



Industrial ID 675087 **Exclusive**

## 7475 McLean Road

7475 McLean Road  
Puslinch, N1H 6H9

**Please contact us**

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SPACE AVAILABLE	78,000 - 838,500 ft <sup>2</sup>	AVAILABILITY	Q4 2024
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### Summary

LEED Certified Industrial Development Along the Highway 401 Corridor

7475 Mclean Road is a planned speculative development that will offer world-class industrial space along the Highway 401 corridor just west of the Greater Toronto Area (GTA). The facilities will be LEED Silver Certified and feature a design to future proof your operations. The buildings offer from 78,000 sq. ft. to 838,500 sq. ft. of high bay space in one of the most strategic and highly desired markets in Canada. The buildings feature 40' clear ceiling height, high-quality precast and Insulated Metal Panel (IMP) construction, expansive 41' x 56' bays and 60' staging bay. The site strategically positioned within one hour west of the GTA and 145 kilometers of the US border.

## Facilities & services

Building 1

Building 2

Available Size

419,250 SF

Office

Up to 3% of floor area, built to suit

Ceiling Height

40' Clear

Loading

66 Dock Doors, 4 Grade Level Drive In Doors

Bay Sizes

41' x 56'

Staging Bay

60'

Trailer Storage

37 trailers

36 trailers

Occupancy

Q4 2024

## Location



## Agents



### Mitchell Blaine

Executive Vice President, Sales & Leasing  
Industrial ; Office

 **Call now**



### Luke Slabczynski

Associate Vice President  
Industrial

 **Call now**



### Cabot Mackenzie

Associate  
Industrial

 **Call now**