



# 404 LOGISTICS PARK

Woodbine Ave. & Glenwoods Ave., Keswick ON

## PHASE 1 AVAILABLE IMMEDIATELY



### OUTSIDE STORAGE LAND AVAILABLE, BUILD TO SUIT OPPORTUNITIES, OPTIONS FOR SALE & LEASE

- ◆ A rare 200 acre site that can accommodate flexible building options
- ◆ Zoned for employment uses & BP-3 zone permits outside storage
- ◆ Approximately 3 km from a Hwy. 404 interchange
- ◆ Abundant area for trailer parking and/or employee parking
- ◆ Timing to market & flexibility in size distinguishes this site



[VIEW PROPERTY WEBSITE](#)

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# SITE PLAN

OUTSIDE STORAGE LAND AVAILABLE FOR SALE/LEASE

CAN BE DELIVERED 18 MONTHS FROM LEASE EXECUTION

READY FOR OCCUPANCY



# SITE PLAN

**DEMISABLE TO 52,000 SQ. FT.**

SIZE: FROM 52,000 TO 318,000 SQ. FT.

SPRINKLERS: ESFR

CLEAR HEIGHT: 40'

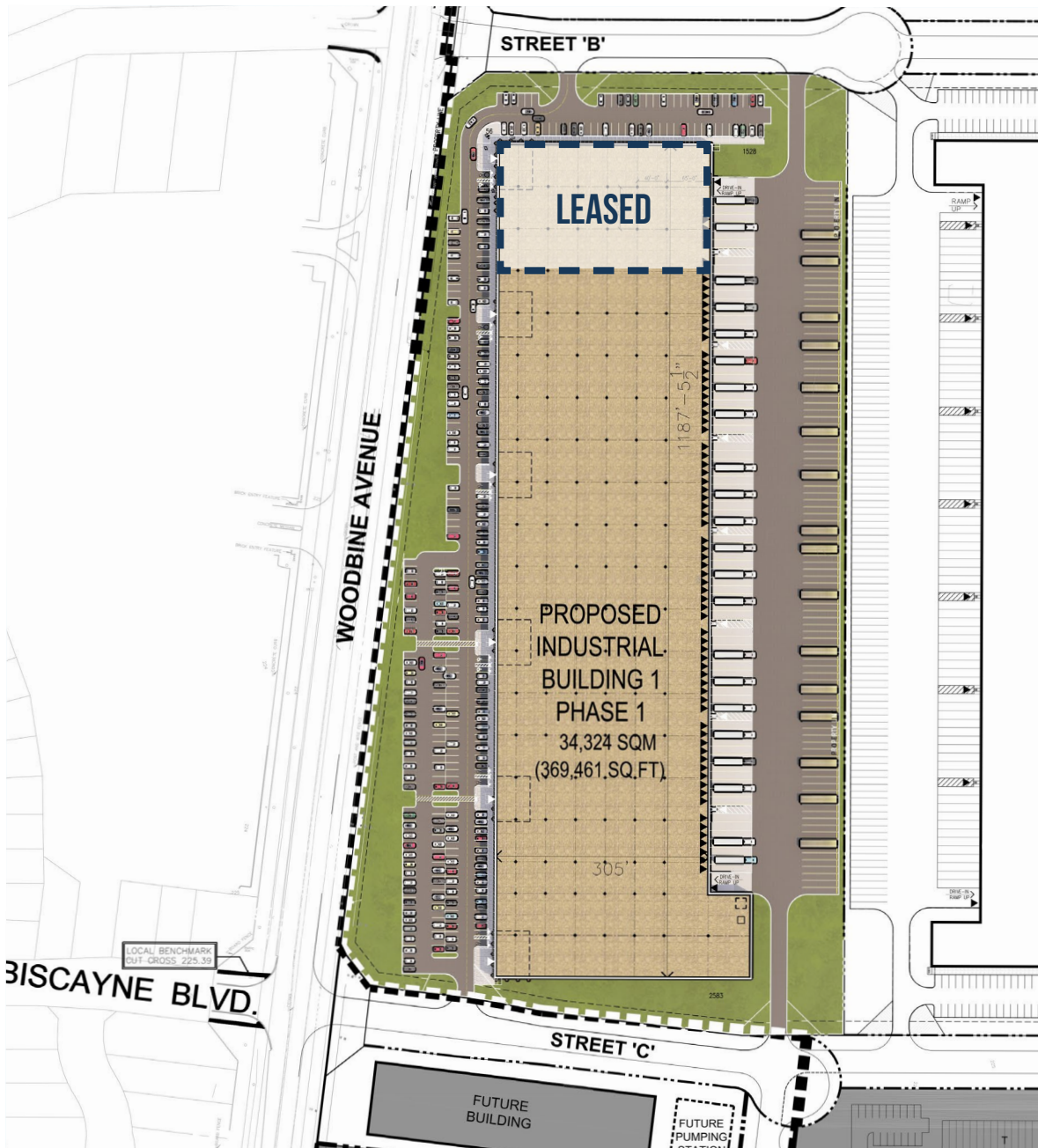
LIGHTING: LED

SHIPPING: 62 TL; 4 DI

OUTSIDE STORAGE: PERMITTED

POWER: 600V; 2000A

PARKING: 104 TRAILER & 407 CAR STALLS





# RENDERINGS

Woodbine Ave. & Glenwoods Ave., Keswick ON



VIEW PROPERTY VIDEO





# SITE PHOTOS

Woodbine Ave. & Glenwoods Ave., Keswick ON



VIEW PROPERTY VIDEO



December 2023



# LOCATION OVERVIEW

Woodbine Ave. & Glenwoods Ave., Keswick ON



- ◆ Situated 3 km from the Highway 404 interchange north of Ravenshoe Road.
- ◆ 30 minutes from Hwy. 401.
- ◆ 40 minutes from Pearson Airport.
- ◆ Glenwoods Avenue to be improved & realigned.
- ◆ The Bradford Bypass will connect Hwy. 400 to Hwy. 404.
- ◆ Proposed Hwy. 404 extension to bring the Highway north, passing along the eastern boundary of the site and joining up with Hwy. 12 (timing TBD).
- ◆ Proposed future Hwy. 404 clover leaf interchange directly at the site.

# LABOUR & DEMOGRAPHICS OVERVIEW

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## DID YOU KNOW?

- ◆ York Region has been identified through provincial legislature and planning as a “population growth area” through 2031.
- ◆ The site will benefit from the exponential projected growth of neighbouring municipalities, particularly East Gwillimbury, which is expected to grow by +/-189% by 2031 (26,900 to 77,800).
- ◆ The site’s close proximity to the major residential centers of Markham and Vaughan (<30 mins) will provide great access to labour and customers.
- ◆ A total population of over 4.5 million people within a 60 km radius positions the site to serve the GTA.
- ◆ The average age of York Region residents is 39.9 years, lower than the national average.
- ◆ 70% of York Region residents have a post-secondary degree, with 25% of residents having obtained a college degree or trade specialization and 45% being university graduates.

# ABOUT THE DEVELOPER

Woodbine Ave. & Glenwoods Ave., Keswick ON

Panattoni Development Company is an industry leading privately held commercial real estate development company. Our 59 offices in Canada, the United States, Europe and Asia are responsible for the development of over 595 million square feet. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region.

The Canadian operation has offices in Toronto and Edmonton and specializes in industrial speculative and build-to-suit development. Our expertise in these markets is unsurpassed. Value creation is at the core of what we do, which we achieve through the consistent delivery of high quality investment grade product that is sought after by some of Canada's most sophisticated users.

The value of our Canadian projects has been recognized through winning awards through NAIOP on multiple occasions for Investment Deal of Year, Industrial Development of the Year, Industrial Lease of the Year and Lease of the Year across all asset classes.

For more information, please visit our website: [www.panattonicanada.com](http://www.panattonicanada.com)

For more information on this site, please contact:

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