



18442 Woodbine Ave, East Gwillimbury

41.73 Acres For Sale

Greg Clark**
Executive Vice President

Daniel Bahrami
Sales Representative

Madison Scott
Sales Representative



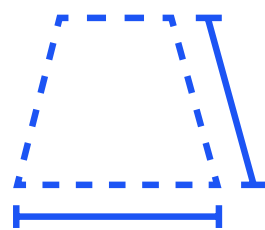
Property Details

Located directly south of Loblaw's new 1.2 million square foot advanced logistics and distribution centre, this 41.73 acre industrial development site features direct frontage on both Hwy 404 and Woodbine Avenue in the Town of East Gwillimbury. Offering exceptional access to Hwy 404 via a full interchange at Green Lane East, these lands are in the Highway 404 Employment Corridor, an area of approximately 584 acres located along Highway 404 and bounded by Green Lane, Woodbine Avenue, and Mount Albert Road.

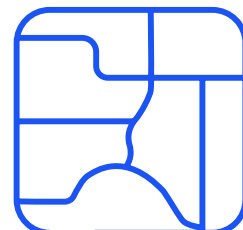
Strategically located north-east of Newmarket these lands are designated future industrial (M1 or M2) and are ideally suited for both industrial users and developers.



Property Address
18442 Woodbine Avenue, Sharon, ON



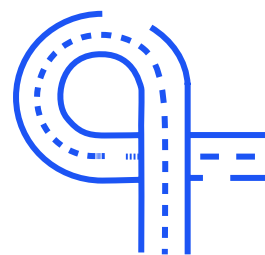
Site Area
41.73 Acres



Zoning
M1 & M2



GO Station
East Gwillimbury GO - 10 Min Drive



Highway 404
Close Proximity and easy access to Highway



Asking Price
Contact listing team for price guidance



Zoning Details

Permitted Uses

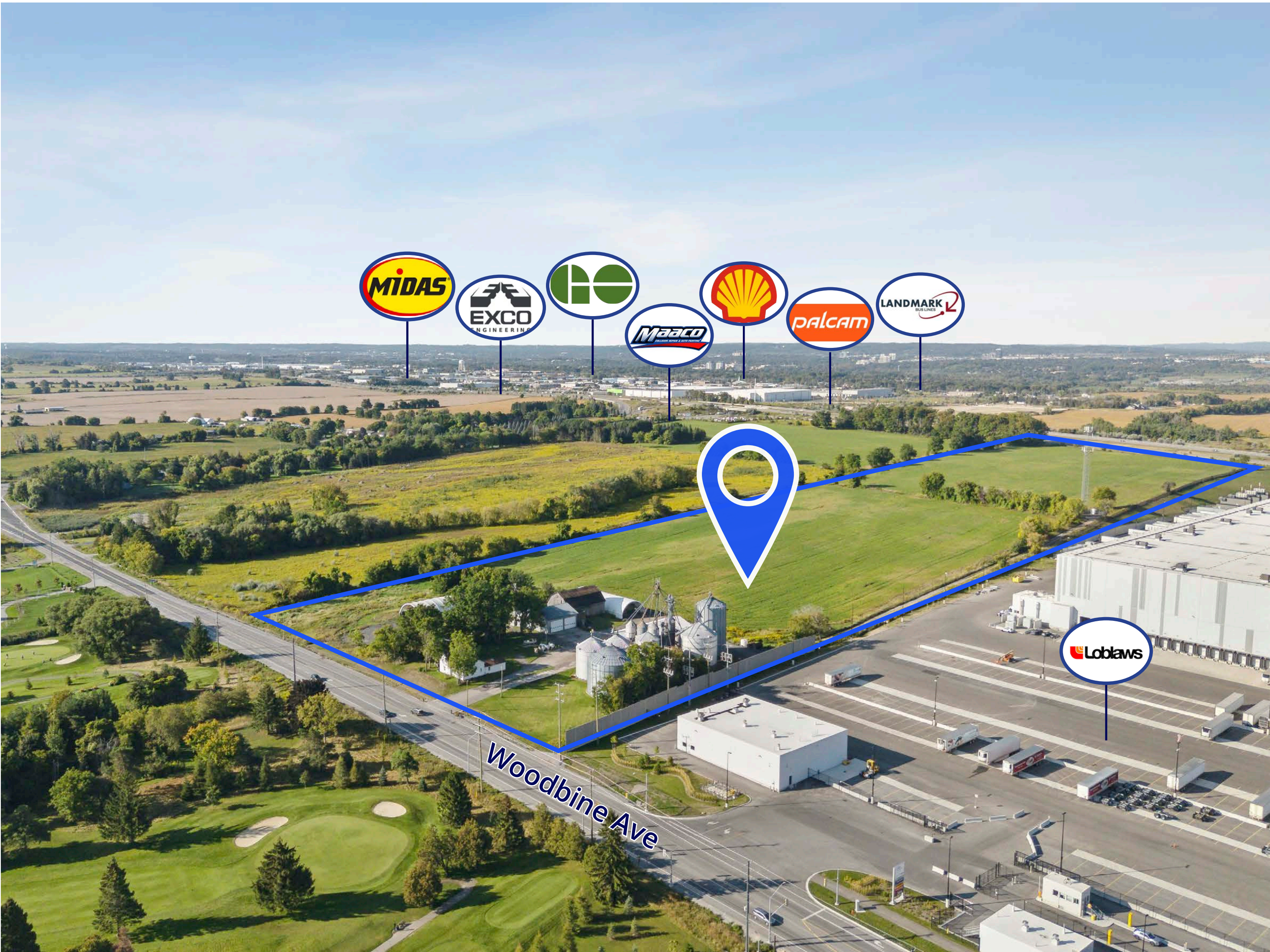
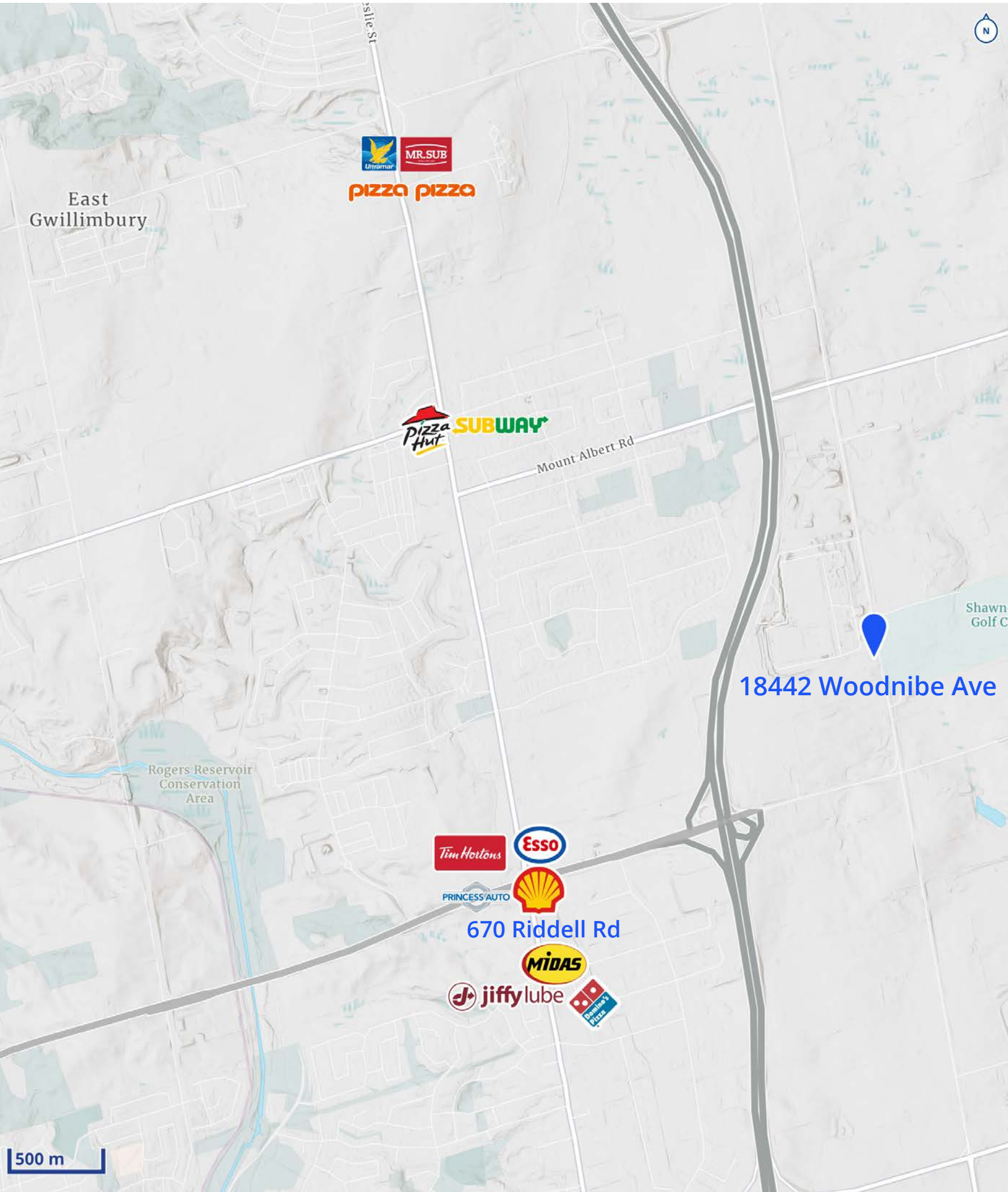
Use	M1	M2
Abattoir		X
Accessory retail	X	X
Adult entertainment parlour		X
Body rub parlour		X
Brewery/winery/ distillery	X	X
Business office	X	X
Commercial self storage facility	X	X
Contractor yard		X
Equipment rental establishment		X
Hotel / Motel	X	X
Industrial mall	X	X
Industrial use	X	X
Medical marihuana production facility	X	X
Motor vehicle body shop		X
Motor vehicle gas bar		X
Motor vehicle repair garage		X
Outdoor Display and Sales Area	X	X
Outdoor storage		X
Trade and Convention Centre	X	
Transport terminal		X
Warehouse	X	X
Waste processing station		X
Waste transfer station		X
Wholesale establishment	X	X

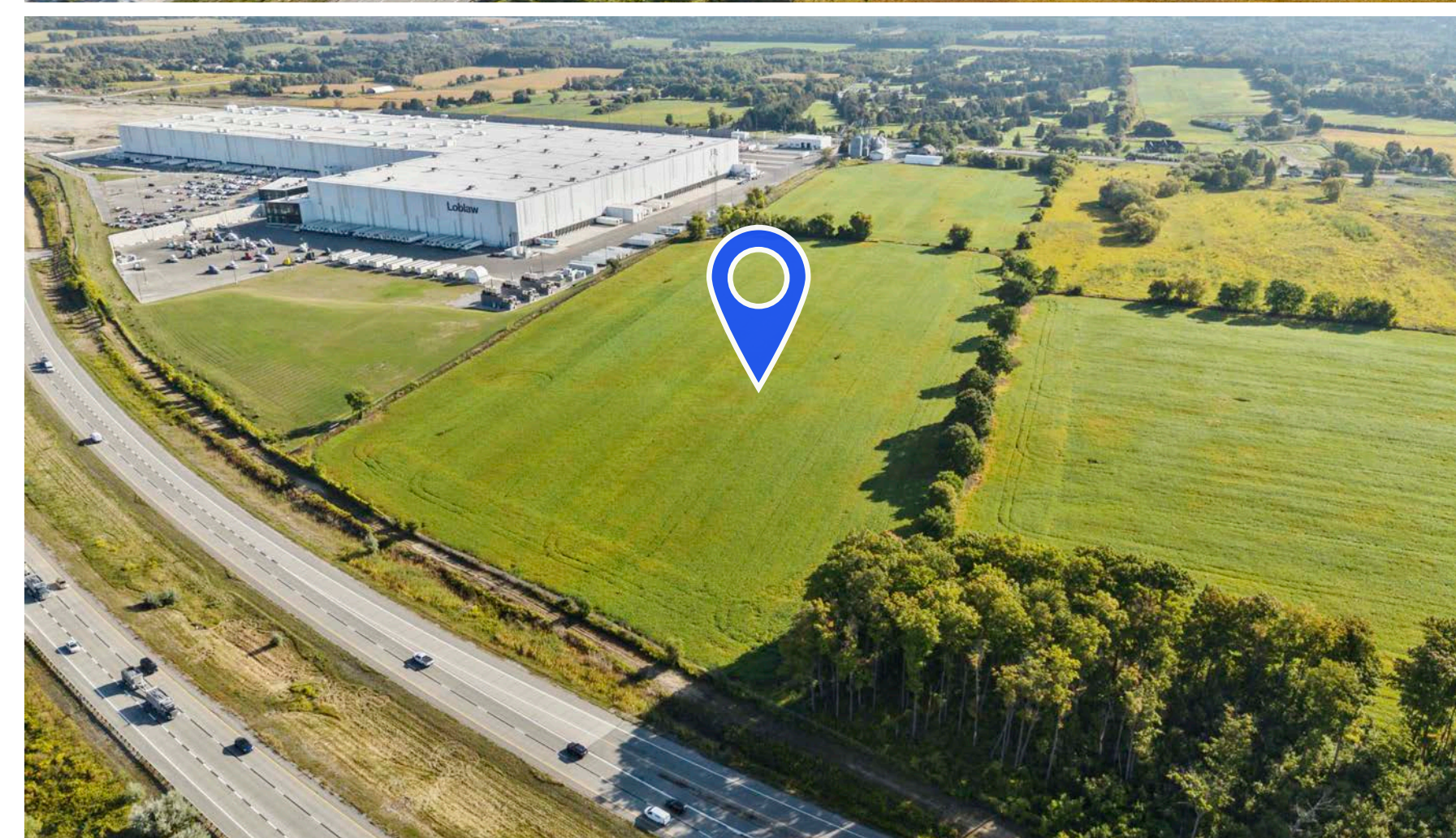
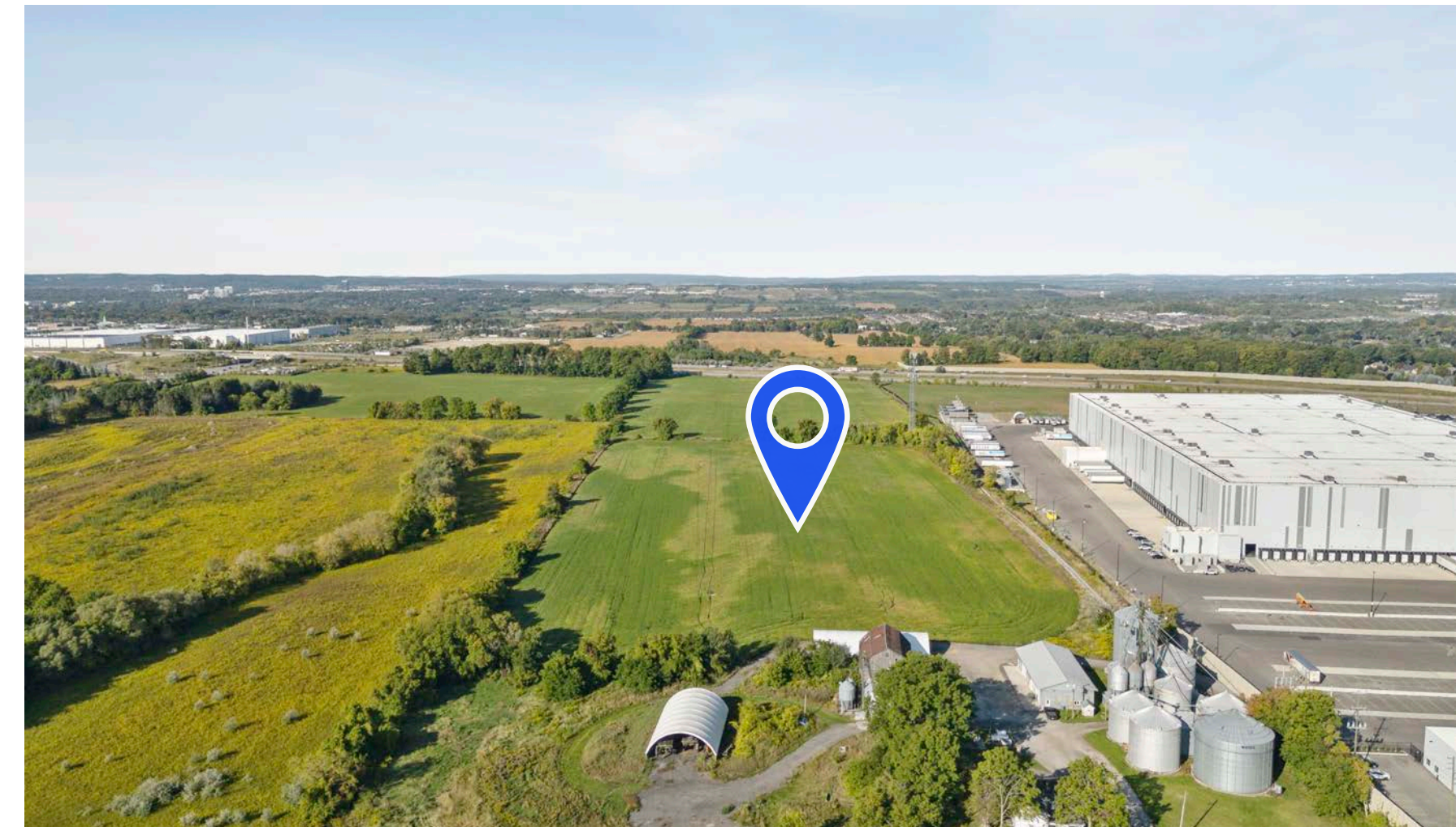
<https://www.advantageeg.ca/en/about-us/highway-404-employment-lands-secondary-plan.aspx>



Location Overview

Amenities & Corporate Partners





Area Demographics

Newmarket Overview

The Town of Newmarket is located in York Region and is home to over 85,000 residents and is known for being one of the country’s country’s most dynamic, diverse and desirable towns to live and work in. Newmarket is also widely considered a progressive place with a reputation for innovation, particularly in its environmental projects.

Its proximity to 400 series highways, sprawling parks and trails and affordable housing makes Newmarket an ideal location for young families and professionals alike. Newmarket is a Provincial Urban Growth Centre, meaning the province sees it as a place with planned intensification and growth. Key sectors: health sciences (notably Southlake Regional Health Centre), business services, manufacturing, retail.

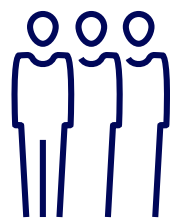
Location	Distance	Drive Time
East Gwillimbury GO Transit	5.2 KM	9 Min
Newmarket	7.6 KM	13 Min
Aurora	14.4 KM	15 Min
Bradford West Gwillimbury	17.2 KM	24 Min
Toronto	56 KM	48 Min



Current Population
3,000 (est.)



Median Household Income
\$164,871



Labour Force Participation
65.3 %

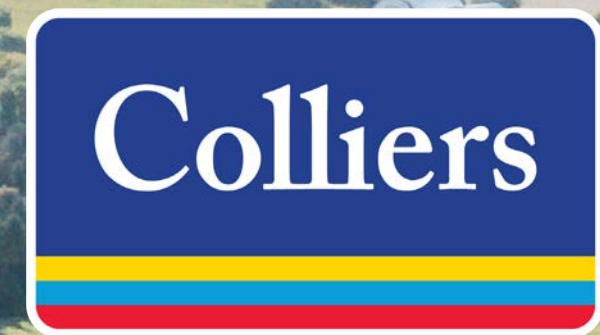


5 km
Population \$31,684
Average Household Income \$122,285
Labour Force Population \$13,608

10 km
Population \$167,972
Average Household Income \$130,159
Labour Force Population \$81,502

20 km
Population \$394,793
Average Household Income \$136,384
Labour Force Population \$199,223

Source: Environics (Stats from 2024)



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