



1080
SOUTHGATE
DRIVE

AVAILABLE Q4 2024

100 TRAILER PARKING STALLS & OUTSIDE STORAGE



THE GATEWAY TO SOUTH WESTERN ONTARIO



1080 Southgate Drive is a Class 'A' industrial development, offering up to 444,186 Sq. Ft. of premium industrial real estate on 22 acres of land.

This highly accessible location is just east of Highway 6 (Hanlon Expressway) providing a direct connection to Highway 401 and offering quick access to the 400-series highways, Southwestern Ontario markets, and the GTA.

The site is situated within Guelph's Southgate Business Park, surrounded by new developments and corporate tenants including Tim Hortons Distribution Center, Guelph Data Center, and Medline Distribution Centre.

The development is designed and will be constructed to the highest standards, targeting LEED Certification.

**DIRECT ACCESS TO HIGHWAY 401
THROUGH HANLON EXPRESSWAY**

**DIRECT ROUTE TO THE DETROIT BORDER,
THE GTA, AND MONTREAL MARKETS**

**STRATEGICALLY BUILT FOR
LOGISTICS USERS**



STEEL & ROOF DECK NOW COMPLETE



CLASS 'A'
DEVELOPMENT
TARGETING
LEED
CERTIFICATION



Available Area:	Up to 444,186 Sq. Ft.	Shipping Court:	131'
Clear Height:	40'	Power:	600V/2500A
Shipping:	61 Truck Level; 2 Drive-In	Sprinklers:	ESFR
Bay Size:	45' x 56' with 60' marshalling bay	Lighting:	LED with motion sensors

100 TRAILER PARKING STALLS

232 CAR PARKING STALLS

OUTSIDE STORAGE PERMITTED

ENERGY EFFICIENT BUILDING FEATURES





HIGH RATIO OF TRAILER PARKING STALLS

DOWNLOAD SITE PLAN



UP TO 444,186 SQ. FT.

Of Class 'A' industrial space available



40 FOOT CLEAR HEIGHT

Providing maximum area for cubic efficiencies



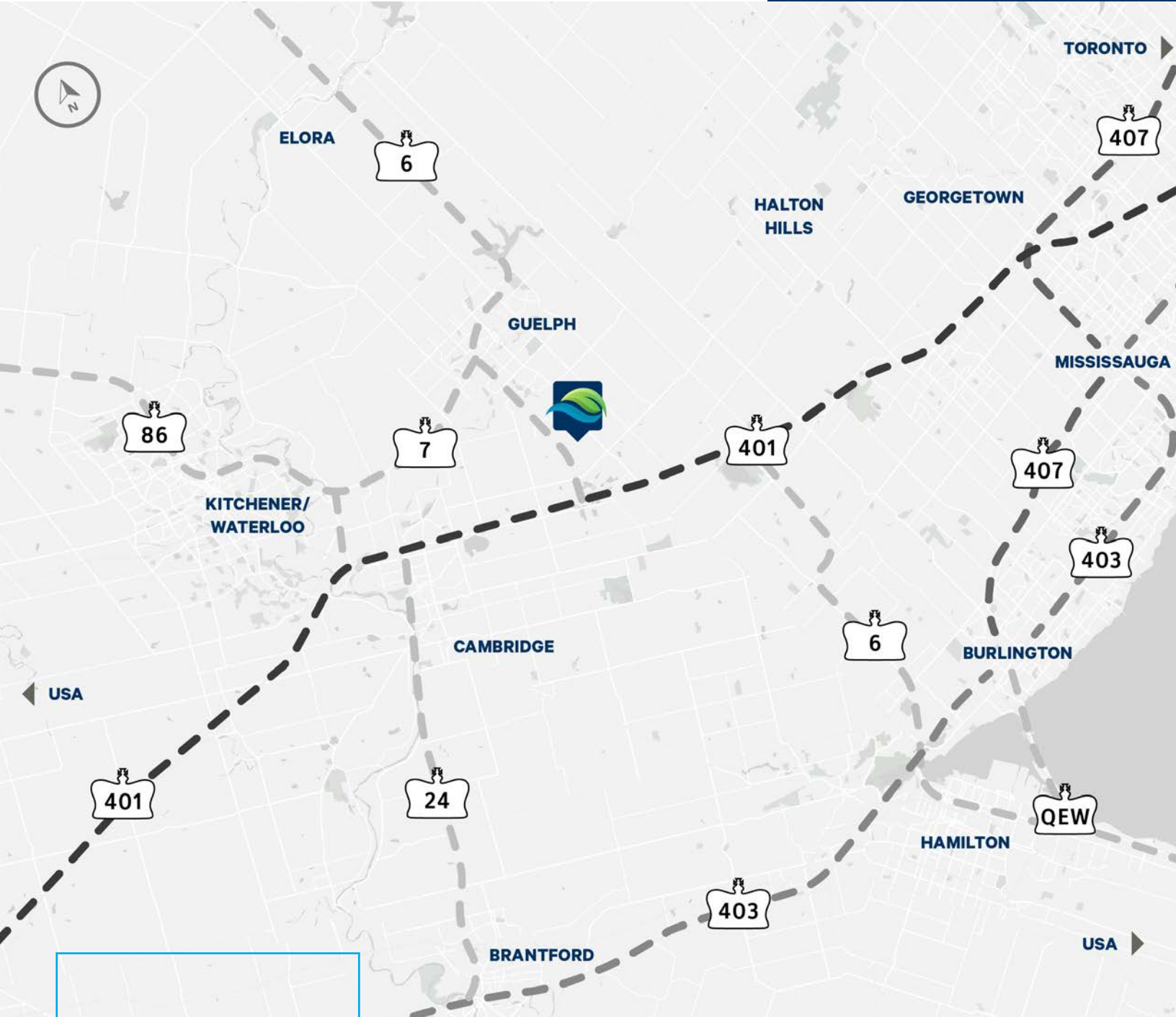
AMPLE SHIPPING CAPACITY

With 61 truck level doors and 2 drive-in doors





TARGETING LEED CERTIFICATION


Resulting in cost savings & energy efficiencies




**ACCESS
TO MOST
MAJOR
HIGHWAYS
& CITIES**

 **Hwy 6** - 4 mins/2 km

 **Hwy 401** - 8 mins/7 km

 **Hwy 407** - 27 mins/41 km

 **Hwy 403** - 39 mins/43 km

 **QEW** - 40 mins/47 km

Toronto - 50 mins/78 km

Pearson International - 39 mins/62 km

CAN/US Border (Buffalo) - 1hr 30 mins/144 km

Kitchener/Waterloo - 31 mins/35 km

London - 1hr 17 mins/122 km

*Drive time and kilometres are approximate.



HIGHLY ACCESSIBLE PUBLIC TRANSIT ROUTES



Hwy 401 - 15 mins/9.4 km



Hwy 6 - 5 mins/2.5 km



Guelph Transit Bus Route



City of Guelph - 10 mins/10km

Guelph is serviced by the Kitchener GO train line offering direct transportation from Toronto Union Station to Kitchener.

From Guelph's Central GO Station, Line 16 offers a direct route to the corner of Southgate Drive and Clair Road West, less than a 12-minute walk from the site.

Also located on Clair Road West is the City's main line (Line 99) which offers a nonstop route to downtown Guelph and residential areas.

SERVICED BY GUELPH PUBLIC TRANSIT & KITCHENER GO

ONLY 16 MINUTES FROM DOWNTOWN GUELPH

CONVENIENT TRANSPORTATION ROUTES AND NEARBY AMENITIES





WHO'S IN THE AREA? PEOPLE

The City of Guelph is considered to be the third-fastest growing city in Ontario and is expected to grow over 20% to 175,000 by 2031.

Centrally located, Guelph has access to over 3.5 million workers within an hour's drive, and provides businesses a competitive edge with a direct linkage to the GTA and Waterloo region through Highway 401.

- 20KM** Population: 374,332+
- 30KM** Population: 986,913+
- 40KM** Population: 2,230,145+
- 60KM** Commuters: 3.5 Million





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