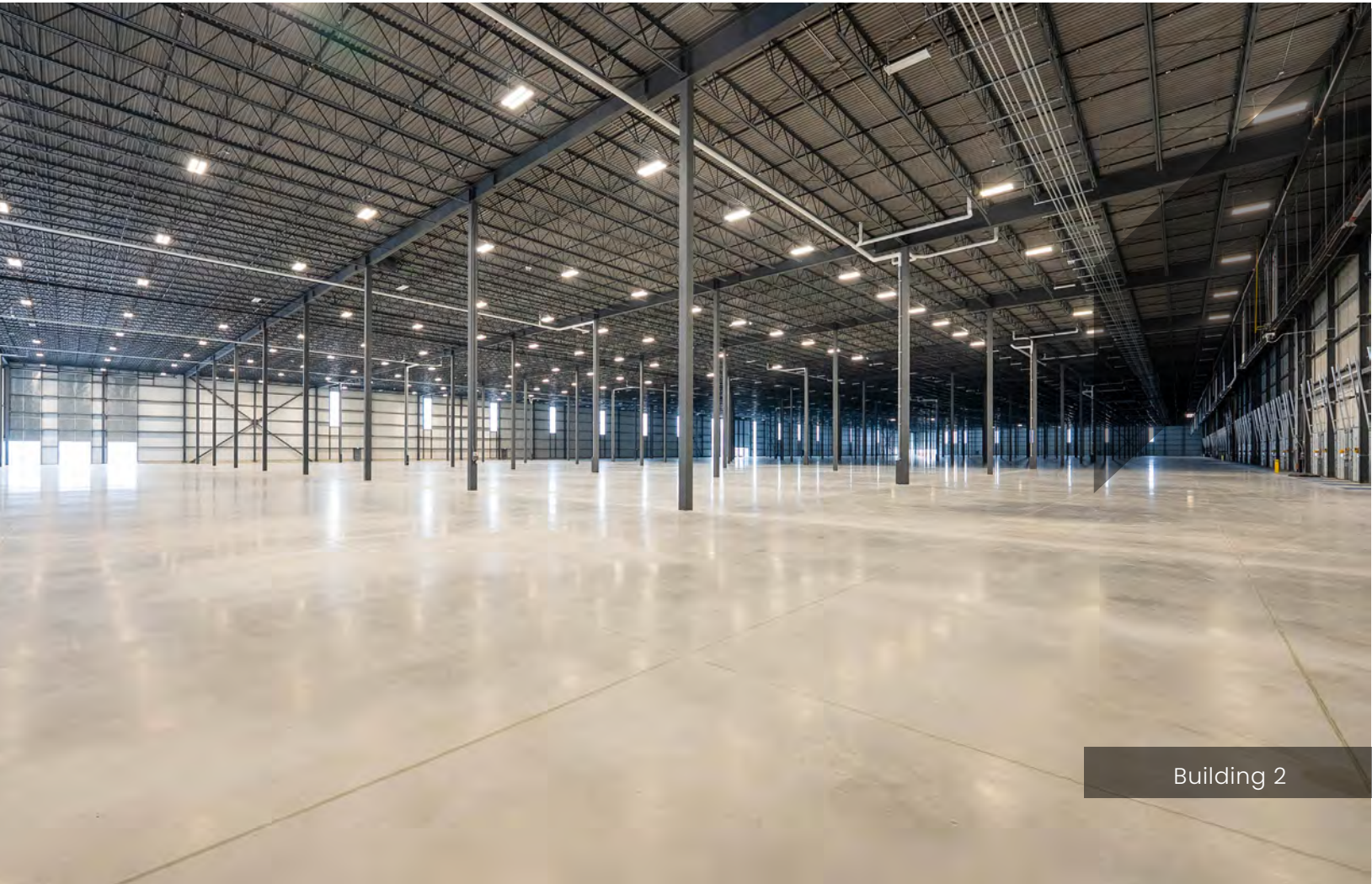
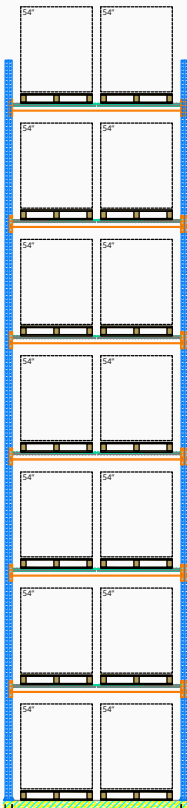
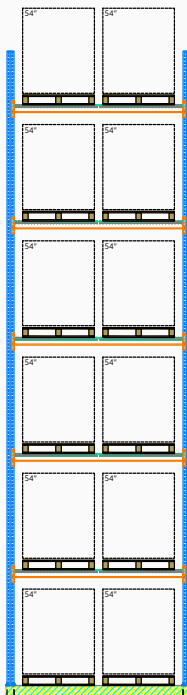
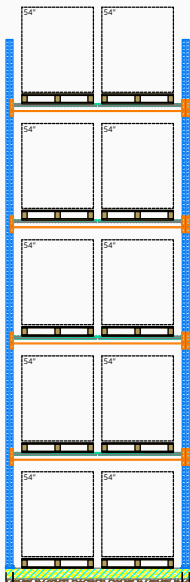
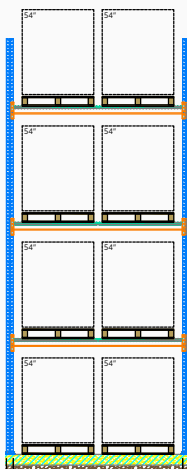
Building 1

CLEAR HEIGHT 24'
OF PALLETS 56,000

CLEAR HEIGHT 32'
OF PALLETS 82,000

CLEAR HEIGHT 36'
OF PALLETS 96,000

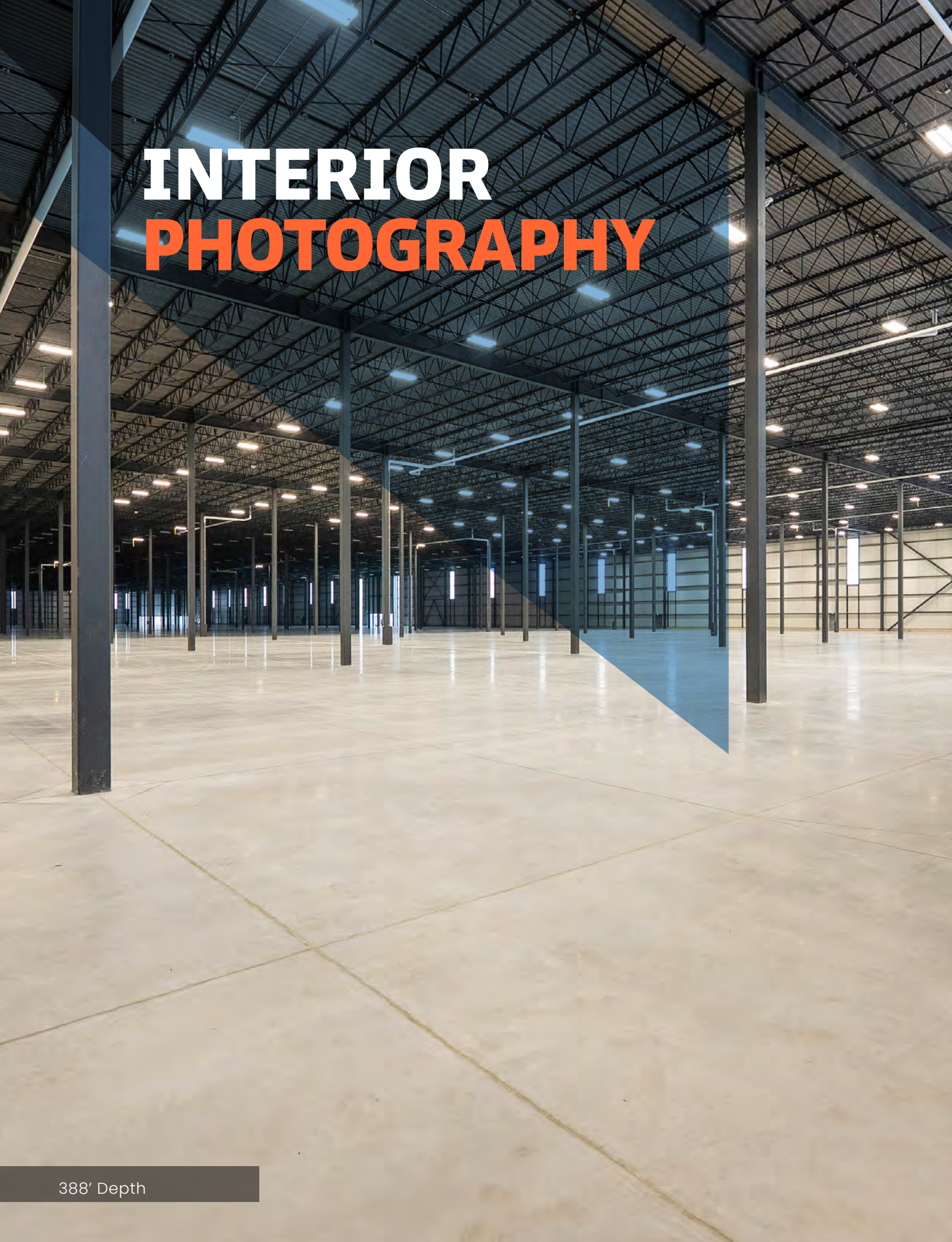
CLEAR HEIGHT 40'
OF PALLETS 112,000



Building 2

PROVIDING **DOUBLE THE STORAGE** COMPARED TO 24' CLEAR

INTERIOR PHOTOGRAPHY



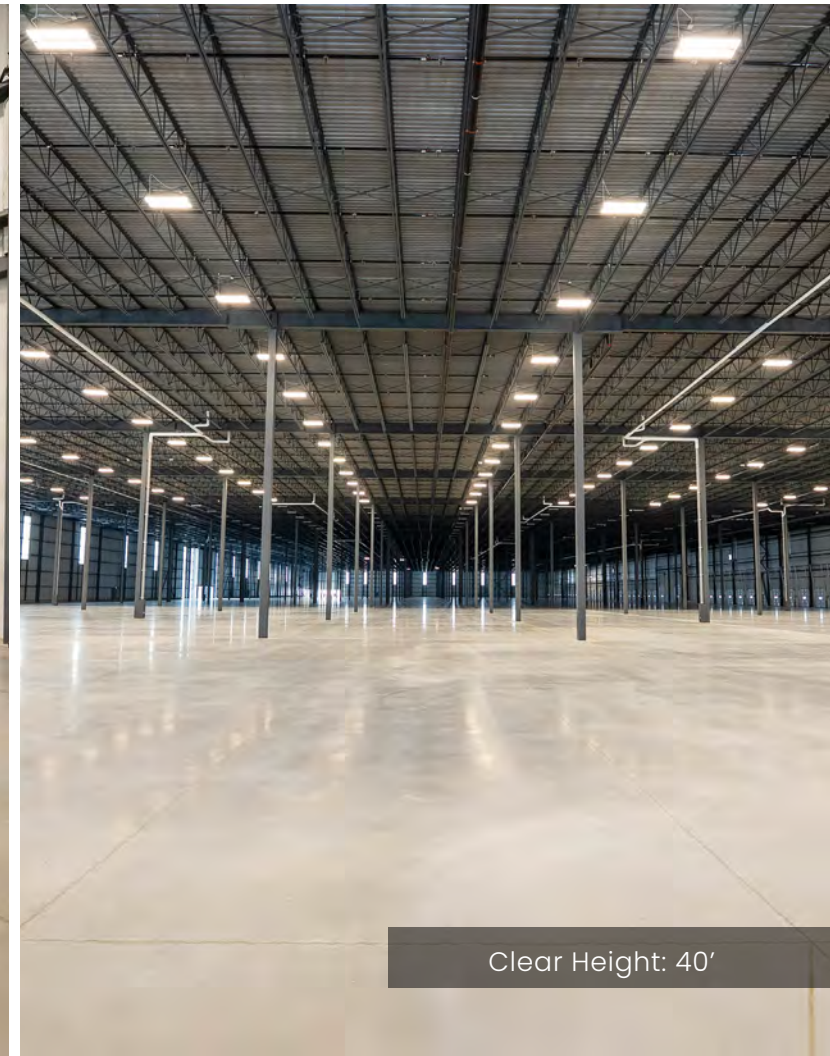
388' Depth



Bay Size: 41' x 56'



High Efficiency Dock Doors



Clear Height: 40'



Facing West



EXTERIOR PHOTOGRAPHY



Facing Northeast



Facing Southeast



Facing Southwest

NET ZERO READY LEED SILVER CERTIFIED



- ▶ EV (ELECTRIC VEHICLE) CHARGING
- ▶ EROSION AND SEDIMENTATION CONTROL
- ▶ REFLECTIVE AND SOLAR READY ROOF



- ▶ SUSTAINABLE CONSTRUCTION MATERIALS
- ▶ HIGHLY EFFICIENT BASE BUILDING MECHANICAL SYSTEMS AND FOCUSES ON ENERGY PERFORMANCE FOR HVAC, LIGHTING AND HOT WATER



- ▶ REDUCED WATER CONSUMPTION
- ▶ INCREASED ROOF INSULATION TO R40
- ▶ INCREASED ABOVE GRADE PRECAST WALL INSULATION TO R24



- ▶ ELECTRIFICATION PROVISIONS
- ▶ INCREASED INSULATED OVERHEAD DOCK DOORS TO R18
- ▶ INCREASED SLAB-ON-GRADE FOUNDATION INSULATION TO R15



REACH FURTHER. MOVE FASTER.

401 West Business Park is a location built to accelerate growth. With direct access to a full interchange, tenants connect immediately to a major commuter and economic corridor, offering seamless reach to key metropolitans, robust labour pools and multiple U.S. border crossings, unlocking powerful opportunities for expansion and long-term scalability.

5.9 MILLION PEOPLE LOCATED WITHIN 1 HOUR AND EXPECTED TO GROW TO 6.2 MILLION BY 2026

POPULATION

1 HOUR	5,967,298
2 HOURS	12,356,000
5 HOURS	30,208,130

DRIVE TIMES

GUELPH	5 MIN
MILTON	10 MIN
CAMBRIDGE	10 MIN
HAMILTON	36 MIN
MISSISSAUGA	30 MIN
TORONTO	1 HOUR
LONDON	1 HOUR, 15 MIN
BUFFALO / U.S. BORDER	1 HOUR, 32 MIN
DETROIT / U.S. BORDER	3 HOURS
TORONTO PEARSON INTL AIRPORT	50 MIN
JOHN C. MUNRO HAMILTON INTL AIRPORT	45 MIN
REGION OF WATERLOO INTL AIRPORT	25 MIN

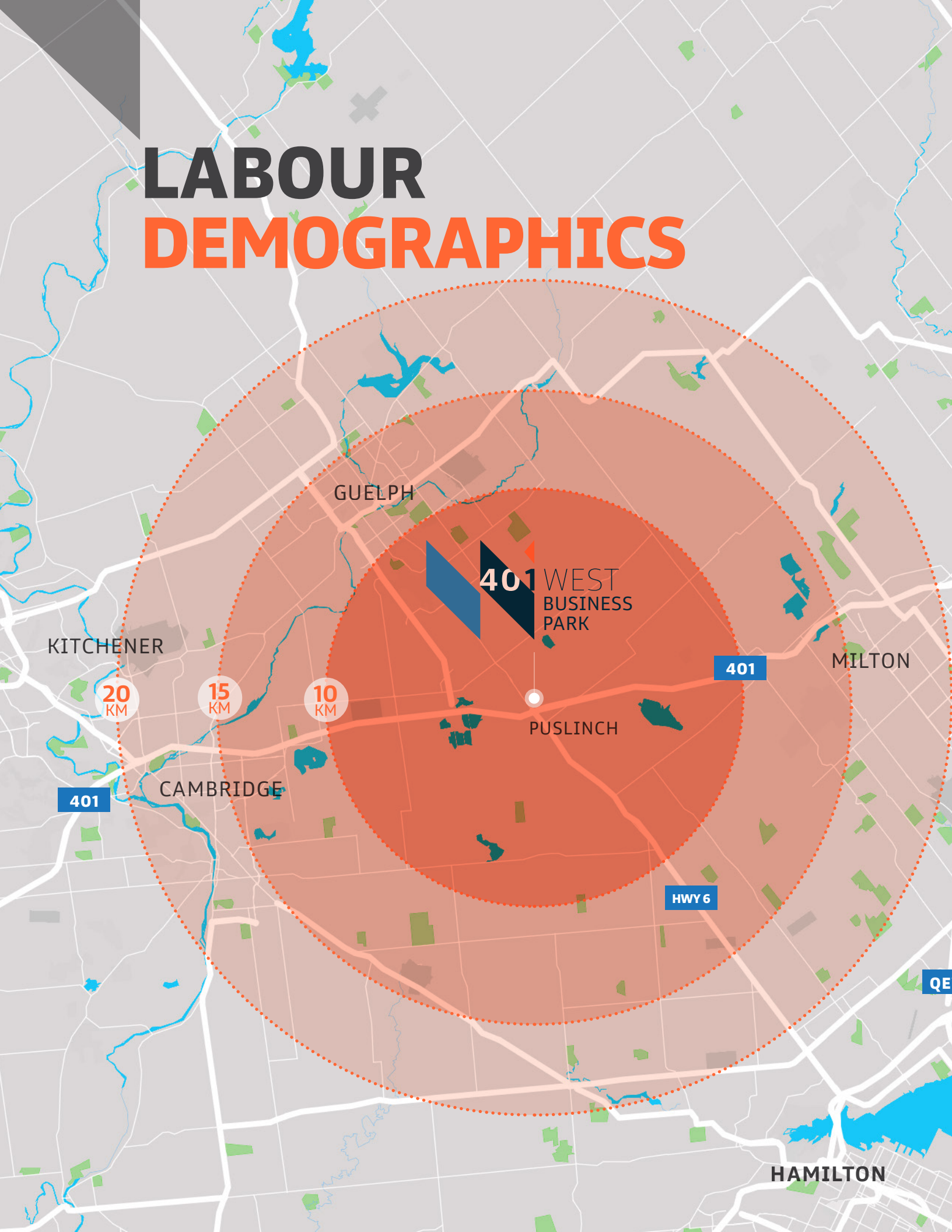


DETROIT / U.S. BORDER
3 HOURS

BUFFALO / U.S. BORDER
1 HOUR, 32 MIN

401 WEST BUSINESS PARK

LABOUR DEMOGRAPHICS



Puslinch offers industrial tenants unmatched access to Southern Ontario's key markets via Highways 401 and 6, strategically positioned between Guelph and Cambridge to draw from a skilled workforce and strong commercial networks. The Township, in partnership with Wellington County, is actively preparing new employment lands and advancing infrastructure to accommodate continued industrial and logistics growth. Combined with provincial investments in roads, utilities, and community development, Puslinch delivers a rare blend of connectivity, government support, and future-ready growth—making it an ideal location to scale.

DEMOGRAPHICS

*Report powered by Piipoint

	10 KM	15 KM	20 KM
TOTAL POPULATION	44,089	163,051	311,028
LABOUR FORCE	61.1%	61.1%	59.7%
AVERAGE HOUSEHOLD INCOME	\$151,045	\$126,552	\$119,422
MEDIAN AGE	40	40	41

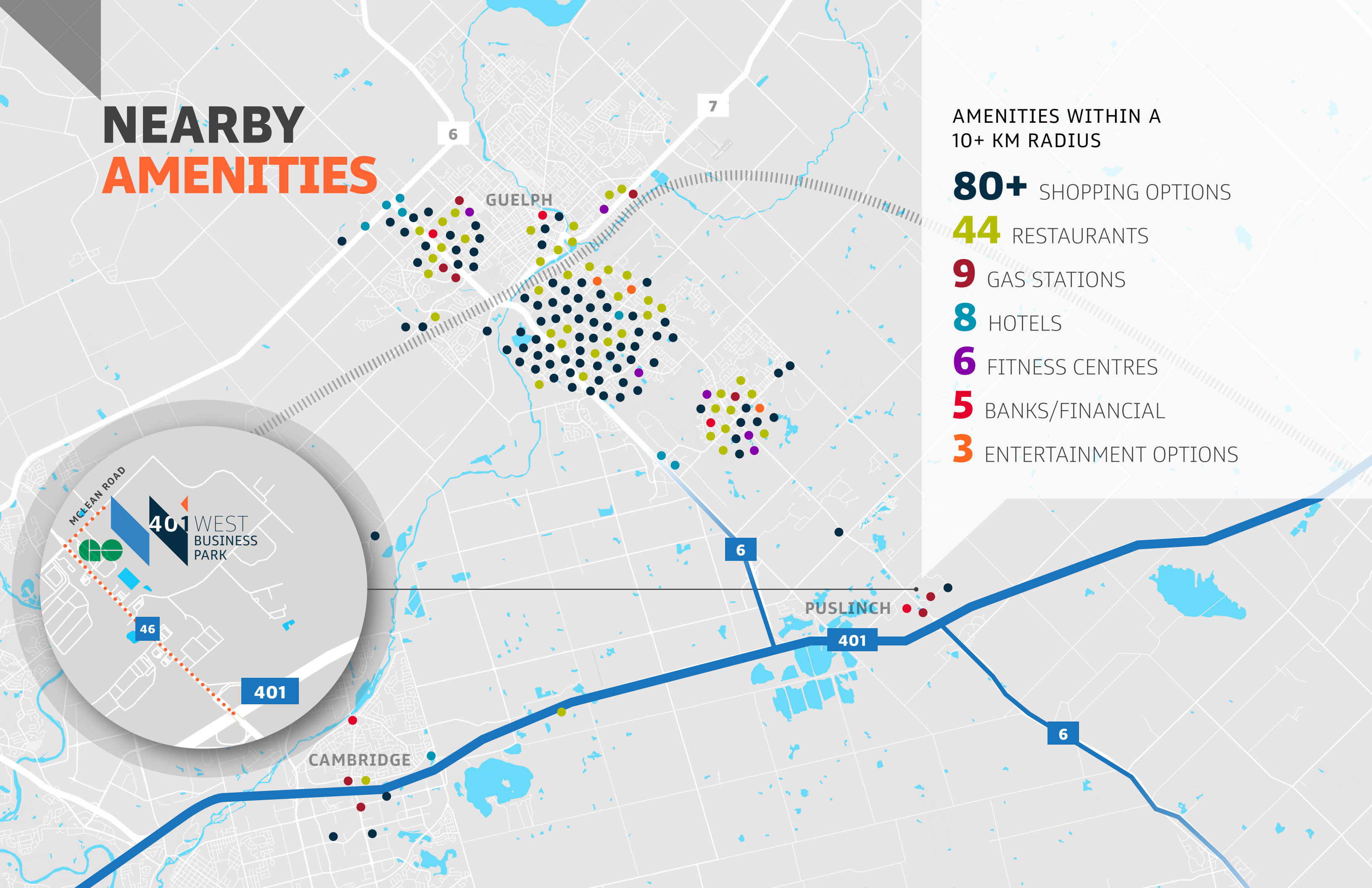


NEARBY AMENITIES

AMENITIES WITHIN A 10+ KM RADIUS

- 80+** SHOPPING OPTIONS
- 44** RESTAURANTS
- 9** GAS STATIONS
- 8** HOTELS
- 6** FITNESS CENTRES
- 5** BANKS/FINANCIAL
- 3** ENTERTAINMENT OPTIONS

Inset map showing the location of the West Business Park. The map highlights McLean Road, Highway 401, and Highway 46. The West Business Park is marked with a blue arrow and green circles.





WEST BUSINESS PARK

FOR MORE INFORMATION, PLEASE CONTACT:

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*Sales Representative **Broker