



140 Speirs Giffen Avenue, Caledon

Brand New Industrial Space in 410 Gateway Business Park

For Sub-Lease

Stuart Forbes*

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Property Overview

140 Speirs Giffen Avenue, Caledon

Total Area 15,000 SF

Warehouse Area 15,000 SF

Clear Height 28'

Shipping 2 Truck Level Doors

Sprinklers ESFR

Lighting LED Fixtures

Zoning MP-521

HVAC Cambridge Units

Possession February 1st, 2023

Asking Price \$1.00 PSF (Contact Listing Agent)

T.M.I \$3.50 (2022)



Features

- Sub-Lease Opportunity
- Flexible Length of Lease Term Available
- Flexible Square Footage Available
- Space will be Demised Once Final Square Footage is Confirmed
- New Construction at Dixie Road & Mayfield Road Close Proximity Hwy 410 Interchange
- Clean Uses Only
- Precast Concrete Construction
- Professional Ownership and Management

**All information to be verified*

Site Access



Subject Property



Major route



Highway 410

2 minutes | 1.5 Km



Highway 407

10 minutes | 14 Km



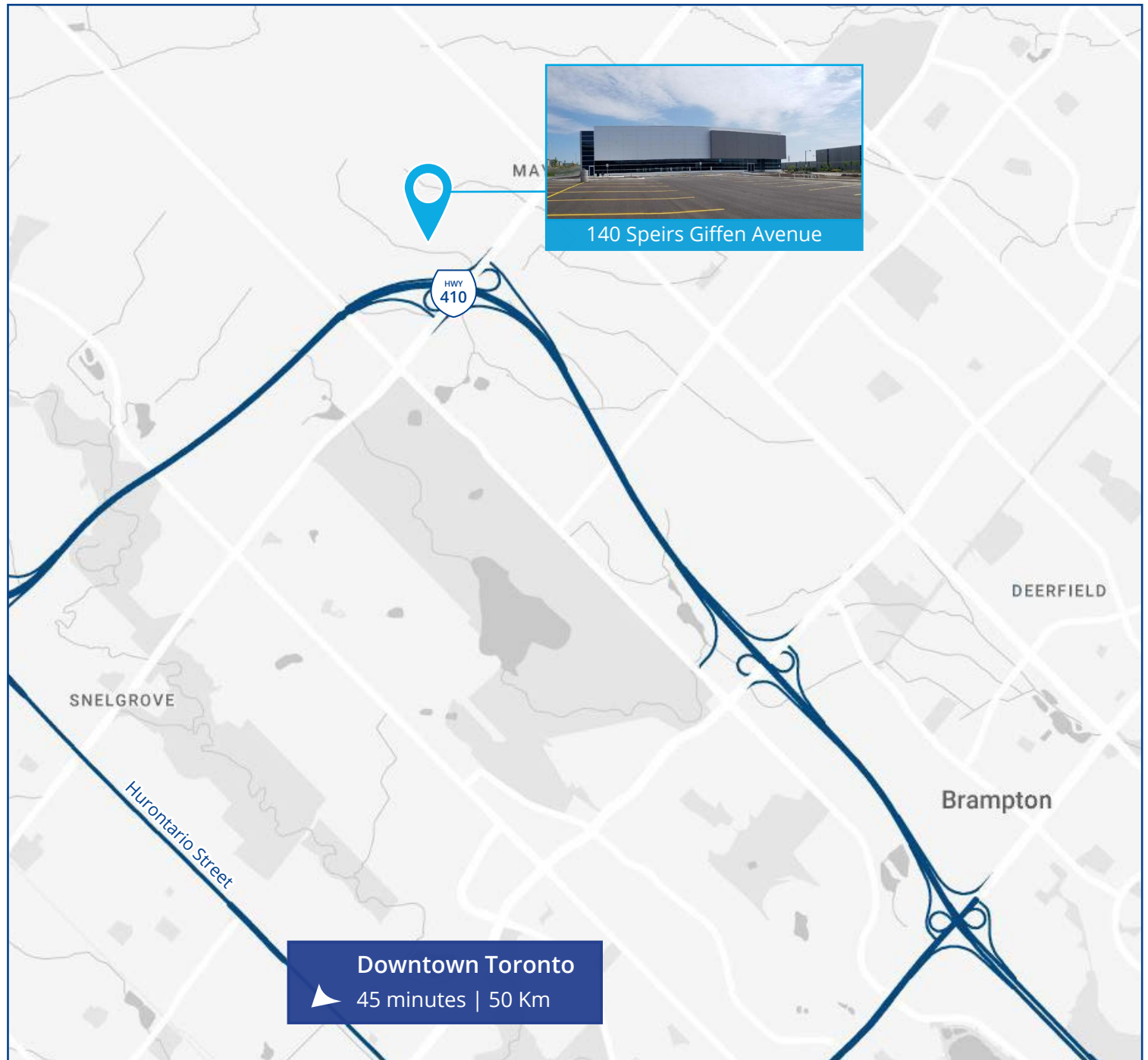
Highway 401

13 minutes | 19 Km

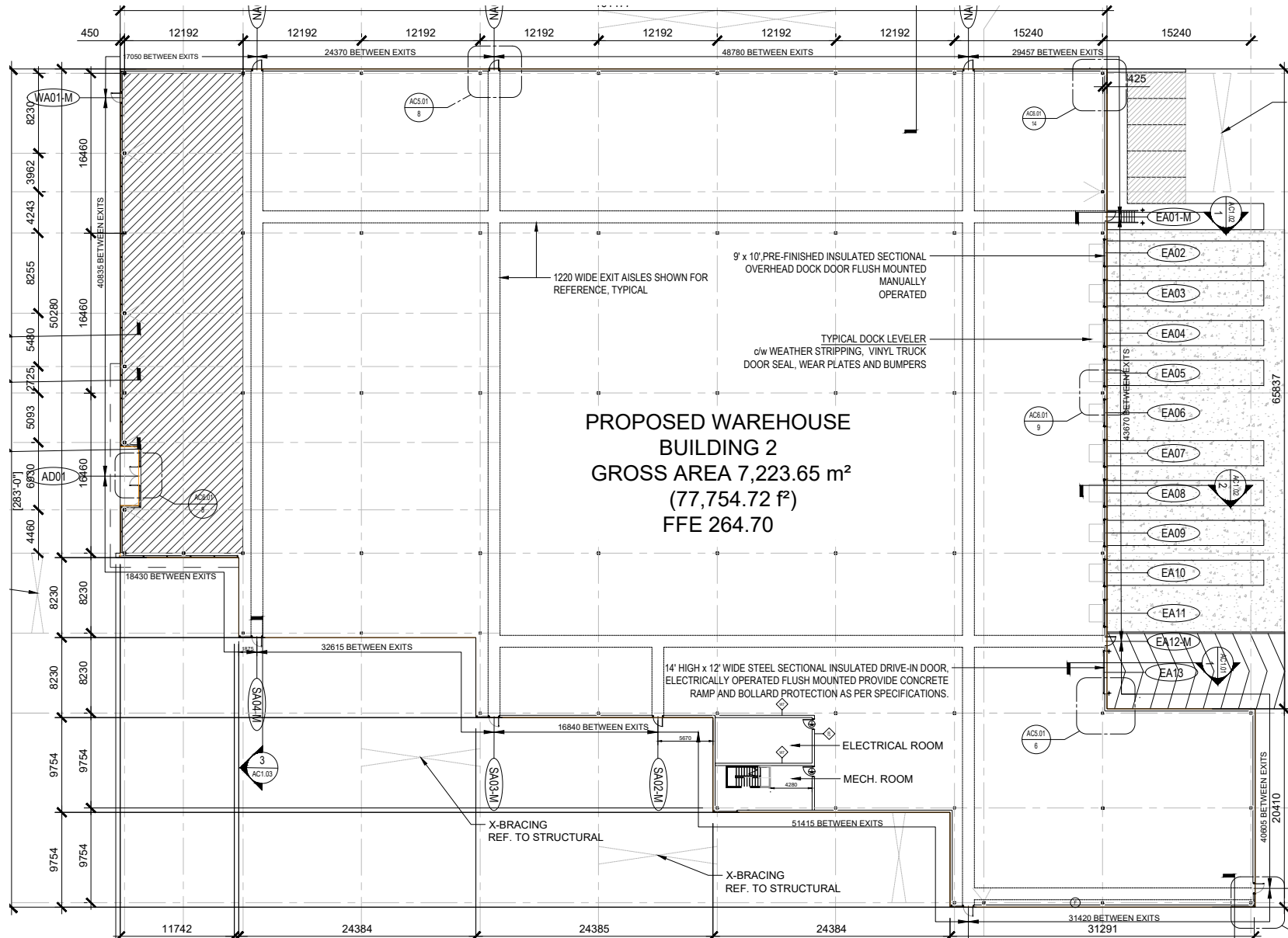


Pearson Airport

19 minutes | 28 Km



Floor Plan



Site Amenities





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