

**FOR  
LEASE**

# 203 ABBOTTSIDE WAY

CALEDON | ON

55,000-70,000 SQ. FT. AVAILABLE FOR LEASE



**CLICK HERE  
FOR VIDEO**



# PROPERTY DETAILS

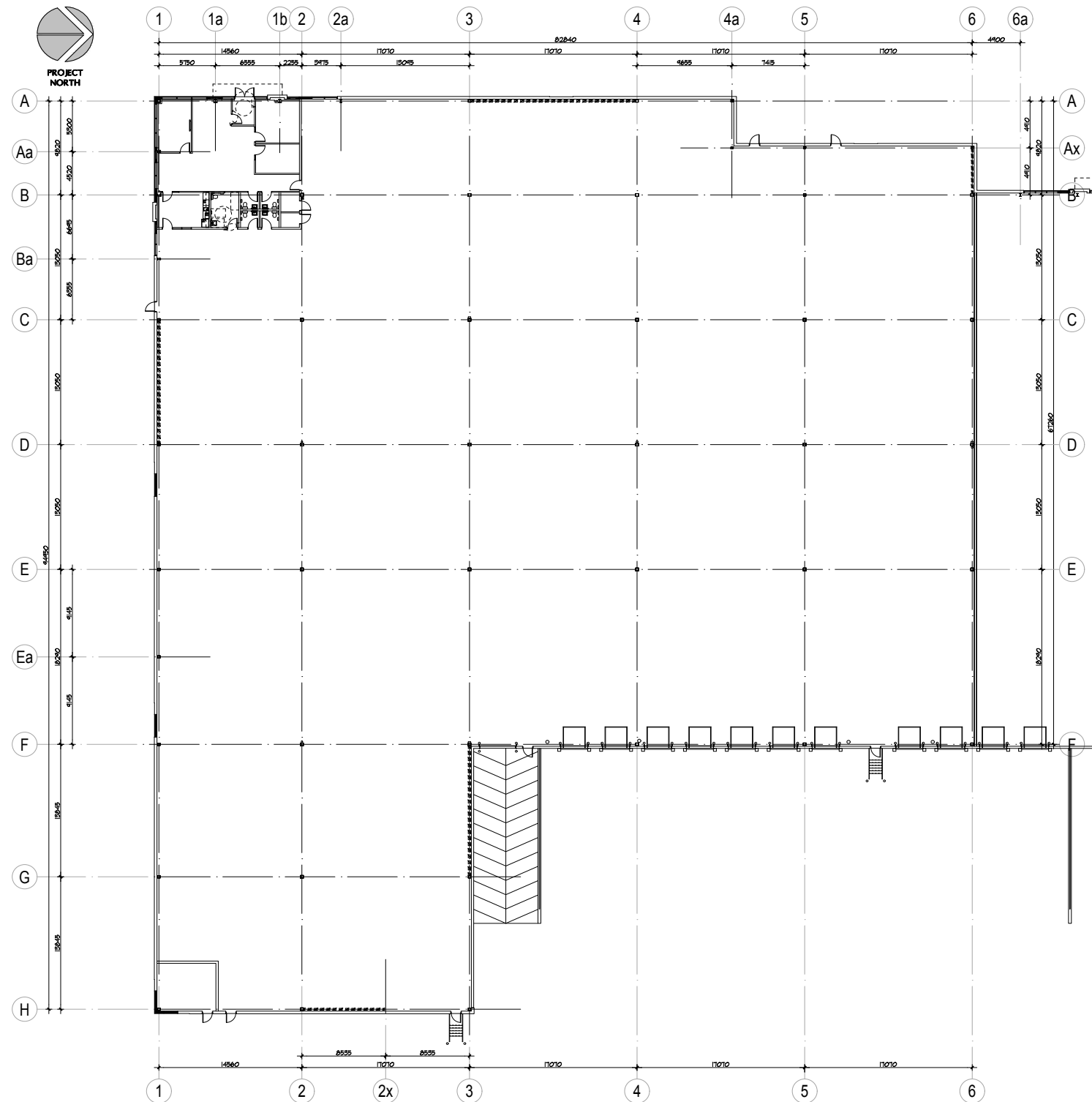
AVAILABLE SIZE	55,000-70,000 SQ. FT.
OFFICE SIZE	3%
CLEAR HEIGHT	32'
SHIPPING	9 TL   1 DI
POWER	1,200 AMPS   600 VOLTS
BAY SIZE	56' X 42' 8" WITH 60' STAGING BAY
LIGHTING	LED
SPRINKLERS	ESFR
PARKING SPACES	131
ZONING	MP-462, PRESTIGE INDUSTRIAL
FLOOR THICKNESS	8"
SHIPPING DEPTH	131'
TMI (2024)	3.92 PER SQ. FT.

- State of the art industrial building with highway 410 exposure
- Fully Demised & Ready For Occupancy

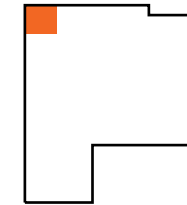




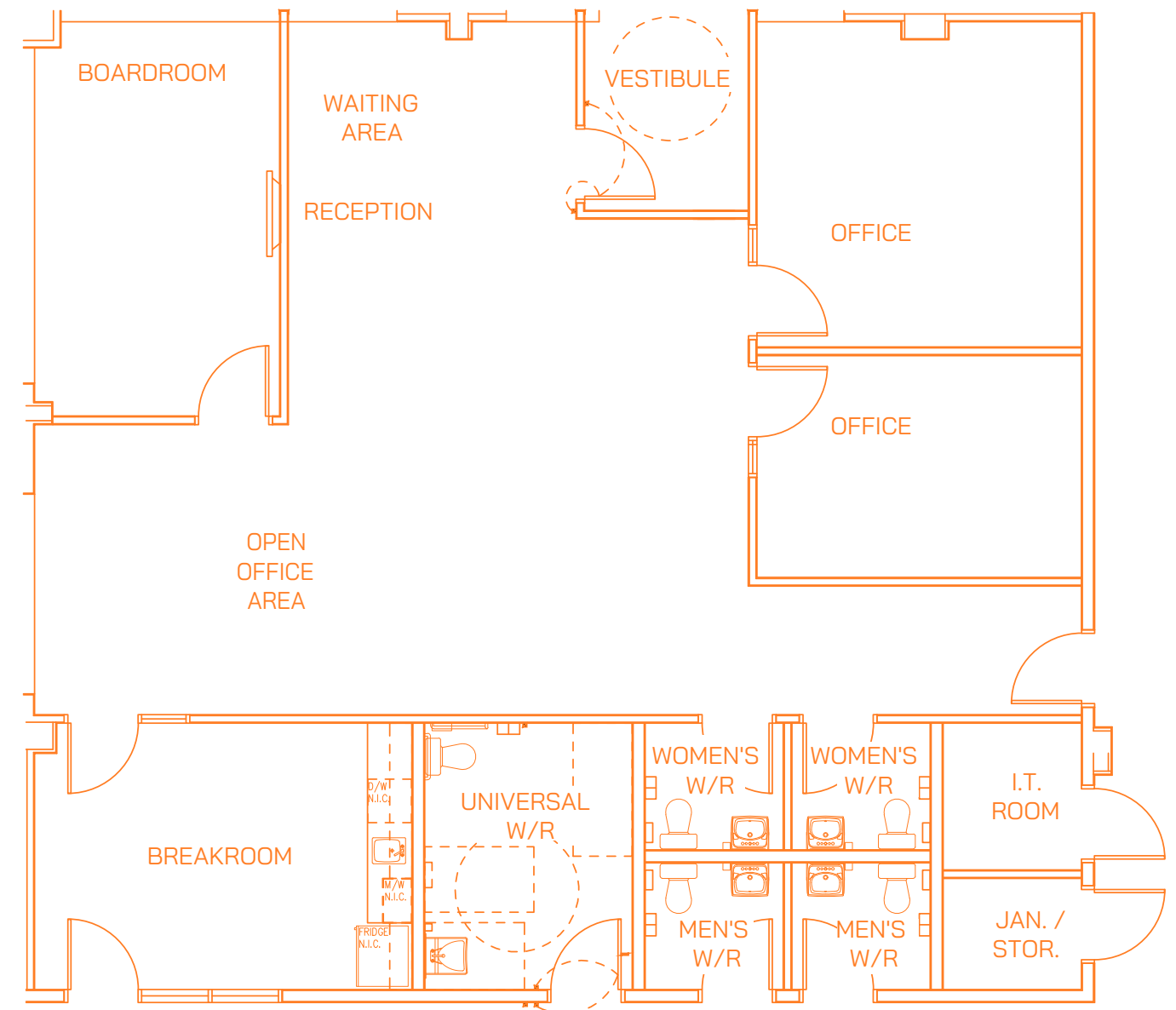
## OFFERING SPEED TO FLOOR



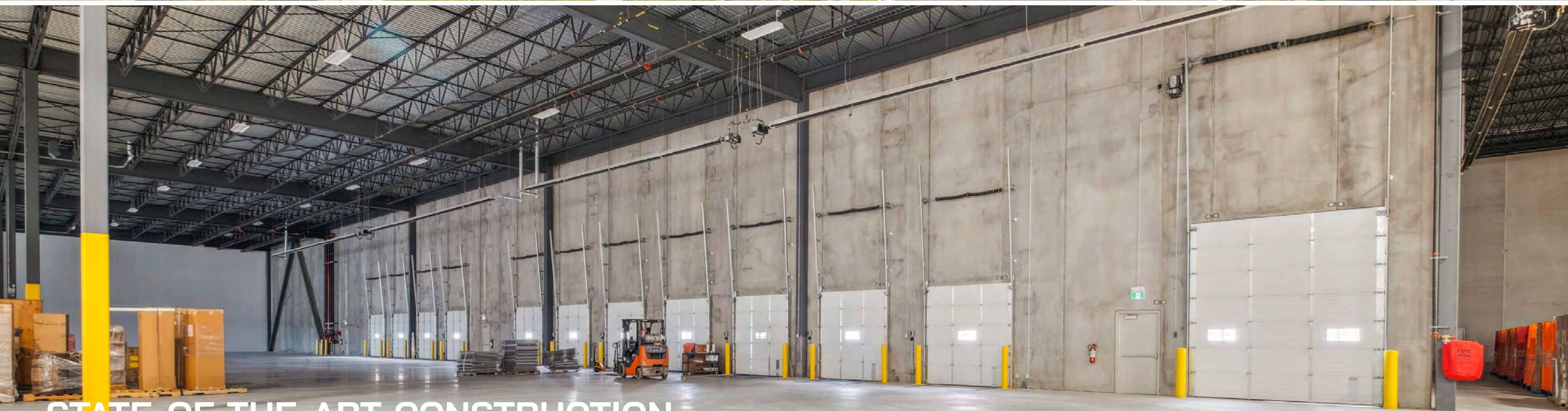
## WE ARE IN FOR OFFICE PERMIT



- +/- 2,200 sq. ft. flexible office layout.
- Permit can be revised and expanded to suit tenant requirements.
- Accommodates tight occupancy time frames.





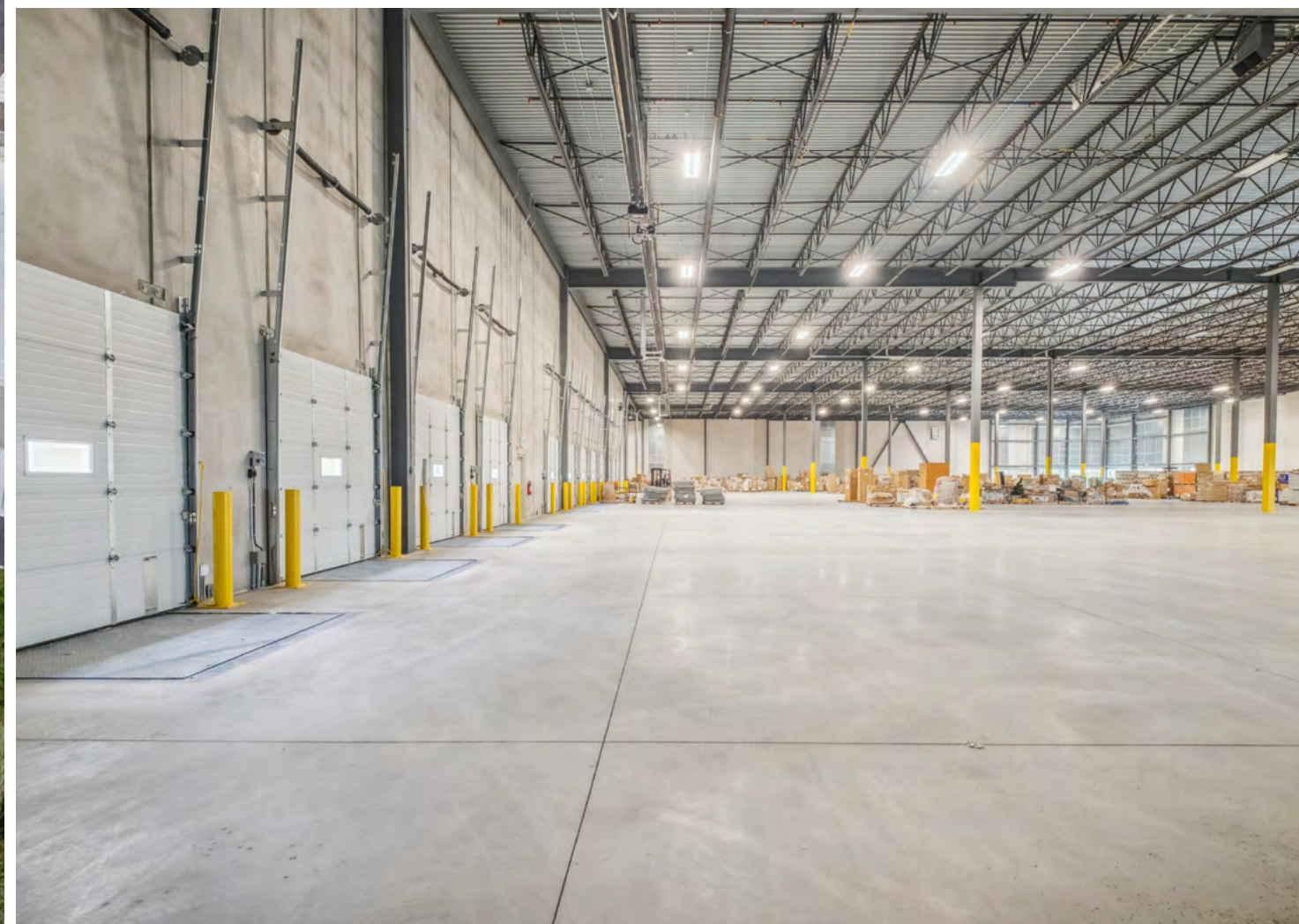


STATE-OF-THE-ART-CONSTRUCTION



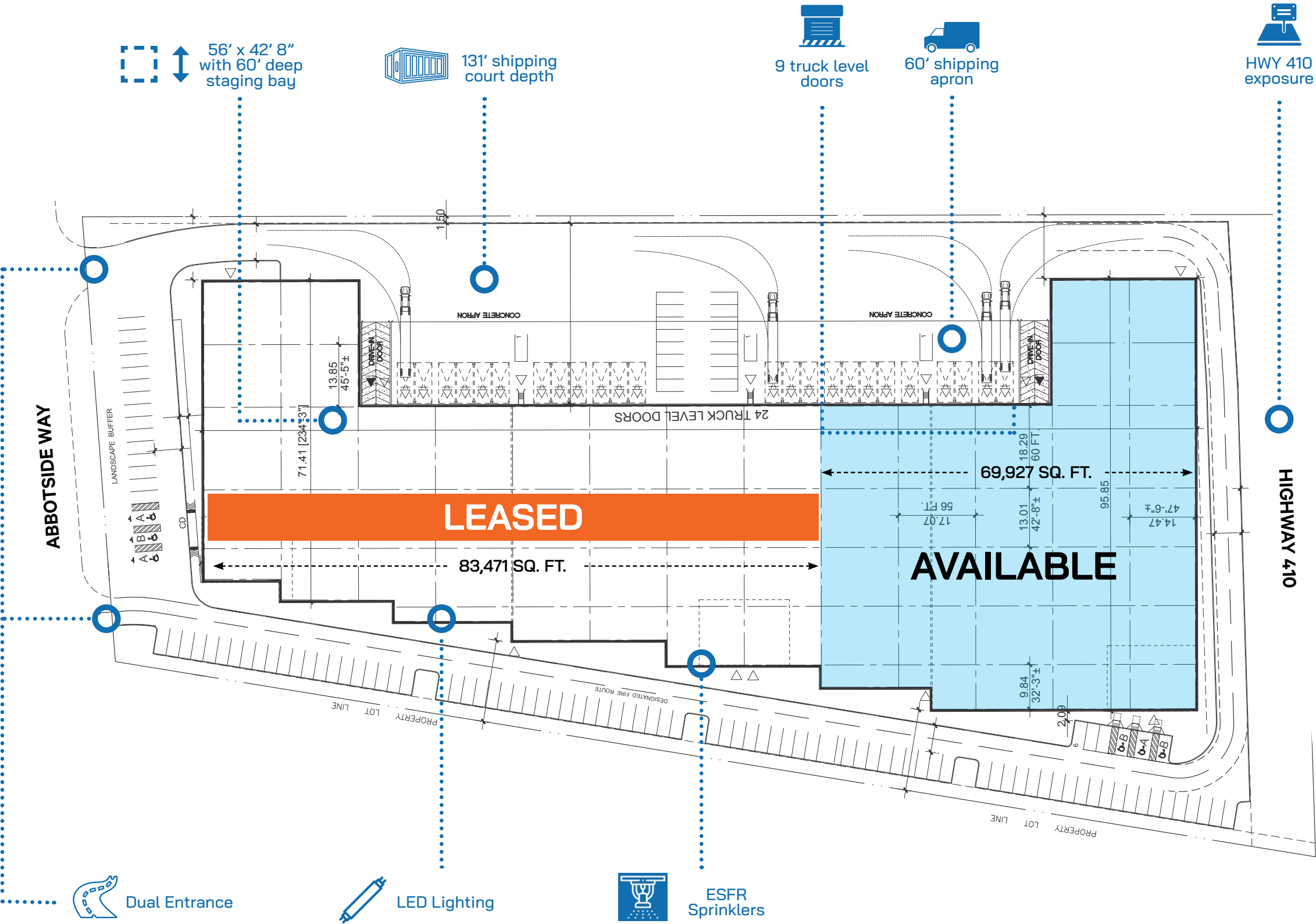


STATE-OF-THE-ART-CONSTRUCTION





SITE PLAN & FEATURES



Route 201 - Mayfield

Route 202 - Mayfield

Route 203 - Mayfield

Route 204 - Mayfield

Route 81 - Mayfield West

HIGHWAY - 410  
**4 MINS | 3.1 KM**

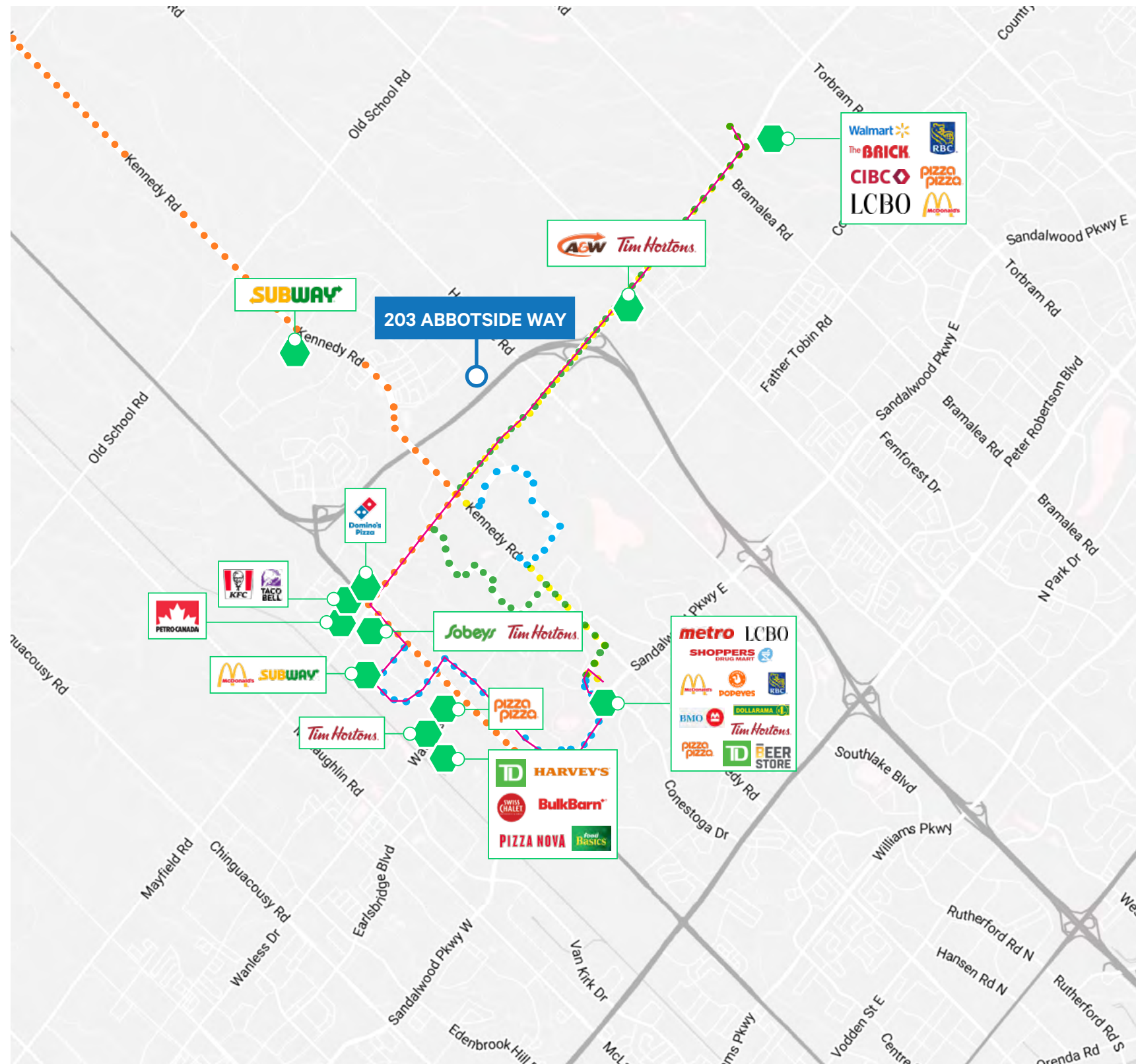
HIGHWAY - 407  
13 MINS | 16 KM

HIGHWAY - 401  
15 MIN - 20 KM

HIGHWAY - 403  
15 MIN - 20 KM




DOWNTOWN TORONTO  
45 MIN - 50 KM

TORONTO PEARSON  
AIRPORT  
**24 MIN - 31 KM**



## DEMOGRAPHICS



	 Population	 Labour Force Participation	 Avg. Household income
5KM	134,158	32,671	\$130,238
10KM	558,228	139,469	\$118,901
15KM	860,270	215,809	\$121,232





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**dream**   
**CBRE**

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