

THE FUTURE OF YOUR BUSINESS STARTS HERE.

4680

GARRARD ROAD



*Plans, illustrations and renderings are artist concept only and may contain errors or options not available. E. & O.E.

**AVAILABLE
FOR
LEASE
IMMEDIATELY**

4680 Garrard Road is a Class 'A' industrial development, offering two state-of-the-art industrial buildings totaling 776,000 Sq. Ft.

Its prime location provides efficient transportation routes throughout the GTA and to Montreal markets and access to a variety of amenities across Durham Region.

Its highly accessible location is strategically located and offers quick access to Highway 401, Highway 407, Highway 412 and Highway 418.

While providing its users with modern industrial features resulting in cost savings and energy efficiencies, the development will also accommodate a variety of uses and offer great functionality for any type of business.

**CLOSE PROXIMITY TO HIGHWAYS
401, 407, 412, AND 418**

**DIRECT ROUTES TO THE GTA
AND MONTREAL MARKETS**

**STRATEGICALLY BUILT FOR
LOGISTICS USERS**



BUILDING 'A'

650,000 SQ. FT.



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HIGHLIGHTS BUILDING 'A'

Available Area: 125,000 to 650,000 Sq. Ft.

Clear Height: 40'

Shipping: 105 TL & 8 DI

Bay Size: 40' x 52' Bays

Sprinklers: ESFR

Lighting: LED

Parking: 223 Trailer/287 Car Stalls

HIGHLIGHTS BUILDING 'B'

Available Area: 126,000 Sq. Ft.

Clear Height: 36'

Shipping: 105 TL & 8 DI

Bay Size: 40' x 52' Bays

Sprinklers: ESFR

Lighting: LED

Parking: 42 Trailer/92 Car Stalls

LEASED

BUILDING 'B'

126,000 SQ. FT.



265 TRAILER PARKING STALLS PROVIDED IN TOTAL

379 EMPLOYEE CAR PARKING SPACES

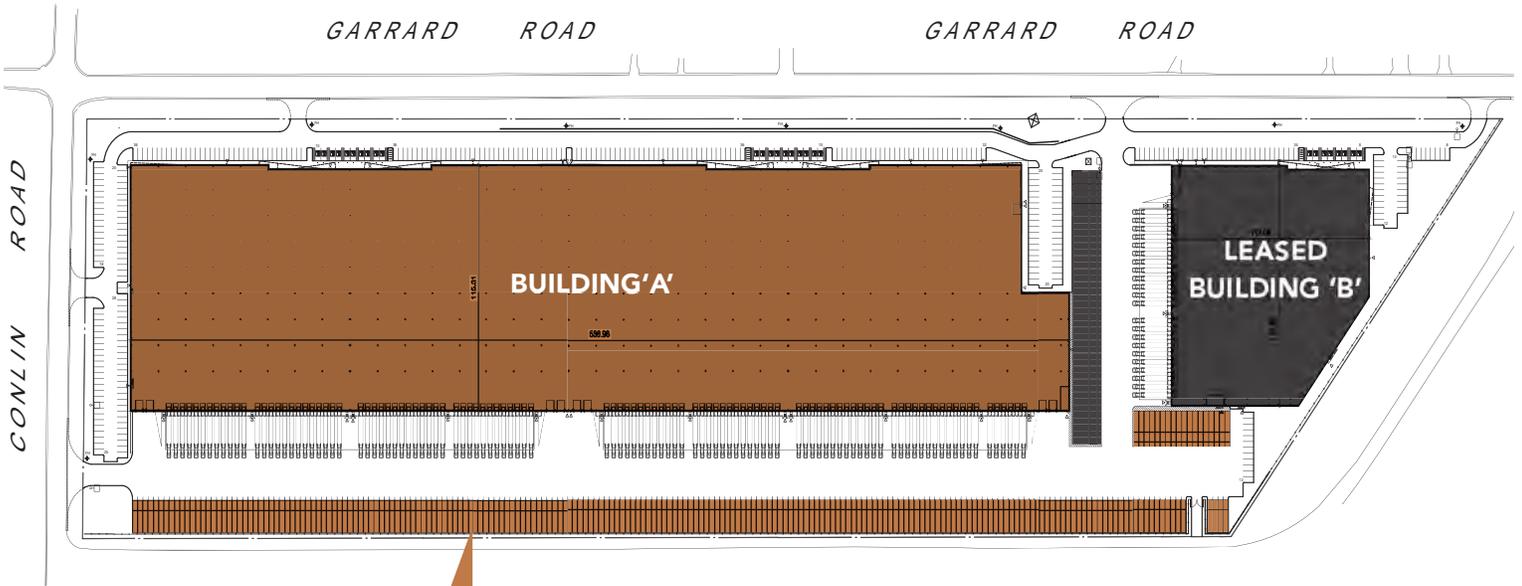
CORNER EXPOSURE ON TWO STREETS

SECURE SHIPPING YARD AVAILABLE

OUTSIDE STORAGE IS PERMITTED

**PREMIER
EAST-END
GTA
LOCATION**





**223
TRAILER
PARKING
STALLS
HIGH RATIO**






SPEED TO MARKET

Building is complete and available immediately.



TOTAL SIZE

650,000 Sq. Ft. demisable to 125,000 Sq. Ft.



40' CLEAR HEIGHT

Efficient layout for maximum cubic capacity



CLOSE PROXIMITY TO HIGHWAYS

With direct routes throughout the GTA and to Montreal



PRIME LOGISTICAL SPACE

Designed for variety of industrial uses



**PRIME LOGISTICS SPACE WITH
AMPLE TRAILER PARKING**

	Building 'A'	650,000 Sq. Ft.
	Building 'B'	126,000 Sq. Ft.
	Trailer Parking	265 Spaces



Building A Front | December 2023



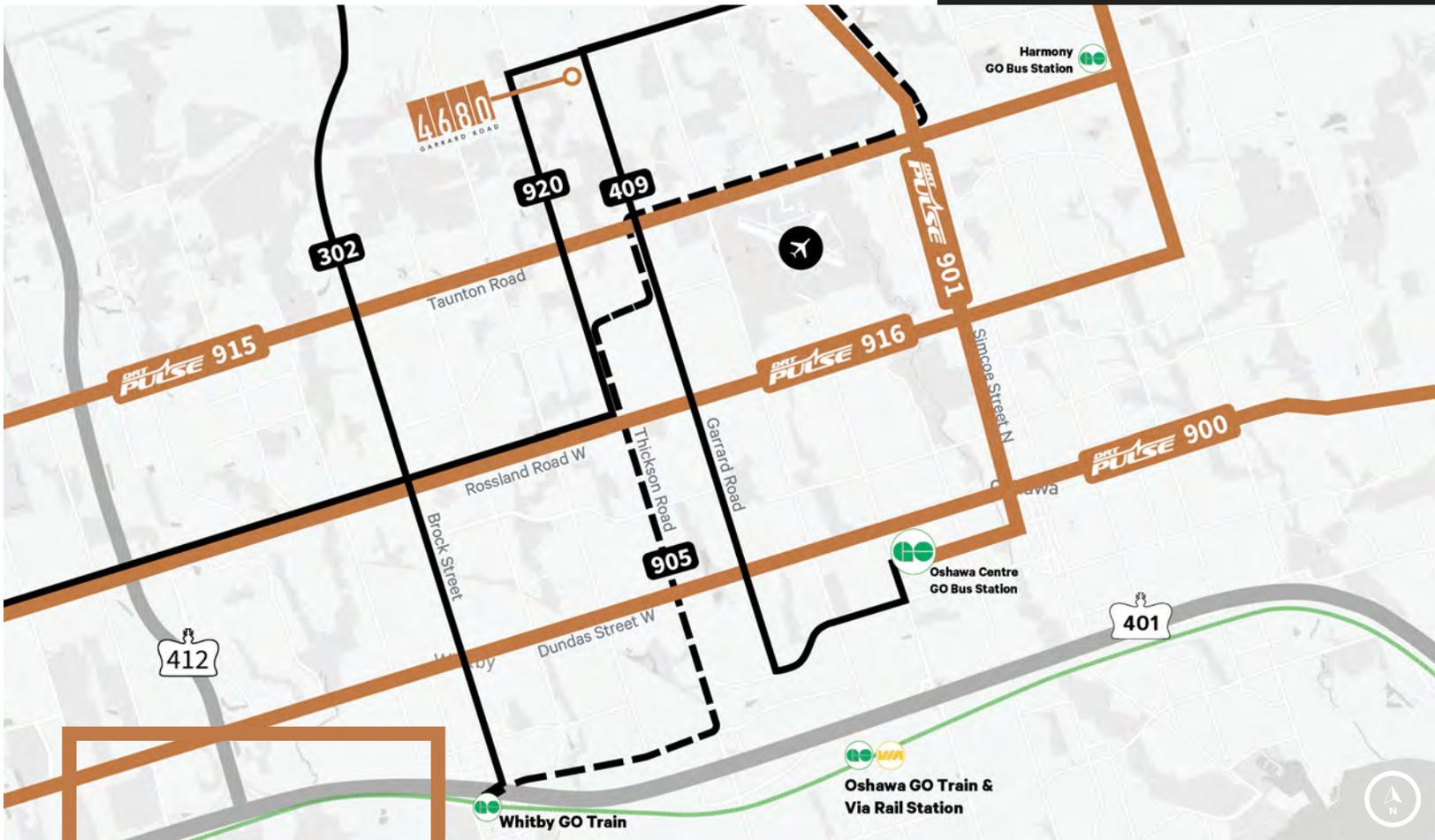
Building A Shipping | December 2023

**650,000 SQ.FT. REMAINING
DEMISABLE TO 125,000 SQ. FT.**

AVAILABLE IMMEDIATELY

**STRATEGICALLY BUILT FOR A
VARIETY OF USERS**





**NEARBY
HIGHWAYS
& TRANSIT
ROUTES**



Hwy 407 - 5 min/2.5 km

Hwy 401 - 15 min/9.4 km

Hwy 412 - 11 min/13.6 km

Hwy 418 - 13 min/17.8 km

TORONTO 1 hr/68.9 km

Oshawa Airport - 9 min/6 km

Toronto Pearson Airport - 40 min/72 km

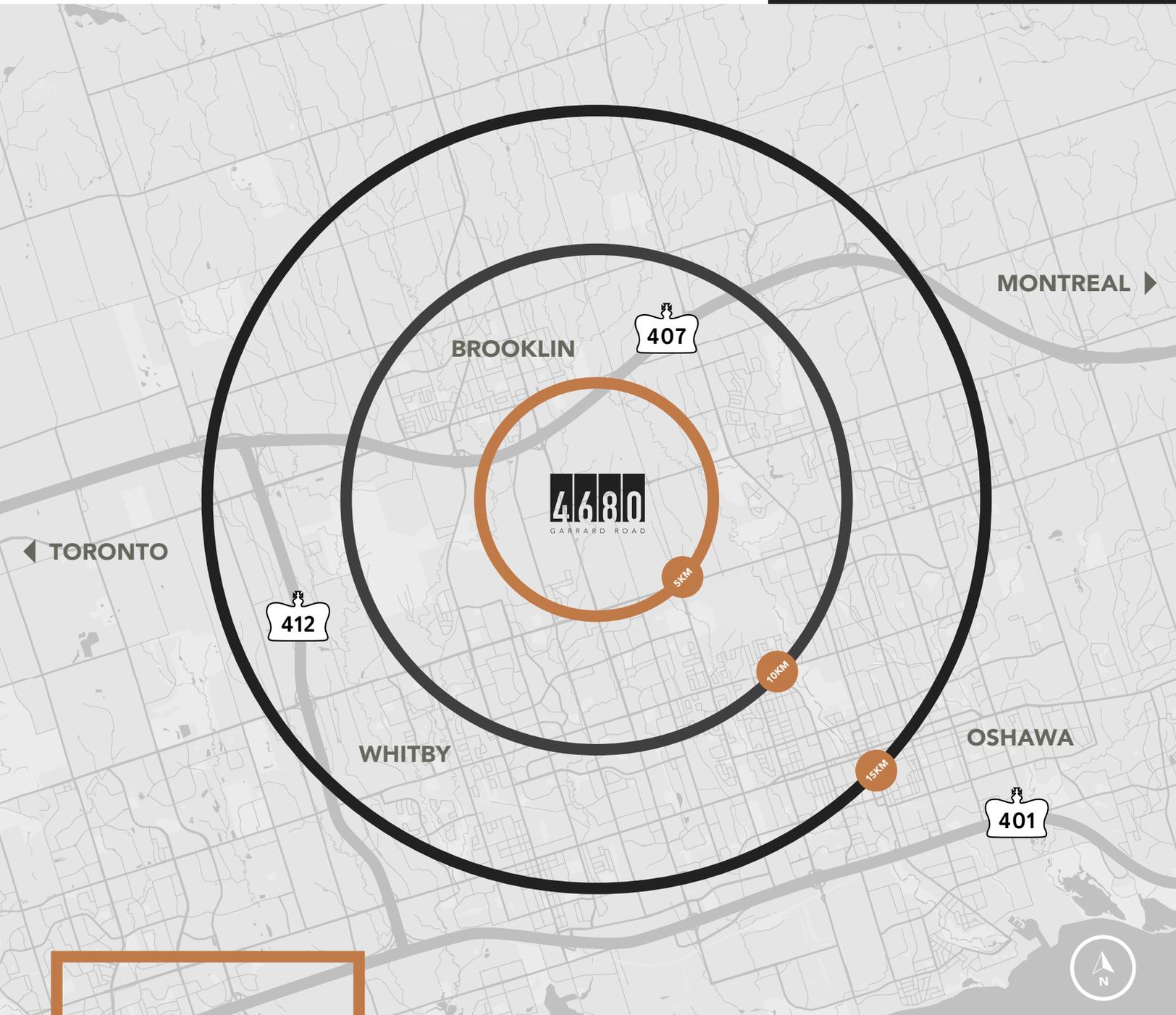
Montréal Montreal - 5 hr/501 km

**GREAT ACCESS TO AN
ABUNDANT LABOUR POOL**

**DIRECT ROUTES THROUGHOUT THE
GTA AND TO MONTREAL**

**MODERN INDUSTRIAL FEATURES
FOR A VARIETY OF USES**





WHO'S IN THE AREA? PEOPLE.



Durham Region is one of the fastest growing areas in Canada.

Durham's population increased by more than six percent between 2011 and 2016, growing to 673,000 people. The population is expected to grow to 1.3 million by 2051.

- 5KM** Population: 25,000+
- 10KM** Population: 160,000+
- 15KM** Population: 330,000+
- 20KM** Commuters: 1,750,000+

*Based on Federal + Municipal data 2017



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GARRARD ROAD

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