



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**



READY FOR TENANT FIXTURING IN SEPTEMBER



CLASS 'A'
DEVELOPMENT
TARGETING
LEED
CERTIFICATION



Available Area: 115,000 to 444,186 Sq. Ft.

Clear Height: 40'

Shipping: 61 Truck Level; 2 Drive-In

Bay Size: 45' x 56' with 60' marshalling bay

Shipping Court: 131'

Power: 600V/2500A

Sprinklers: ESFR

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



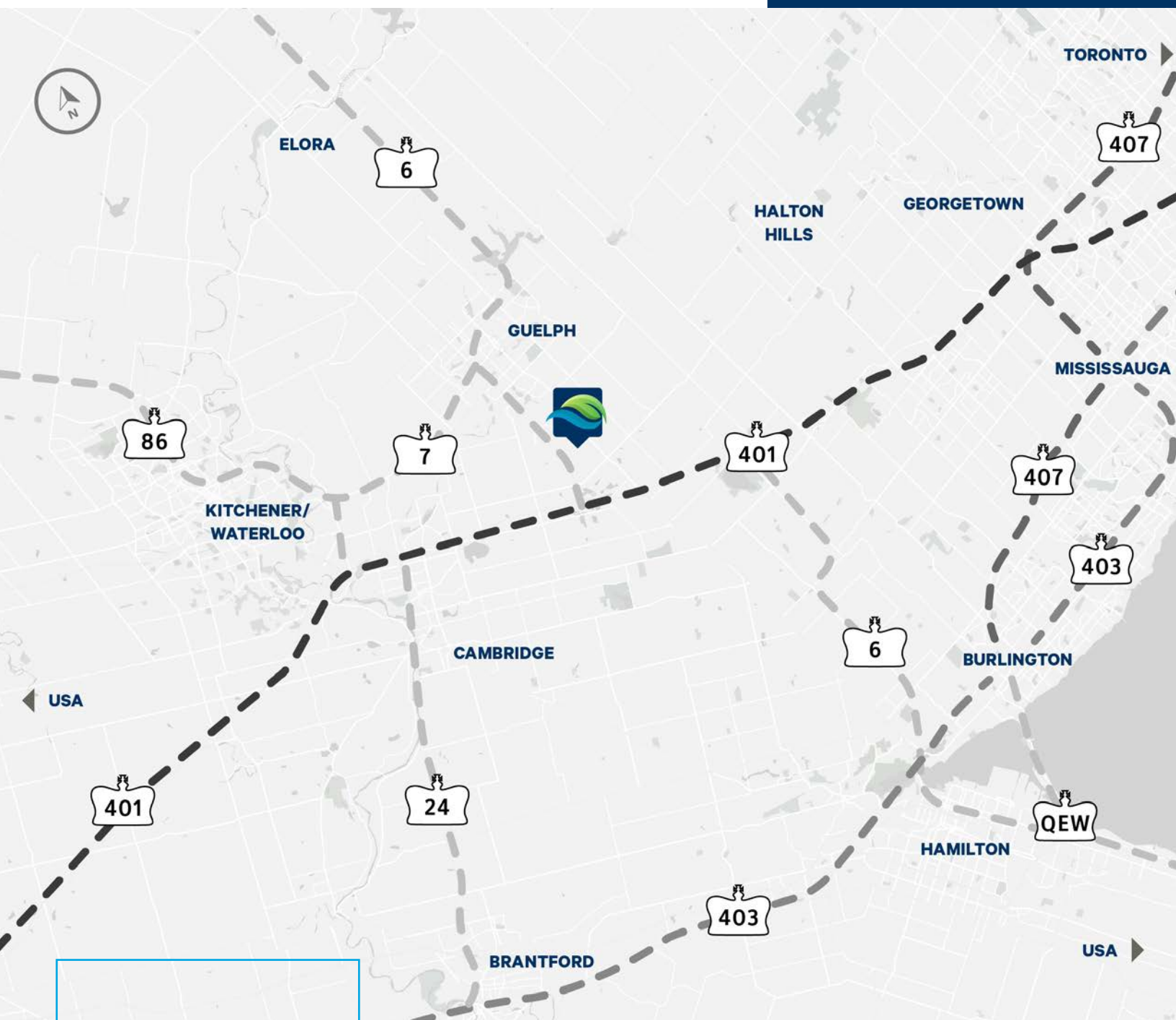
TARGETING LEED CERTIFICATION

Resulting in cost savings & energy efficiencies

READY FOR TENANT FIXTURING IN SEPTEMBER








September 2024



ACCESS TO MOST MAJOR HIGHWAYS & CITIES

PANATTONI

CAP Inc.
Ontario

-  **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

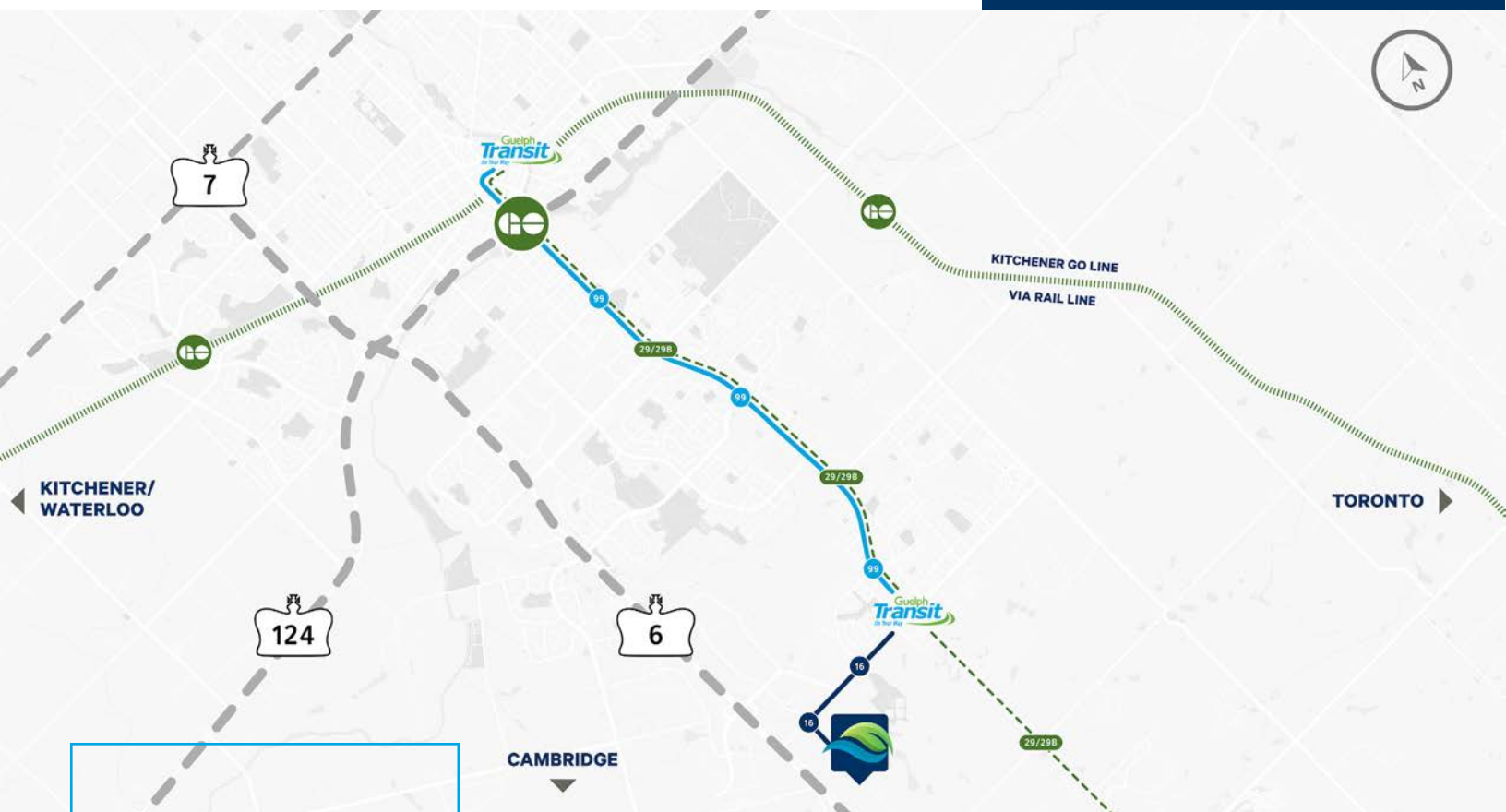
Pearson International - 39 mins/62 km

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.



Population: 374,332+



Population: 986,913+



Population: 2,230,145+



Commuters: 3.5 Million



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