



404 LOGISTICS PARK

Woodbine Ave. & Glenwoods Ave., Keswick ON

OPTIONS FROM 36,232 SF TO 181,288 SF



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

For more information, please contact:

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SITE PLAN

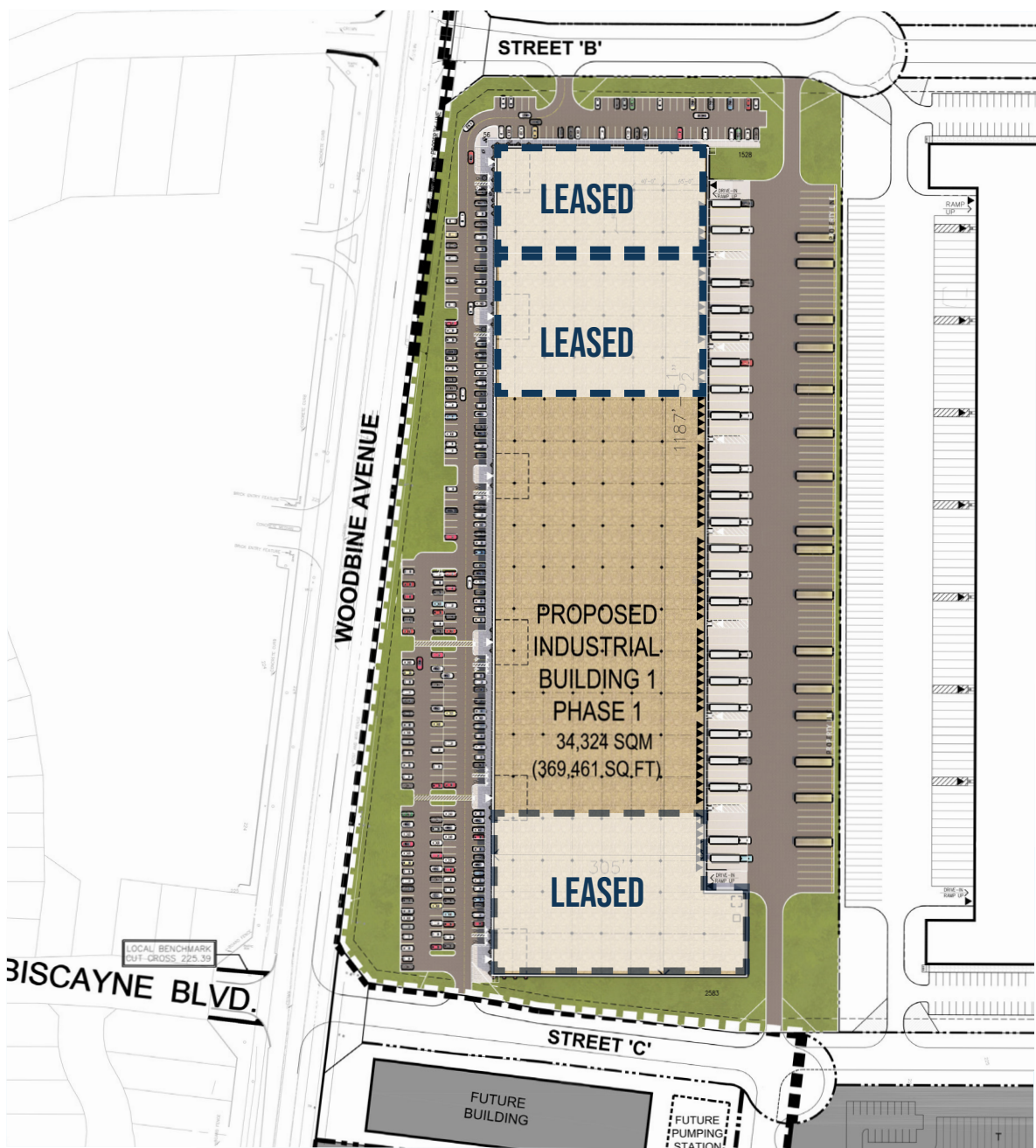
OUTSIDE STORAGE LAND AVAILABLE FOR SALE/LEASE



SITE PLAN

DEMISABLE TO 36,232 SF

SIZE:	FROM 36,232 SF TO 181,288 SF	SPRINKLERS:	ESFR
CLEAR HEIGHT:	40'	LIGHTING:	LED
SHIPPING:	38 TL	OUTSIDE STORAGE:	PERMITTED
POWER:	600V; 2000A	PARKING:	57 TRAILER & 407 CAR STALLS



RENDERINGS

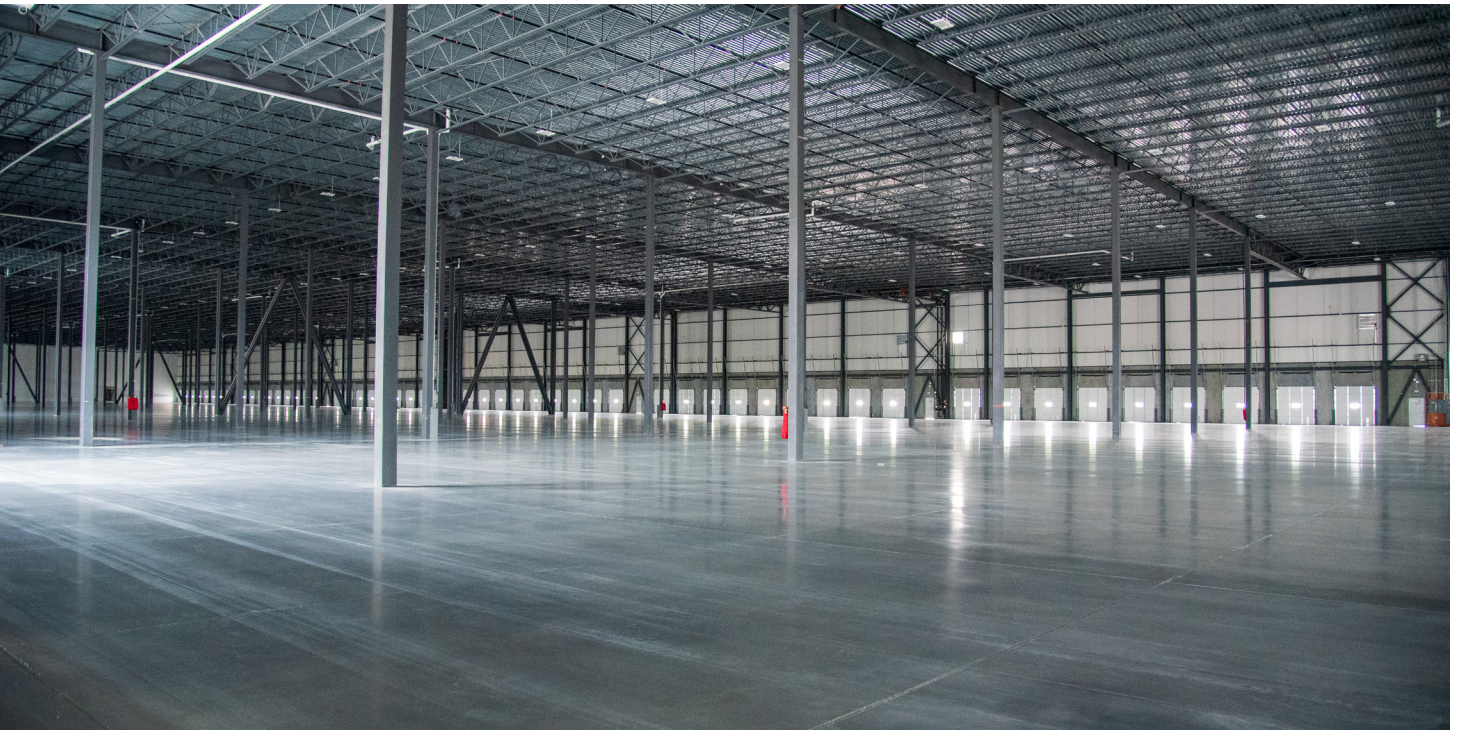
Woodbine Ave. & Glenwoods Ave., Keswick ON



PHOTOS

Woodbine Ave. & Glenwoods Ave., Keswick ON

AVAILABLE FOR IMMEDIATE OCCUPANCY



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.
- ◆ The Bradford Bypass will connect Hwy. 400 to Hwy. 404.
- ◆ Glenwoods Avenue to be improved & realigned.
- ◆ 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.



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