



**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**

**dream** 

**COOPER** 

**CUSHMAN &  
WAKEFIELD** 



# FUTURE-PROOF 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.



380' DEPTH IDEAL FOR SINGLE-LOAD CONFIGURATIONS

ABILITY TO SECURE TRUCK COURT

IMMEDIATE ACCESS TO HWY 401

EXCELLENT PROXIMITY TO MAJOR URBAN CENTERS

NET ZERO READY

OPERATIONAL SAVINGS

ENERGY EFFICIENT

SUSTAINABLE MATERIALS

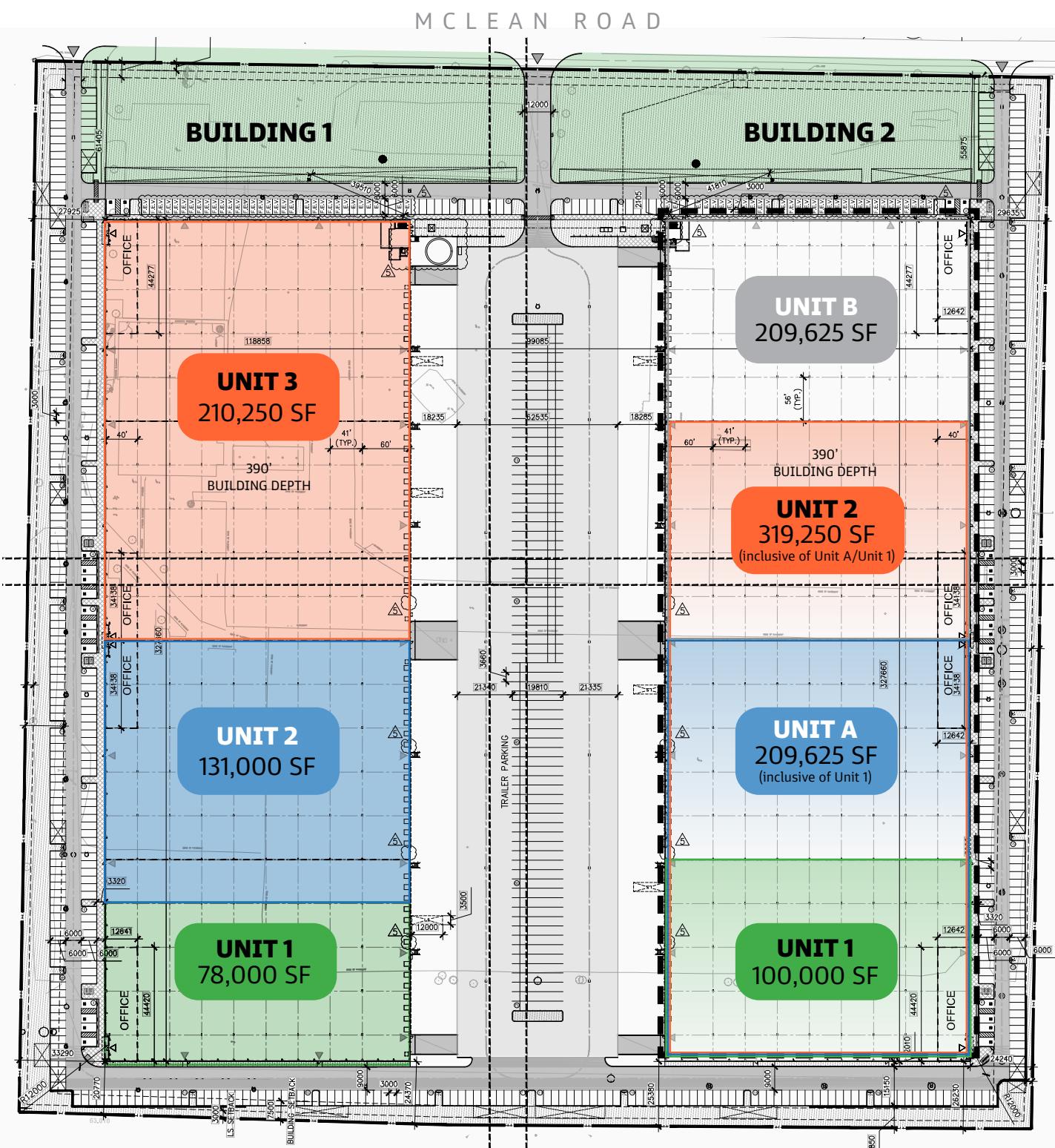
FULL CONCRETE POURED TRUCK COURT & TRAILER PARKING AREA



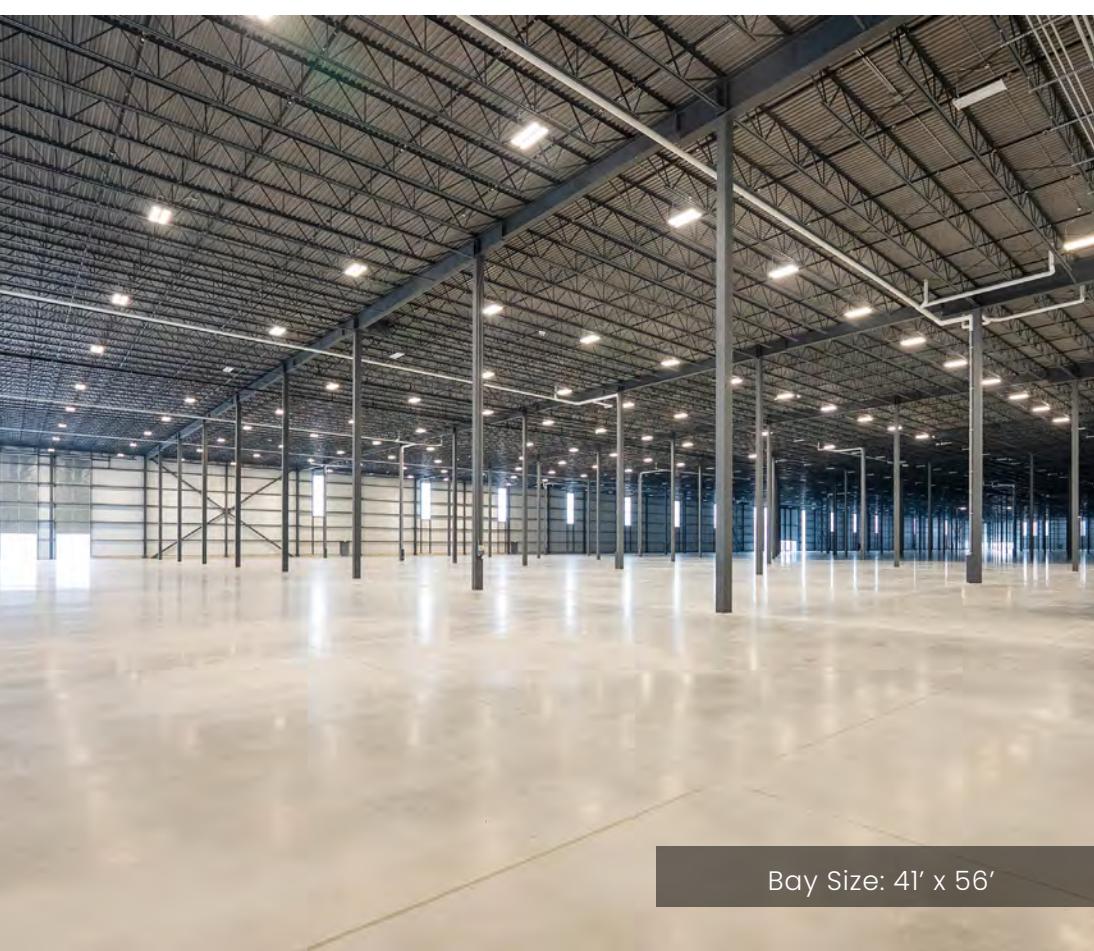
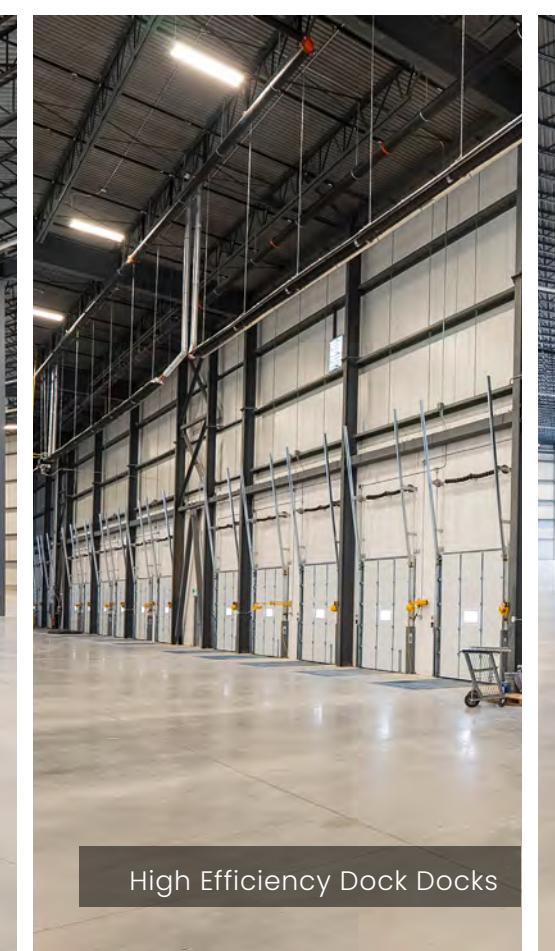
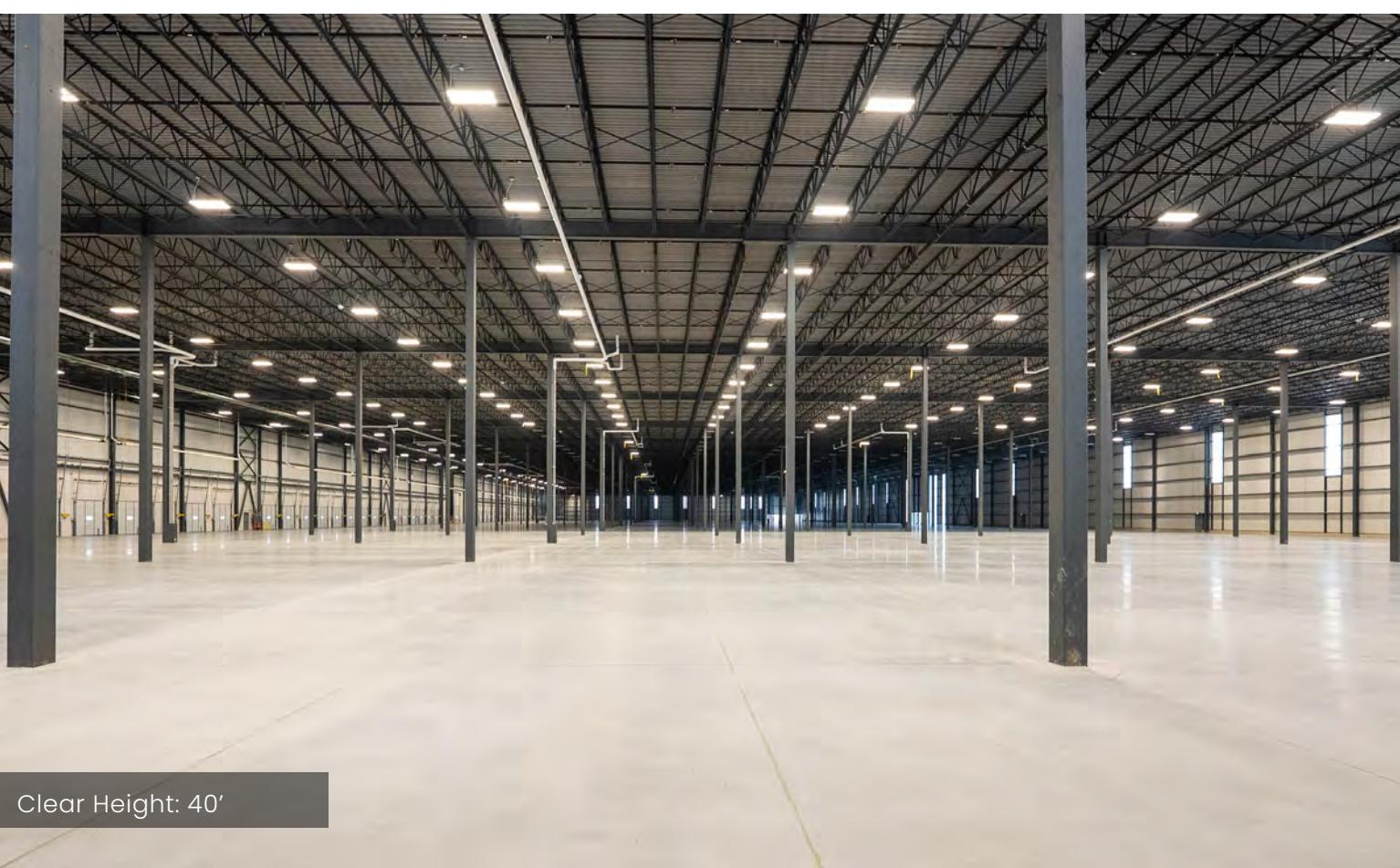
## TRAILER STORAGE AVAILABLE

36 trailer parking positions at each building

# SITE PLAN & SPECS



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



# NET ZERO READY



- 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.



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

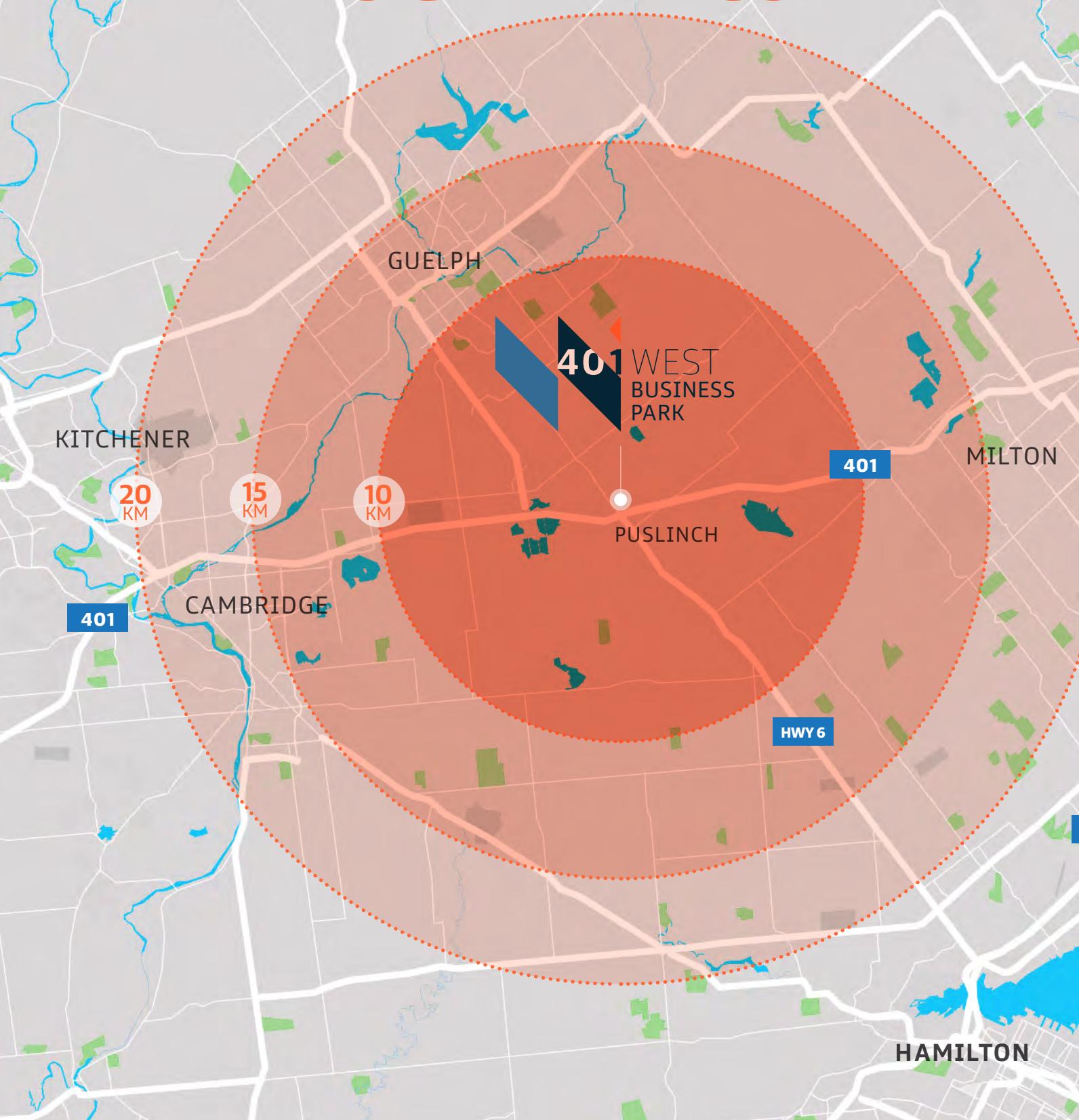
#### POPULATION

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

# 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 Pinpoint

TOTAL POPULATION

10 KM  
15 KM  
20 KM

44,089  
163,051  
311,028

LABOUR FORCE

61.1%  
61.1%  
59.7%

AVERAGE HOUSEHOLD  
INCOME

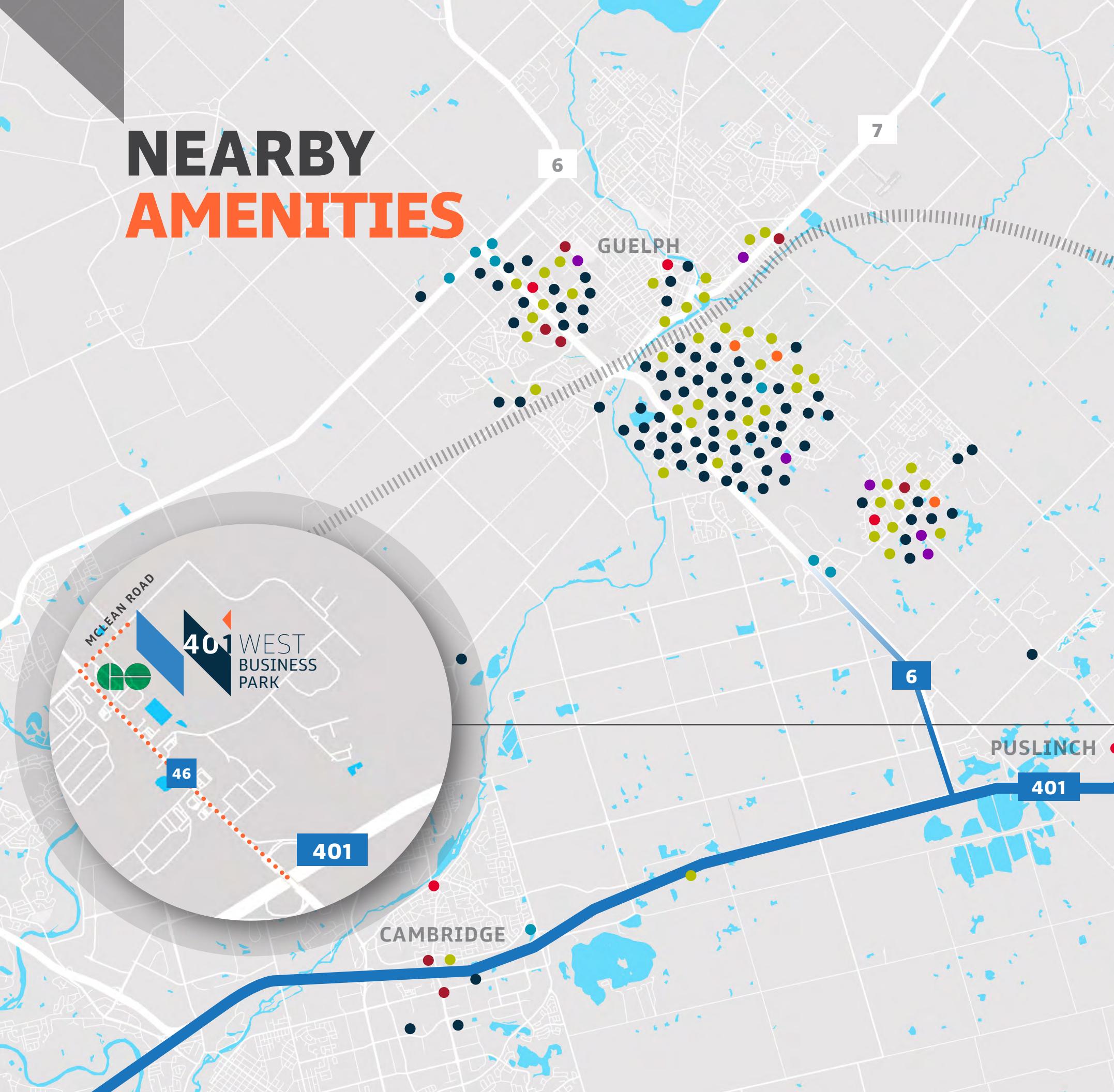
\$151,045  
\$126,552  
\$119,422

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



401 WEST  
BUSINESS  
PARK

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL YULL\***, SIOR  
Vice Chair  
647 272 3075  
[michael.yull@cushwake.com](mailto:michael.yull@cushwake.com)

**JORDAN PALMER, SIOR\***  
Senior Vice President  
519 496 6620  
[jordan.palmer@cushwakewr.com](mailto:jordan.palmer@cushwakewr.com)

**FRASER PLANT\***  
Executive Vice President  
416 505 1194  
[fraser.plant@cushwake.com](mailto:fraser.plant@cushwake.com)

**JOSHUA BUFFINGA\***  
Associate Vice President  
519 440 7401  
[joshua.buffinga@cushwakewr.com](mailto:joshua.buffinga@cushwakewr.com)

**dream** 

**COOPER** 

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\*Sales Representative \*\*Broker